

Pursuant to due call and notice thereof, a Planning Commission meeting was held on Tuesday, April 16, 2013 at 6:30 p.m.

PRESENT: Katie Reiling, Rick Fischbach, Ed Dunn, Jeff Meyer, Mary Sieben

ABSENT: None

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

MINUTES OF MARCH, 2013

Motion was made by Rick Fischbach to approve the minutes as written, second by Jeff Meyer, all in favor and carried.

CHICKEN ORDINANCE

Josh Riccard was present at the meeting. Josh explained what his plans would be to have 3 or 4 chickens on his property. His plan would be to build a 3 X 4 ft. cage with a roosting coop on top of that with a roof. It would have wheels and would be able to be moved. It would be located next to his garden on his property and he would build some kind of exercise area also. Throughout the winter months his plan is to add the chicken manure to the compost bin that he has on his property. Rick Fischbach questioned the possible smell of accumulated manure on a pile on days when it is warmer. Compost bins do not compost in the winter and can't be mixed so it would just sit on top of the pile. Josh Riccard stated there would be no noise violation because hens do not make any noises besides the clucking. Mr. Riccard does not feel that the city would need an ordinance as strict as the sample ordinance of Maplewood that was brought up at the March meeting.

The planning commission brought up several concerns regarding the mismanagement of the manure and the high water table in the City of Avon. The City spent millions of dollars on a wastewater plant and because of this the phosphorus level was dramatically reduced. The planning commission does not want to see manure issues regarding runoff in the city, especially since a large amount of the city does not have curb and gutter. The issue of attracting predators such as raccoons, coyotes, etc. was also brought up. The chicken coops/exercise area would need to be inspected and permits would have to be issued in order for an individual to have chickens in the City of Avon. The Planning Commission brought up the issue of requesting the coops to be placed on cement slabs in order to make sure that manure was thoroughly cleaned up. This would require impervious surface calculations for every chicken coop installed. The Planning commission also feels that most of the lots in the city limits are not large enough for chickens, especially in the old part of town. Jeff Meyer looked up the Stearns County ordinance which stated that in order to change an ordinance to include chickens 2+ acres is needed and it needs to be in an agricultural area. Amy Pease explained that at this time there is nothing that the Planning commission can do. In order to issue a Conditional Use Permit we would need some kind of ordinance in place regulating anyone in the city that wants chickens. We have nothing in place at this time and would need to spend staff and planning commission time to get an ordinance adopted.

Rick Fischbach made a motion to table the discussion on allowing chickens in the City of Avon to the May 21, 2013 meeting, second by Mary Sieben, all in favor and carried.

AVON ESTATES-ARNESON LOT CONSOLIDATION

Sarah and John Arneson were present at the meeting. They explained their plan with purchasing the lot next to them and building a garage. The planning commission explained that the second driveway would be an issue and they would have to tie the new garage into their existing driveway. The planning commission also explained the accessory building requirements. The Arneson's were also notified that they would need to combine the two lots into one PID number. Amy Pease instructed them to talk to Jim Thares and John Grutsch

about negotiation on the price of the lot so the City knows if this will be on the May City Council agenda. Amy Pease also clarified that they would need to sign off on the waiver to make sure all fill/excavation was overseen by the public works department.

Recommendation was made by Rick Fischbach to allow Lot 8 to be combined with Lot 7 of Block 4 Avon Estates for the purpose of building a garage, second by Mary Sieben, all in favor and carried.

Meeting was adjourned at 7:55 p.m.

Respectfully submitted,
Amy Pease