

Minutes of the Meeting of the Avon Township Planning Commission

March 26, 2025

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, Stephen Saupe, and Lori Yurczyk (*Chair*). There was a quorum. Also present – LeRoy Gondringer & Kelly Martini.

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

Minutes: Sanoski moved to approve the minutes from the February 26, 2025 meeting as presented. Blonigen second. All in favor. Motion carried.

Public Hearings – none.

Public Comments: *none*

Business:

1. **The Store** – There will be a hearing at the County Board of Adjustment meeting on April 10, 2025 at 6 PM to consider a variance request from *The Store* to construct a new sign that is larger than 32 sq ft and more than 10 feet from the ground. *The Store* proposes to replace the existing signs with a new one that would be 84 sq ft and 18 feet from the ground.

Blonigen said he measured the existing signs. The 'Direct Service' sign is 3.5 x 11 (38.5 sq ft), *The Store* sign is 4.5 x 6 (27 sq ft), and they are about 18 tall. He said there were some smaller signs on the ground. He said the Sasquatch sign would be moved. He also said that he believes the sign will be electronic and include gas pricing (*though this is not shown on the drawing supplied by The Store as part of the variance application*).

Saupe said that he was opposed to the variance because the current ordinance states the maximum allowed size is 64 sq ft. He also said that he sees no need for a larger sign considering that traffic should slow to 30 mph and that most passersby already know what the business offers. Sanoski disagreed and said that there are lots of lake traffic and other travelers who might not know. Yurczyk said she was in favor of the variance because *The Store* had changed their business model (*i.e.*, added food, liquor sales). Sanoski supported the variance because it would clean up the area and the additional signs are a distraction, which is another reason why it needs to be more than 10 feet from the ground. Wensmann said he was inclined to approve because they won't have much more signage than current and it will clean up the area. Saupe expressed concern about lighting on the sign. Blonigen said it wouldn't be required because he was told it will be lighted internally and will include fuel prices.

Sanoski moved to recommend to the Supervisors to support the variance request by *The Store* for a sign that is 80 sq ft and 10 feet in height to the bottom of the sign on the condition that the existing signs on the corner are removed. Blonigen second. Four in favor. Saupe opposed. Motion carried.

2. **Vacating Parkwood Court** – Residents at the Annual Meeting voted in favor of vacating Parkwood Court in support of Resolution 10-05-22-1. Wensmann noted that the proposed area is about 0.4 acres. Sanoski said there was no reason to not vacate especially because it would cleanup the corners and the Town would not be obligated to maintain the driveway and area, and there would be minimal tax benefit. Yurczyk was concerned that Resolution 10-05-22-1 was confusing and should be removed from the website because the Supervisors subsequently decided not to pursue vacation of the listed roads without resident input. LeRoy Gondringer agreed that it wouldn't hurt to withdraw the resolution. He also said that if the area is vacated the easement may need to be adjusted to ensure that the property is not under the road. Yurczyk said the residents involved should pay the costs. The process will be costly because the abstract will need to be updated, there will be attorney and surveyor fees, and so on. Blonigen said that the residents could pay a nominal amount (i.e., \$500) for the land. Saupe said that he was opposed to the condition of charging the owners for the land because it is to the Town's benefit to vacate the road and we do not want to provide a financial obstacle to the vacation process. Blonigen moved to recommend to the Supervisors to retract Resolution 10-05-22-1. Wensmann second. All in favor. Motion carried. Yurczyk moved to recommend to the Supervisors to move the vacation process forward, that any costs should be borne by the affected property owners and that they agree on an amicable property split, our attorney is involved in the process, O'Malley and Kron are the suggested surveyors, and that the affected owners are charged a nominal fee for the land. Sanoski second. All in favor. Motion carried.
3. **Planning Commission Guidelines** – Current documents regarding the policies and procedures for the PC were reviewed. The existing (2022) "Policies" documented was reviewed and edited. Saupe moved to recommend to the Supervisors adoption of the revised PC Guidelines document. Sanoski second. All in favor. Motion carried. The PC identified no changes that were necessary in the existing PC application and evaluations forms.
4. **Meeting Length** – the last Supervisor's meeting lasted four hours. The PC discussed possible suggestions for shortening the meeting. These included: (a) providing only a brief summary of PC activities during the PC Report; (b) Having a consent agenda for Announcements (*i.e.*, only discuss those for which Supervisors have questions); and (c) Avoid reading the Cash Control Statement, *if possible*. It was suggested that the Treasurer's Report could possibly be included in a consent agenda.

Reports/Announcements:

- **Shady's** – Gondringer reported that the County will reconsider the Shady's variance and that they are waiting for a clarification from the Supervisors about motions passed at the March meeting.

Next Meeting: The next PC meeting is April 30, 2025 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*):

- Supervisors Meeting – April 2, 2025; 7 PM
- Local Board of Appeals & Equalization Meeting – Wednesday, April 16; 6 PM

Adjournment: Yurczyk adjourned the meeting at about 9:00 PM.

Respectfully submitted,
Stephen G. Saupe, Clerk

date: March 28, 2025

Approval:

Lori Yurczyk, *Planning Commission Chair – signature*

date: _____