Minutes of the Meeting of the Avon Township Planning Commission

September 30, 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, Marion Gondringer (Acting Clerk), Kelly Martini, and Andrew Wensmann. Absent – Stephen Saupe. There was a quorum.

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

Minutes: The minutes were clarified to indicate that the PC recommended to the Supervisors approval of the Streit plat. Blonigen moved to approve the minutes from the August 26, 2026 meeting as amended. Martini second. All in favor. Motion carried. The revised minutes will be reprinted and signed at the next meeting.

Public Hearings: *none scheduled*

Public Comments: *none*.

Business:

1. **Lumley CUP for an Ag-Oriented Business** – The Lumley's plan to sell produce from their new greenhouse at 37880 145th Avenue, Avon. In order to do so, it will require a CUP for an ag-oriented business. The Town is using the basic CUP application form that is used by the County. Wensmann moved to recommend to the Supervisors to set a public hearing at the next PC meeting on October 28, 2026 at 7:15 PM. Caspers second. All in favor. Motion carried.

2. **Reiter Encroachment Agreement** – Ben Pfleuger, Watab Diversified, was present to request an encroachment agreement for Keith and Rebecca Reiter, Shorewood Drive, Avon. He said he has been involved in the design for a septic drainfield which would encroach into the utility easement about 10 feet. Some of the berm and landscaping will encroach into the Township road right-of-way. The PC inquired whether the berm would affect the road. Mr. Pfleuger said it wouldn't. Martini noted that the homes are tightly packed in the area and close to the lake so that there aren't too many other options. Blonigen moved to recommend to the Supervisors to approve the encroachment agreement for Keith and Rebecca Reiter. Caspers second. All in favor. Motion carried.

3. **Joint Planning Board Meeting** – The Joint Planning Board will meet on October 26th to discuss a complaint about a short-term vacation rental, a plat submitted by Scott Spanier, and the Orderly Annexation Agreement. One additional item to add was what occurred with the Xcel inquiry regarding a substation.

4. **Data Center Moratorium** – the town has a moratorium in place. The PC recommends taking no action until various lawsuits, etc., play out in the next few months.

5. **Policy/Form Review** – the PC generally agreed that we will modify and use the County CUP form for an ag-oriented business at the next meeting.

6. **Parcel Size** – there was a discussion about whether the Township should allow a split of property less than 5 acres. One disadvantage is that it would decrease land available for agriculture and that residents don't need a five-acre lawn. The general consensus was that no change is needed in policy at this time.

Old Business/Reports/Announcements: Blonigen announced that the road resurfacing projects on St. Anna Drive and Queens Road are nearly complete. In addition, new programmable thermostats have been installed in the Town Hall.

Next Meeting: The next PC meeting is October 28, 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. Meeting adjourned.

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

a) Supervisors Meeting – October 7, 2026; 7:00 PM
b) Joint Planning Board meeting – October 26, 7 PM; Avon Town Hall
c) Public Accuracy Test – October 27; 5 PM
d) General Election – November 3; 7 AM – 8 PM

Respectfully submitted, **date**: October 3, 2026
Stephen G. Saupe, Clerk
(minutes prepared from recording)

Approval:

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