

Pursuant to due call and notice thereof, a Planning Commission meeting was held on Tuesday, April 19, 2011 at 6:30 p.m.

PRESENT: Katie Reiling, Rick Fischbach, Edward Dunn, Doug Millaway, Jeff Meyer

ABSENT: None

The joint meeting was called to order at 6:30 p.m.

MINUTES OF MARCH 15, 2011

Motion by Katie Reiling to approve the minutes as written, second by Rick Fischbach, all in favor and carried.

AVON ESTATES STRUCTURES-ZONING ORDINANCE AMENDMENTS

Katie Reiling conducted a tour of one of the newer developments in St. Joe and they do not allow any outbuildings, not even little garden sheds. The Peternell Addition in Albany consists of lots that are a minimum of an acre so they are able to support accessory buildings. The Highland Park in Albany allows two outbuildings which are garden sheds.

Dan Marthaler recommended a sidewall of no more than 10 feet. Right now Melrose has a 9 ft sidewall maximum on accessory structures. Dan Marthaler advised that we should make sure that the size of the accessory buildings stay small enough so we don't have to worry about the storage of semi trailers or property owners conducting businesses such as tractor repair, etc. in the development.

Check with Jodi to see if Avon Estates has to pay SAC/WAC at time of purchase or when they pull the permit?

Motion was made by Rick Fischbach, second by Doug Millaway to recommend to the City Council the following additions to be made to the City of Avon Zoning Ordinance. This addition refers to the Avon Estates Development, Block 3 and is to read as follows:

1. *When combining lots, buyer must pay SAC/WAC for both lots.*
2. *Combined lots will be recorded as a single parcel.*
3. *Potential owners are encouraged to provide preliminary plans for lot usage at time of purchase to determine viability of plans.*
4. *Combined lots must meet setback requirements.*
5. *Combined lots must meet impervious surface requirements.*
6. *Outbuildings*
 - a. *Outbuilding must be frame/stick built (not pole built).*
 - b. *Outbuilding must have a permanent foundation.*
 - c. *Sidewall of the outbuilding is restricted to 10 ft.*

- d. *The accessory building must match the regular dwelling in aesthetics.*
- e. *Footprint of the accessory building must not exceed 1500 sq. ft.*
- f. *If the outbuilding is constructed prior to the primary residence, the primary building will then, be completed within 12 months of completion of the outbuilding.*

All in favor and carried.

WATERS EDGE

Several years ago when Bob Pogatschnik was on the Planning Commission they documented the impervious surface coverage that the Planning Commission measured in the Waters Edge development. The rationale was if the impervious surface went over the allowable amount at the end of the development the owners would need to give up a lot at the end of the development to leave as green space. Impervious surface percentage will be calculated and the amount allowable will be based off the tier calculations not the 25% coverage.

The property at 990 waters edge can build the deck as long as it meets the tier requirements.

CUP's

Ed Dunn, Jeff Meyer and/or Rick Fischbach will go on the site visit—next Tuesday, April 26 at 4:30 and 4:45.

Jess Springer will not need a visit

Martini Motors will need a visit

Copart will need a visit

Bill Kelly does not need a visit (One of the PC members will check for oil leakage)

Credit Union –notify the credit union that the Conditional Use Permit has expired and they are no longer under the terms of the Conditional Use Permit

Send an email to the pc confirming the dates and time along with site plan check list.

FLOODPLAIN ORDINANCE

Invite Brian Remer to the May meeting to help with the floodplain ordinance.

Rick Fischbach to adjourn the meeting at 8:30 p.m., second by Katie Reiling all in favor and carried.

Respectfully submitted,
Amy Pogatchnik