

Pursuant to due call and notice thereof, a Planning Commission meeting was held on Tuesday, June 19, 2012 at 6:30 p.m.

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

ABSENT: None

The meeting was called to order at 6:32 p.m.

MINUTES OF MAY 22, 2012

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

VARIANCE

Tom Evaslage was present to discuss the variance that is proposed on the Steve Rueter property. Albany Mutual Telephone would like to lease a portion of the property and construct a telephone storage/communication building. They are requesting a front setback of 5' instead of 30' and a rear setback of 10' instead of 20'.

Albany Mutual Telephone is in the final stages of this project. They are in the process of bringing a dedicated line to everyone's home. If all lines were to go back to the Albany office it would be a large amount of fiber in one area. Albany Mutual Telephone installs centralized huts in various locations. One hut is located on Tower Road. They feed two main fibers into that box and then they feed the fibers to all of the homes. They would like to put another hut on the Steve Rueter property and tie this new hut to the hut on Tower Road so if at any time there is a cut the traffic will travel the other direction and it will not be disrupted. They looked at various sites and came to an agreement with Steve Rueter to lease a part of his property. In order not to hinder Mr. Rueter's business in any way, they are asking for a variance so that they are able to keep the building off of his parking area. This road does not have much traffic at all. Tom showed the Planning Commission pictures of what the building will look like. The building is set on a floating slab. The building is 11 ½ by 20 and the height is 10.5 ft. The building weighs approximately 50,000 pounds. The fibers come up into the building with conduit. It will be approximately 11 to 18 months before everyone is connected to this building. There is not a lot of upkeep to the hut so there will not be vehicles parked at this location very often. Albany Mutual has checked various spots all along CR 9. They found that there are no spots that are suitable for a larger building like this. Albany Mutual starts serving folks on Knob Hill and then the service goes south.

Motion by Jeff Meyer to close the public hearing, second by Rick Fischbach, all in favor and carried.

Motion by Jeff Meyer to approve the variance for the property owned by Steve Rueter and leased by Albany Mutual Telephone, which will allow a front setback of 5' and a

rear setback of 10' allowing for the construction of a communication building, second by Mary Sieben, all in favor and carried.

CONDITIONAL USE PERMIT REVIEWS

Ed Dunn and Rick Fischbach reviewed the properties that held a CUP. PJ'S Supper Club, Martini Motors, CoPart, and John Klein were the properties that were reviewed. Ed Dunn said that all businesses were in compliance of their CUP's except for John Klein. Mr. Klein strips cars and he is not in compliance because he does not have a fence that contains cars and parts located on his property. Mr. Klein expressed an interest in constructing a second building on his property. This new building will block the front view so he may not need a fence in this area. He will need to construct a fence along the rest of the property to block the view from traffic. Amy Pease needs to send John Klein a copy of the CUP along with a letter asking John Klein to submit a plan of what he plans to do with the property and how he will rectify the compliance problem. Request that all cars/parts will be inside the building if a second building is constructed. John Klein will need to be in compliance with the CUP in order to get a building permit for a new building.

The PC discussed the need for a CUP visit on PJ's property. Instruction was to NOT schedule an on-site visit in the future for PJ's. The CUP will just remain in place to make sure there are no problems.

MN DESIGN TEAM

Jim Thares discussed the purpose of the MN Design Team and how they help cities develop. The planning commission discussed the healthy communities project that was done a few years ago. There was also discussion that the MN Design Team did help Avon a few years ago.

Amy Pease was instructed to find the paperwork from the MN Design Team that was done years ago back in 1992.

NOTES

The Planning Commission discussed weeds on Steve Rueter's property. Can Nate take a look at this property and possibly write a letter to Steve Rueter.

Address numbers on buildings in Avon is a problem. Check in ordinance book and see if there is wording that requires buildings to be numbered a certain way. Possibly put a note in the city water bill addressing the concern that buildings aren't numbered properly.

The Planning Commission has agreed to allow Tim Backes to change the wording in the Serenity of Avon documents changing the building pad to include the overhang of the home.

The Planning Commission discussed the number of lots with the county that were on auction.

Motion was made by Rick Fischbach to adjourn the meeting at 7:50 p.m., second by Mary Sieben, all in favor and carried.

Respectfully submitted,
Amy Pease