

Minutes of the Meeting of the Avon Township Planning Commission

November 27, 2024

Avon Township Hall (16881 Queens Road, Avon 56310)

Call to Order: Chair Yurczyk called to order the meeting of the Avon Township Planning Commission (PC) at 7:00 PM in the Main Chamber of the Town Hall. The meeting was available via Zoom at the URL: <https://us02web.zoom.us/j/8325486945> (PIN: AvonTown).

Pledge: The Pledge of Allegiance was recited.

Roll Call: Present – Craig Blonigen, Rich Sanoski, Andrew Wensmann, and Lori Yurczyk (*Chair*). There was a quorum. Also present – Marion Gondringer (Acting Clerk), LeRoy Gondringer & Kelly Martini. Leave of Absence – Stephen Saupe.

Approval of Agenda: Sanoski moved to approve the agenda as presented. Blonigen second. All in favor. Motion carried.

Minutes: Blonigen moved to approve the minutes from the October 30, 2024 meeting as presented. Wensmann second. All in favor. Motion carried.

Public Hearings: *none*

Public Comments: *none*

Business:

1. **Koshiol Access Permit & Septic Encroachment Agreement** – Glen Koshiol appeared at the meeting to request an Access Permit and Septic Encroachment Agreement for his property at 36819 Pelican Lake Road. He said that he purchased the property from his mother. There is a trailer on the property but he plans to replace it with a three-bedroom cabin. This project will require a new septic system. The new drain field would fall in the center of existing driveway and would extend 10 feet into the road right-of-way (ROW). This means he will require an access permit to move the driveway, and an encroachment to allow the drain field to be in the road ROW.

The driveway is now in the center of lot. He said the current approach is not well-defined because it has grown over. Mr. Koshiol wants to move the driveway to near the lot line with the next property. It would be from 5-10 feet from the adjacent property. He said that at least one neighbor has a driveway closer than 10 feet. He further stated that the neighbors on both side of his property do not have a ditch, but he does. The ditch makes it more difficult to park and mow, so he would like to level off the ditch since neighbors don't have one and the soil is loam/sand with good drainage. The PC wasn't certain if there is a rule about how close a driveway can be to a lot line, though Sanoski and Yurczyk suggested 10 feet would be good. Blonigen moved to recommend to the Supervisors approval of an access permit for Glen Koshiol at 36819 Pelican Lake Road. Sanoski second. All in favor. Motion carried.

Mr. Koshiol requests that the septic system encroach 10 feet into the road ROW. When asked if the septic drain field could be placed somewhere else, Mr. Koshiol said 'no' because of the position of wells and other obstructions. He also noted that there are neighbors with similar requests for encroachment agreements. Mr. Koshiol provided a copy of a septic design/drawing. Blonigen moved to recommend to the Supervisors approval of a septic encroachment agreement to allow a drain field for Glen Koshiol, 36819 Pelican Lake Road, to encroach 10 feet into road right of way because it is the only feasible location on the lot. Wensmann

second. All in favor. Motion carried.

- 2. **Cannabis Ordinance** – As a result of the new County ordinance, the PC recommends no new response and that the County will work with the Town to handle any necessary changes to the MOU.
- 3. **Road Funding** – potential sources of funding were discussed including the LRIP program. Blonigen thought there might be another grant fund available with an application date of June 1. The Clerk will look into it on his return. LeRoy Gondringer suggested contacting Rep. Michelle Fischbach’s aide who, at a recent meeting, seemed willing to help Townships.
- 4. **Access Permits** – Blonigen raised the question of whether the Town should have a policy of how close a driveway should be to a side lot. The PC agreed that a driveway should be setback 10-feet from a side lot, though there could be exceptions and that this should be included as 8.g. in the Access Permit Standards. Sanoski moved to recommend to the Supervisors to consider adding a 10-foot side yard for driveways as 8.g. of the Access Standards. Blonigen second. All in favor. Motion carried.

Reports/Announcements: none.

Next Meeting: The next PC meeting is December 18, 2024 (*rescheduled date*) at 7:00 PM (*see ‘Call to Order’ for the Zoom log-in*).

Other Meetings: Other upcoming meetings/events include (*see ‘Call to Order’ for the Zoom log-in*):

- December Supervisors Meeting – December 1, 2024
- January Supervisors meeting – January 8, 2025 (*rescheduled date*)

Adjournment: Blonigen moved to adjourn the meeting at 7:34 PM.

Respectfully submitted,
Stephen G. Saupe, Clerk

date: December 2, 2024

Approval:

Lori Yurczyk, *Planning Commission Chair – signature*

date: _____