

Pursuant to due call and notice thereof, a Planning Commission meeting was held on Tuesday, March 15, 2011 at 6:30 p.m.

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

ABSENT: Jeff Meyer

The joint meeting was called to order at 6:31 p.m.

MINUTES OF FEBRUARY 15, 2011

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

AVON ESTATES STRUCTURES

The Planning Commission discussed whether or not the property owners should be allowed to build an accessory structure prior to the principal structure. Some of the concerns that the Planning Commission had were that if they allowed the accessory structure to be built prior to the principal structure, even if we require the footings to be laid on the principal structure, they feel it will be an eyesore to the development. They also felt that if we allow accessory structures to be built and give a timeline of when the principal structure needs to be built there is no guarantee to the city that the property owner will be financially able to build the home within the time frame. The Planning Commission feels that how the buildings are laid out on two lots that are consolidated, needs to be very clear in case a house and shed are built and then down the road the property owner wants to subdivide the property. They will not be able to ever subdivide if the structures do not meet setbacks for a subdivision and the Planning Commission wants to make sure that the property owners are aware of this.

Recommendation was made by the Planning Commission that the city enforce the City of Avon Zoning Ordinance as currently written. All requests for accessory structures will be done on a case-by-case basis. The size and location of all structures, impervious surface coverage, and setbacks should be followed as stated in the zoning ordinance. Motion was made by Doug Millaway and second by Rick Fischbach, all in favor and carried.

SIGN ORDINANCE

The Planning Commission reviewed the sign ordinance and made the following recommendations. (attached is a copy of the sign ordinance section showing the changes)

Motion was made by Katie Reiling to recommend to the city council the following changes to the sign ordinance:

Remove Subd. 2, Prohibited Signs, G. "Roof signs are prohibited", from pg. 19-1 of the zoning ordinance. Add "5. Roof signs are prohibited" to Subd. 5, Permitted Signs, on pg. 19-3. Under Subd. 6, Permitted Signs, a section needs to be added that says "6. Roof Signs may not exceed 50% of the length of the building and 25% of the height. Any signs that are in place prior to the passing of this ordinance will be grandfathered".

Motion was made by Doug Millaway, second by Rick Fischbach, all in favor and carried.

POLICE GARAGE

The Planning Commission reviewed the City of Avon Comprehensive Plan and as long as the police storage garage remains a commercial building it will be fine to be sold at this time. The property cannot be used for light industrial use. The Planning Commission does not want a parking lot to be allowed to be put on this property at any time.

Motion was made by Edward Dunn that through the sale of the police storage garage, the city would be putting this property back on the tax role thereby the sale of this property would comply with goal No. 8. of the City of Avon Comprehensive Plan dated 2005, which states "work with appropriate agencies and businesses to encourage the continued revitalization of the Downtown", second by Rick Fischbach, all in favor and carried.

AVON ESTATES

The sale of Avon Estates meets the Community Goals, growth section of the City of Avon, Comprehensive Plan dated 2005, which states.

Motion was made by Katie Reiling that it is the opinion of the Planning Commission that the intent to sell the lots of Avon Estates is consistent with the residential growth section of the comprehensive plan. This would be identified under the Community Goals section and also the Existing Land Use Section of the City of Avon Comprehensive Plan, second by Rick Fishbach, all in favor and carried.

FLOODPLAIN ORDINANCE

The Planning Commission began to review the Floodplain Ordinance. They will continue to work on it over the next several months.

Motion by Rick second by Katie to adjourn the meeting at 8:20 p.m., second by Rick Fishbach, all in favor and carried.

Respectfully submitted,
Amy Pogatchnik