

Pursuant to due call and notice thereof, a Planning Commission meeting was held on Tuesday, May 20, 2014 at 6:30 p.m.

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

ABSENT: Mary Sieben

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

Motion to approve the minutes of April 7 and April 15, 2014 by Rick Fischbach, second by Ed Dunn all in favor and carried.

AVON ESTATES APARTMENT BUILDING

Jim Thares updated the Planning Commission on the Harold Jesch apartment building.

ZONING DISCUSSION

SHEDS-The Planning Commission was updated on the language in the ordinance regarding the frontage of riparian lots. It was discussed that these lots could have sheds next to the right of way because their rear lot is actually the side adjacent to the right of way. This discussion was for the Planning Commission informational purpose only.

INTERIM USE PERMITS-The Planning Commission discussed interim use permits in detail. It was agreed that it might not be something businesses would be comfortable with having an interim use permit knowing that there will be an expiration date. There are certain zoning classifications in our zoning ordinance that already allow interim use permits and the Planning Commission felt that we should probably leave well enough alone and not do any further work regarding interim use permits. Amy Pease can email the league and see how it affects businesses that possibly have interim use permits compared to conditional use permits on their property.

TOM SANQUIST LOT (LOT 2, BLOCK 7)

Tom Sanquist would like to purchase the lot next to him to put up a shed. It was talked about at the Avon Estates Planning Committee meeting that the City could possibly get into legal trouble if we allow one person to build a shed but not others. The Planning Commission talked about the loss/ gain to the City when we allow lot combination. They discussed the taxes we would receive from a home compared to a shed. Amy Pease will work with Jim Thares and possibly contact the City Attorney to find out the legal consequences of allowing lot consolidation. Amy Pease will also contact Tom Sanquist and request a set of building plans and also a site plan of what the combined lots will look like. This will be reviewed at the June Planning Commission meeting. The Planning Commission is not sure if we should change the ordinance and list specific blocks or just put phase 1 of Avon Estates into the zoning ordinance to allow lot combination.

OTHER

The Planning Commission discussed the lot consolidation/replat of the center section of the Avon Estates development originally platted for low income housing. One idea was that the driveways could come off the street and possibly only allow bike traffic on the road in the middle around the park. We are going to look at possibly October of this year to start working on the replat. This would guarantee that the new plat would be ready by spring.

The Planning Commission talked about Klein-Goerger and lots that are owned in Waters Edge. They also discussed Rick Poplinski owning the property in Waters Edge.

The same assisted living facility group from last October came to Avon yesterday. The group conducted a tour of Avon. They described the assisted living project which would consist of approximately 3-4 acres and would be approximately 2.1 million for 20 units with the ability to expand. Jim Thares mentioned possible 18 wheelers that would be delivering food/medical/supplies once a week. How would a regular schedule of that type of vehicle in Avon Estates impact the development and future lot sales. The City does not know what direction we would direct the trucks. It was mentioned that Avon Estates was designed for assisted living with the original concept of it being near the freeway. The Planning Commission did state that there are heavy trucks on Chinook all the time. The general feeling of the Planning Commission was that if the City can get development in Avon Estates we should take advantage of the opportunities that are coming to us at this time. The Planning Commission will discuss this more at the June meeting.

Motion to adjourn the meeting at 8:10 by Rick Fischbach, second by Jeff Meyer all in favor and carried.

Respectfully submitted,
Amy Pease