Minutes of the Meeting of the Avon Township Planning Commission

July 29, 2026

Avon Township Hall (16881 Queens Road, Avon 56310)

Call to Order: Chair Kelly Martini 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, Kelly Caspers, Kelly Martini, Stephen Saupe, and Andrew Wensmann. There was a quorum.

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

Minutes: Caspers moved to approve the minutes from the June 24, 2026 meeting as presented. Blonigen second. All in favor. Motion carried.

Public Hearings: Variance Hearing – KS Partner/Leo Sand

At 7:15 PM, Martini opened a public hearing to consider a variance for KS Partner/Leo Sand, 32301 Nob Hill Drive, PID 03.01250.0011, to construct a detached garage 50 feet from the center-of-the-road, or 13 feet closer than is currently permitted by Section 9.9.9.A(3) of Avon Township Ordinance #6.

The Clerk reported that the meeting had been published and posted, including on the Town website, and that 20 letters had been sent to those with property within at least 500 feet. Two letters were returned undelivered. A neighbor, Mr. John Blattner, was present at the hearing in support of the variance. No other comments from the public were received.

Mr. Sand gave a brief outline of the request. He also provided copies of the Avon Township Zoning Ordinance #6 (Section 9.9) and Stearns County Ordinance 439 (9.7.11) which document setback rules. He noted that private roads are not included in the Township Zoning Ordinance. Saupe mentioned that the Town has always been responsible for variances, etc., for private roads. Blonigen recommended that the Town should include 'private roads' in the next revision of the Township Zoning Ordinance.

No further comments were received. Blonigen moved to close the public hearing. Wensmann second. All in favor. Motion carried. Blonigen said he didn't see a reason to deny the variance. Caspers agreed.

The PC considered the Findings of Facts and decided that: (a) The proposed use is allowed in the zoning district in which the subject property is located; (b) The variance is in harmony with the general purpose and intent of the applicable ordinance(s); (c) the variance is consistent with the comprehensive plan; (d) The property owner proposes to use the property in a reasonable manner; (e) The plight of the landowner is not created by the property owner or a previous owner; (f) The variance, if granted, will not alter the essential character of the locality because the garage will be in line with the neighbors' garage; and (g) The need for the variance involves more than economic hardship.

Blonigen moved to recommend to the Supervisors approval of a variance for KS Partner/Leo Sand, 32301 Nob Hill Drive, PID 03.01250.0011, to construct a detached garage 50 feet from the center-of-the-road, or 13 feet closer than is currently permitted by Section 9.9.9.A(3) of Avon Township Ordinance #6. Wensmann second. All in favor. Motion carried.

Public Comments: *none*.

Business:

1. **Plat Review** – The Clerk provided a draft of a plat review form. It is based on forms used by Stearns County. Blonigen moved to recommend to the Supervisors adoption of the plat review form. Caspers second. All in favor. Motion carried.

Old Business/Reports/Announcements:

- **Data Center Moratorium** – This will be on the agenda of the upcoming Supervisors meeting. Blonigen reported that there is a class action law suit to block data centers. He thinks the case has the potential to go to the Supreme Court.

- **Short Term Vacation Rental** – a complaint was received regarding a short-term rental property on Middle Spunk Lake. The property has been licensed by Stearns County. Because the property is in the Urban Expansion zoning district, it is regulated by the Joint Planning Board (JPB). This will be on the agenda of their next meeting. Blonigen and Martini are the Town representatives to the JPB.

- **Zoning Request Regarding 530 First Street SE** – the Town received a request for information concerning zoning and certificates of occupancy regarding this property. The Clerk responded to the request for the Town.

- **Cartways** – Blonigen said that residents in his neighborhood are considering having their road changed to a cartway and thought it was a potential option for the private drive portion of Nob Hill Drive.

Next Meeting: The next PC meeting is August 26, 2026 at 7:00 PM *(see 'Call to Order' for the Zoom log-in)*.

Adjournment: Blonigen moved to adjourn the meeting at about 7:50 PM. Caspers second.

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

- Public Accuracy Test – August 6, 2026; 5 PM
- Primary Election – August 11, 2026; 7 AM-8 PM
- Supervisors Meeting – August 12, 2026

Respectfully submitted, **date**: July 31, 2026
Stephen G. Saupe, Clerk

Approval:

_____ **date**: _____
Kelly Martini, *Planning Commission Chair – signature*