Avon Township Supervisors Meeting – November 4, 2026
Tentative Agenda Packet

1. Call to order – 7:00 PM; Avon Township Hall, 16881 Queens Road, Avon (MN). Also, available via Zoom (*see footnote below*)
2. Pledge of Allegiance
3. Roll Call
4. Approval of agenda
5. Approval of minutes – October 7, 2026
6. Public Hearings – none scheduled
7. Public Comments
8. Planning Commission Report – Kelly Martini
    a. Lumley CUP
    b. Data Center Moratorium
    c. Road right-of-way form/policy discussion
9. Treasurer's Report – *Kelly Martini*
    a. Approval of the Treasurer's Report & Cash Control Statement
    b.
10. Claims & Payroll – *Kelly Martini*
    a. Approval of claims, receipts & payroll
    b.
11. Town Hall Report
    a.
    b.
12. Road Report & Roadwork Update
    a. Roadwork update
    b. Winter Readiness
    c. LRIP grant – 355th Street (County support, engineering, proposal submission, Resolution 11-04-26-1; etc.)
    d. Weed Report – Klocker & Martini
    e. Blattner concern – 32103 Noble Oak Circle
    f. Rocks on 165th Ave.
    g. Box blade
    h.
13. Scheduled Business
    a. MAT Conference & Stearns County Township Officers meeting & November 19, Freehold, 7 PM – Authorize attendance
    b. Consideration of a Township attorney
    c.
14. Other Business (*added at meeting)*
    a.
    b.
15. Reports
    a. Joint Planning Meeting – Update & Spanier Certificate of Compliance (*December meeting*)
    b.

***Note**: The complete agenda is available at www.avontownshipmn.gov. All Town Meetings are available via Zoom at https://us02web.zoom.us/j/8325486945. Passcode: AvonTown. The Clerk may record the proceedings of this meeting to ensure accuracy of the minutes. The recording will be deleted upon completion of minutes and will not become public (Resolution 01-03-18).*

16. Announcements
    a. **Signs** (incl. 911) – none
    b. **Construction Site Permits** – Stodolka (64 x 40 accessory building); Price (15726 Parkwood Circle, porch & deck addition); Heidgerken (17805 Upper Spunk Lake Road, 30x50 garage); KS Partners LLC (32301 Nob Hill Dr., 34x40 residential accessory structure); Panek (16807 370th Street; hay shed and lean-to); Price (15726 Parkwood Circle; deck addition)
    c. **Special Assessment Searches** – Dean (17010 Norman Road); Bethke (32897 Spunk Tree Circle); Theimer (32746 Nutcracker Lane)
    d. **Feedlot permits** – none
    e. **County Hearings/Meeting** – Board of Adjustment – November 12 (Reiter encroachment agreement)
    f. **Fire Department** (September 2026 calls) – **City**: Medical 6, Fire/Other 0; **Town**: Medical 3; Fire/Other 1; **Collegeville**: Medical 0, Fire/Other 0; St. Wendel: Medical 0, Fire/Other 0; I-94: 0.
    g. Tenvoorde Ford – ad received regarding vans for sale
    h. M&R Signs – ad received
    i. Xcel line work via helicopter
    j. Letters re garbage cans sent to residents of 325th Street cul-de-sac
    k. MNIT sent note regarding website requiring security upgrade – web host says patch has been installed
    l. New monthly statement format from Nutrien Ag Solutions is coming
    m. District 745 Levy information received
    n. Clearline Civic ad received (software for road records, plan maintenance, budget)
    o.
17. Old Business – *Data Center Ordinance*; Website – *ADA compliance*; Culvert mapping project & County app; 135th Avenue project with St. Wendel; Case to display old documents; Windows and window treatments for Town Hall; Exterior sign for the Hall; Salt shed overhang/awning; Employee *Handbook* including earned sick time etc.; Pipeline Agreement; brush cutter rental for 2025; Records to historical society
18. Signatures (*as necessary*)
    a.
19. Announcement of next meeting: December 2, 2026 at 7:00 PM
20. Other Upcoming Meetings/Events
    a. Stearns County Township Officers Meeting – November 19, 2026
    b. PC Meeting – November 25, 2026
    c. MAT Conference – December 10-12; Nisswa
    d.
21. Adjournment

DRAFT Minutes of the Meeting of the Avon Township Board of Supervisors

October 7, 2026

Avon Township Hall, 16881 Queens Road, Avon (MN)

Call to Order: Chad Klocker called the meeting of the Avon Township Supervisors to order at 7:00 P.M. in the Main Chamber of the Avon Township Hall. This meeting, like other Town meetings, was also available virtually via Zoom at https://us02web.zoom.us/j/8325486945, Passcode: AvonTown.

Pledge: The Pledge of Allegiance was recited.

Roll Call: Present – Craig Blonigen, Chad Klocker, Kelly Martini, Bryan Rassier, and Stephen Saupe. There was a quorum. Also present: Paul Buttweiler, Marion Gondringer, Casey Jansky.

Approval of Agenda: Added to the agenda was an agreement with Rosemary Anderson regarding plowing and a discussion of a pull-behind grader. Rassier moved to approve the agenda as amended. Blonigen second. All in favor. Motion carried.

Minutes: Blonigen moved to approve the minutes of the September 2, 2026 Supervisors meeting as presented. Rassier second. All in favor. Motion carried.

Public Hearings: **Parkwood Court Road Vacation Hearing**. Klocker opened the hearing at 7:10 PM. The Supervisors reviewed Resolution 10-07-26-1 prepared by Attorney Adam Ripple. The document was edited to remove the statement stating there was no utility easement since one exists there. Mr. Primus, one of the affected neighbors, said that division of the property must follow guidelines in which lot lines are extended and that any change must go through an administrative subdivision. No other public comments were received. Klocker moved to close the public hearing. Blonigen second. All in favor. Motion carried. After discussion, Klocker moved to adopt resolution 10-07-26-1 to vacate Parkwood Court. Blonigen second. All in favor. Motion carried. The Clerk will record the resolution for vacation.

Mr. Primus requested partial reimbursement for a survey that he had commissioned at the original request of the Supervisors. Blonigen moved to authorize payment of the township portion ($400) of the survey to Nyberg Surveying. Klocker second. All in favor. Motion carried. A check will be sent directly to Nyberg Surveying.

Public Comments: none received.

Planning Commission (PC) Report – Chair Kelly Martini presented the PC report.

1. **Lumley CUP** – Morgan Lumley appeared at the PC meeting to request a CUP for an ag-oriented business. The Lumley's plan to add 21 feet on to their existing greenhouse for their business. They will also add a sink. The PC recommends a public hearing to consider a CUP. Blonigen moved to set a public hearing on October 28th at 7:15 PM to consider a CUP for an ag-oriented business for Morgan Lumley & Victor Lumley. Klocker second. All in favor. Motion carried.

2. **Reiter Encroachment Agreement** – the PC heard a request by Keith and Rebecca Reiter, 33612 Shorewood Dr, Avon (MN), to allow their septic to encroach about 3 feet into the 10-foot utility easement. The PC recommends approval. Klocker moved to approve an encroachment agreement for the Reiter's. Blonigen second. All in favor. Motion carried. The Clerk will record the document.

3. **Joint Planning Meeting** – the PC discussed the agenda (OAA, plat approval, short-term rentals) for the upcoming Joint Planning Board meeting. No additional agenda items were suggested.
4. **Data Center Moratorium** – no action taken.

5. **Policy Review** – the PC will use the County CUP form for the upcoming ag-oriented business CUP request by the Lumley's.

6. **Parcel Size** – the PC briefly considered whether there should be a minimum size of a parcel that would be allowed for a split in the A40 zoning district. Saupe suggested a 5-acre minimum in the event there was a problem with a well or septic systems. On the other hand, it was argued that larger residential parcels would remove more agricultural land from production. The PC took no action.

Blonigen moved to approve the PC report. Rassier second. All in favor. Motion carried.

Treasurer's Report: The Treasurer provided the Cash Control statement from September 1, 2026 to September 30, 2026 (*appended below*) and read the Treasurer's report. The Clerk reported that the 2027 levy (Capital Reserve – $5,000, 0.00% increase; Fire protection – $209,000, 13.59% increase; General Revenue – $89,950, 0.00% increase; Road & Bridge – $420,950, 0.00% increase) was reported to the County.

Avon Township **Cash Control Statement**

For the Period : **9/1/2026 To 9/30/2026**

Name of Fund	Beginning Balance	Total Receipts	Total Disbursed	Ending Balance
General Fund	$304,009.49	$968.74	$4,647.66	$300,330.57
Road and Bridge	$554,909.41	$0.00	$14,370.18	$540,539.23
Demolition Escrow - Maciejewski	$0.00	$0.00	$0.00	$0.00
Novel Solar Decommissioning Escro	$0.00	$0.00	$0.00	$0.00
Novel Vegetation Plan Escro	$0.00	$0.00	$0.00	$0.00
Road Damage Deposit	$2,500.00	$0.00	$0.00	$2,500.00
Fire Fund	$45,830.80	$0.00	$0.00	$45,830.80
General Capital Projects	$20,246.95	$0.00	$14,000.00	$6,246.95
Total	**$927,496.65**	**$968.74**	**$33,017.84**	**$895,447.55**

Rassier moved to accept the Treasurer's report. Blonigen second. All in favor. Motion carried.

Claims, Receipts & Payroll: The claims (5104-5127) totaled $64,497.81. Claim 5103 for the brush mower, pre-approved at the last meeting, was for $14,000. The disbursements (**Appendix 1**) and receipts (**Appendix 2**) registers are appended. The approved payroll was $2,668.80. Klocker charged fuel at The Store for his travel to pick up the mower. Martini noted that it will appear in the claims next month. Martini reported that there are two outstanding checks, including one to Buttweiler who said he just recently cashed it.

Blonigen moved to approve the claims, receipts and payroll. Rassier second. All in favor. Motion carried.

Town Hall Report: Blonigen installed the new thermostat. We still need to download and install the control app. Window replacement is in progress. The Supervisors agreed that the MATIT Property Appraisal Report looks reasonable, except the values for the Shop and Salt Shed are apparently switched.

Blonigen moved to approve the Town Hall report. Rassier second. All in favor. Motion carried.

Road Report:

1. **Road Work** – Supervisors report that the resurfacing projects on Queens Road, St. Anna Drive, and Riley Court are finished and look good. A resident on St. Anna Drive complained about not using black dirt for shouldering. The Supervisors agreed that these roads should be crack-filled next year, if necessary, to increase their life span.

2. **LRIP** – St. Wendel Township isn't interested at this time in a joint LRIP project on 135th Avenue. Another possibility for funding is 355th Street. To apply for the grant, the Town will need both County support and the engineering completed. Blonigen will follow up with the County and Klocker will contact Engineer Jeremy Mathiasen.

3. **Winter Readiness** – Klocker said that salt/sand is available at $130 per ton, delivered. It would be a 70/30 mix of granite sand and salt and dried. He said that Avon is using a higher percentage of salt (50/50 mix). He thinks the 70/30 mix should work well. Klocker moved to purchase a load of 70/30 salt sand from Huls. Blonigen second. All in favor. Motion carried. Additional salt sand will be purchased as necessary during the season. Klocker will follow up with Huls.

   Trucks are DOT'd and drivers are ready. The batteries on the trucks appear to be draining; Jansky is working on a trickle charger switch to alleviate the problem.

4. **Signs** – Klocker examined 36627 160th Avenue. He said that a hidden driveway/blind approach sign doesn't appear to be necessary. A stop sign and the bridge chevron sign were stolen and need to be replaced. Klocker will have Jansky reorder. Street signs for Parkwood Circle and Princewood Drive were also stolen; they won't be replaced since they are frequently stolen. It was suggested to use a trail cam to catch the perpetrators.

5. **Tree Removal** – letters will be sent to residents on 15931 Co Rd 52 and 17925 360th Street to remove wood/trees from the road right-of-way by November 15th.

6. **Road Mileage Certification** – Klocker moved to approve the road mileage certification form. Blonigen second. All in favor. Motion carried.

7. **County Weed Report** – will be completed at the next meeting. Martini will provide amounts spent, Klocker and Jansky will provide info regarding time/areas/weeds sprayed.

8. **Box Blade** – the Supervisors discussed features desired in a box blade, including a pivotable hitch attachment. Rassier will contact a dealer for details. There was general agreement that the new mower is working well.

9. **325th Street Cul-de-sac** – residents on the cul-de-sac will be reminded to keep garbage cans off the road if it snows.

Blonigen moved to approve the Road Report. Rassier second. All in favor. Motion carried.

Business:

1. **Anderson Driveway** – Rosemary Anderson, 35534 Co Rd 9, appeared at the meeting to request that the Township plow her driveway in compliance with the agreement to sell her land to the Town to construct the

Town Hall. Klocker moved to authorize snow removal at Anderson's place at 35534 Co Rd 9. Rassier second. All in favor. Motion carried. Ms. Anderson has installed a drift fence and it is wider than last year to allow easier access to the plow. Klocker reminded Ms. Anderson that it won't be plowed until the surface freezes or else considerable damage will be done to the driveway.

2. **Two Rivers Road Property** – Mr. Jeremy Schultz appeared at the meeting via Zoom to inquire whether or not the Town is willing to sell parcel 03.01226.0000, which was originally dedicated as a park. According to the County it is a potentially buildable lot, which is a little surprising since it is a low, wet lot. Mr. Schultz said that the current taxable value is about $21,000. Blonigen said that his father originally created the lot as a 1-acre greenspace. He also said that a few years ago a neighbor inquired about purchasing the property but was not allowed to do so. Rassier said he would be against the sale because of potential water issues. Klocker said that at this point the Board is not favorable to the proposal, especially because a few years ago individuals in the past who were interested in the property weren't given the opportunity to purchase it, which wouldn't be fair.

3. **Computers** – an app has been added to the website to make the site ADA-accessible. Klocker has been having issues with his computer; he may need to take it into the dealer for repair. Others have reported similar problems.

Other Business: *none*

Reports: Legal Seminar – Martini reported a *Handbook* is available from Couri & Ruppe for about $800. This firm would not be available to be our Town attorney because they represent the City of Avon and it would be a conflict of interest. Another possibility is Troy Gilchrist who once worked for MAT.

Announcements:

a) Signs (incl. 911) – none
b) **Construction Site Permits** were issued to Pitzer (03.01036.0030; home, shed, deck); Hedeen (32944 Spunk Tree Circle, 30x35 shed); Gilk (36862 Co Rd 9, 40x40 shed, 50x40 shed); Stodolka (64 x 40 accessary structure); Price (15726 Parkwood Circle, residence and deck); Hughes (17805 Upper Spunk Lake Rd, 30 x 50 garage); and KS Partners LLC (32301 Nob Hill Dr., 34 x 40 residential accessory structure)
c) **Special Assessment Searches** were done for Percuoco (14315 County Road 159) and Boldischar (second since August; 36429 Pelican Lake Road)
d) Feedlot permits – none
e) County Hearings/Meeting – none directly pertinent.
f) **Fire Department** (August 2026 calls) – City: Medical 6, Fire/Other 2; Town: Medical 3; Fire/Other 1; Collegeville: Medical 1, Fire/Other 1; St. Wendel: Medical 0, Fire/Other 0; I-94: 0.
g) FEMA Disaster Recover consulting is available from Berquist Recovery Consulting; 704-900-9723; Charlotte, NC Office; www.berquistrecoveryconsulting.com.
h) The MAT Annual Conference is Dec 10-12 in Nisswa (https://mntownships.org/annualconference).
i) There will be a MAT Planning & Zoning Legal Seminar on Oct 20; 9-2:30; St. Michael. One representative per township (7633-497-1930)
j) A roofing brochure was received from KIE (715-418-3025).
k) The *LTAP Exhange* newsletter (September 2026) was received.
l) Widseth Surveyors info was received (Widseth.com).
m) SLFRF Info was received (expenditure deadlines, closeout).
n) FY2027 VOTER Election Funding report was completed ($275.54). 2026 is in progress.
o) MN DOT Noise Barrier Grant applications are due December 31,2026.

Old Business –Data Center Ordinance; Website – ADA compliance; Culvert mapping project & County app; 135th Avenue project with St. Wendel; Case to display old documents; Window treatments for Town Hall; Exterior sign for the Hall; Records to historical society

Signatures (*as necessary*)

Announcement of next meeting: The next meeting is November 4, 2026.

Other Upcoming Meetings/Events

a) PC Meeting – October 28, 2026
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

Adjournment – Rassier moved to adjourn the meeting at 8:47 PM. Blonigen second. All in favor. Motion carried.

Respectfully submitted, **date**: October 24, 2026
Stephen G. Saupe, Clerk

Supervisor Signatures: date: _____

_____ _____ _____
Craig Blonigen Chad Klocker Bryan Rassier

Appendix 1. Disbursement Register

Avon Township — **Disbursements Register** — **10/5/2026**

Fund Name: All Funds

Date Range: 09/01/2026 To 09/30/2026

Date	Vendor	Check #	Description	Void	Account Name	F-A-O-P	Total
09/02/2026	Payroll Period Ending 08/31/2026	11782	September 2 Payperiod	N	Council/Town Board	100-41110-103-	$ 130.36
	Total For Check	**11782**					**$ 130.36**
09/02/2026	Payroll Period Ending 08/31/2026	11783	September 2 Payperiod	N	Treasurer	100-41510-103-	$ 68.93
	Total For Check	**11783**					**$ 68.93**
09/02/2026	Payroll Period Ending 08/31/2026	11784	September 2 Payperiod	N	Council/Town Board	100-41110-103-	$ 69.26
	Total For Check	**11784**					**$ 69.26**
09/02/2026	Payroll Period Ending 08/31/2026	11785	September 2 Payperiod	N	Clerk	100-41425-103-	$ 286.11
	Total For Check	**11785**					**$ 286.11**
09/02/2026	Payroll Period Ending 08/31/2026	11786	September 2 Payperiod	N	Ice and Snow Removal	201-43125-103-	$ 572.69
	Total For Check	**11786**					**$ 572.69**
09/02/2026	Payroll Period Ending 08/31/2026	11787	September 2 Payperiod	N	Treasurer	100-41510-103-	$ 356.32
	Total For Check	**11787**					**$ 356.32**
09/02/2026	Payroll Period Ending 08/31/2026	11788	September 2 Payperiod	N	Clerk	100-41425-103-	$ 391.09
	Total For Check	**11788**					**$ 391.09**
09/02/2026	Payroll Period Ending 08/31/2026	11789	September 2 Payperiod	N	Council/Town Board	100-41110-103-	$ 68.93
	Total For Check	**11789**					**$ 68.93**
09/03/2026	STEVE SAUPE	11790	mileage/Printer/Pizza	N	Clerk	100-41425-201-	$ 10.00
		11790				100-41425-331-	$ 52.93
		11790				100-41425-810-	$ 36.98
	Total For Check	**11790**					**$ 99.91**
09/03/2026	Minnesoa Association of Townships	11791	PS-INV103125	N	Council/Town Board	100-41110-433-	$ 1,073.68
	Total For Check	**11791**					**$ 1,073.68**
09/03/2026	RINKE NOONAN	11792	Inv # 418518	N	Legal Services	100-41601-304-	$ 545.00
	Total For Check	**11792**					**$ 545.00**
09/03/2026	MELROSE IMPLEMENT INC	11793	Inv# 405149	N	Road and Bridge Equipment	201-43126-403-	$ 463.44
	Total For Check	**11793**					**$ 463.44**

Fund Name: All Funds

Date Range: 09/01/2026 To 09/30/2026

Date	Vendor	Check #	Description	Void	Account Name	F-A-O-P	Total
09/03/2026	Belgrade Coop	11794	LP Gas	N	General Government Buildings and Plant	100-41940-310-	$ 614.25
	Total For Check	**11794**					**$ 614.25**
09/03/2026	Hanson Paving	11795	Quaker Rd	N	Paved Streets	201-43121-300-	$ 12,000.00
	Total For Check	**11795**					**$ 12,000.00**
09/03/2026	LANGE TRENCHING, INC	11796	5.5 hrs blading roads	N	Paved Streets	201-43121-300-	$ 990.00
	Total For Check	**11796**					**$ 990.00**
09/03/2026	THE STORE	11797	FUEL FOR TRUCKS -July	N	Road and Bridge Equipment	201-43126-212-	$ 198.51
	Total For Check	**11797**					**$ 198.51**
09/03/2026	BEN RUDNICKI	11798	BRUSH MOWER	N	Road and Bridge Equipment	401-43126-300-	$ 14,000.00
	Total For Check	**11798**					**$ 14,000.00**
09/03/2026	PERA	WD090220261	DCP & Coordinated Plans	N	Council/Town Board	100-41110-103-	$ 15.00
		WD090220261			Clerk	100-41425-103-	$ 91.91
		WD090220261			Treasurer	100-41510-103-	$ 41.00
	Total For Check	**WD090220261**					**$ 147.91**
09/03/2026	INTERNAL REVENUE SERVICE	WD090220262	August taxes	N	Council/Town Board	100-41110-121-	$ 8.72
		WD090220262				100-41110-122-	$ 37.20
		WD090220262			Elections	100-41410-121-	$ 63.98
		WD090220262				100-41410-122-	$ 273.42
		WD090220262			Clerk	100-41425-121-	$ 30.36
		WD090220262				100-41425-122-	$ 129.76
		WD090220262			Treasurer	100-41510-121-	$ 11.90
		WD090220262				100-41510-122-	$ 50.84
		WD090220262			Ice and Snow Removal	201-43125-121-	$ 18.04
		WD090220262				201-43125-122-	$ 77.50
		WD090220262				201-43125-170-	$ 50.00
	Total For Check	**WD090220262**					**$ 751.72**
09/03/2026	Albany Mutual Telephone	WD090220263	Internet	N	Clerk	100-41425-325-	$ 59.51
	Total For Check	**WD090220263**					**$ 59.51**
09/03/2026	XCEL ENERGY	WD090220264	electric bill	N	General Government Buildings and Plant	100-41940-380-	$ 130.22
	Total For Check	**WD090220264**					**$ 130.22**
Total For Selected Checks							**$ 33,017.84**

Appendix 2. Receipts Register

Avon Township **Receipts Register** **10/5/2026**

Fund Name: All Funds

Date Range: 09/01/2026 To 09/30/2026

Date	Remitter	Receipt #	Description	Deposit ID	Void	Account Name	F-A-P	Total
09/10/2026	MN State-MMB	2073	Fine Violations	(09/10/2026) -	N	Township share of fine violations in county	100-35105-	$ 116.66
								$ 116.66
09/14/2026	Midcontinent	2074	cable fee	(09/14/2026) -	N	Royalties	100-36220-	$ 205.27
								$ 205.27
09/17/2026	Stearns County	2075	2026 Voter Funds General Election	(09/17/2026) -	N	Local Government Aid	100-33401-	$ 275.54
								$ 275.54
09/30/2026	American Heritage	2076	MMR Interest	(09/30/2026) -	N	Interest Earning	100-36210-	$ 331.48
								$ 331.48
09/30/2026	Magnifi	2077	MMR Interest	(09/30/2026) -	N	Interest Earning	100-36210-	$ 39.79
								$ 39.79
Total for Selected Receipts								**$ 968.74**

Minutes of the Meeting of the Avon Township Planning Commission

October 28, 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. Wensmann second. All in favor. Motion carried.

Minutes: Blonigen moved to approve the revised minutes from the August 26, 2026 meeting. Wensmann second. All in favor. Motion carried. Blonigen moved to approve the minutes from the September 30, 2026 meeting as presented. Caspers second. All in favor. Motion carried.

Public Hearings: *Lumley Conditional Use Permit for an Agriculturally-Oriented Business.*
Martini opened the public hearing at 7:15 PM. Morgan Lumley and Victor Lumley appeared at the hearing and summarized their request. They want to add an addition to their greenhouse that is under construction. The addition would serve as a retail space to sell produce. They anticipate a 'self-serve' style sale system. No other comments from the public were received. Martini moved to close the public hearing. Blonigen second. All in favor. Motion carried.

The PC went through the **Findings of Facts**. *The Lumley's stated the following*:

1. They plan to grow crops, including peppers, tomatoes, and microgreens, for sale in their greenhouse.
2. They will add a 24x21 addition to their 24x108 greenhouse that is being built. It will be heated. Plants will be grown in the ground (*i.e.,* no slab) that will be excavated to four feet to take advantage of earth heating/cooling.
3. There will be no employees.
4. They plan to be open 7 days per week, "normal" business hours.
5. Access will be from the current driveway; no additional access is needed or planned.
6. The site is currently graded for the CSP for the main greenhouse under construction. No rain garden will be built.
7. There will not be more than 1 acre of impervious surface.
8. They will install a yard/security lot on the property.
9. They will have three spaces for parking. The parking lot will be gravel.
10. Traffic will drive in/out along the same driveway/route.
11. There will be no outdoor storage or display areas.
12. They do not intend to install any buffer or screening.
13. They will not install a road sign. They will hang a sign on the side of the greenhouse.
14. They do not anticipate noise, odor, or other nuisance, except perhaps the usual dust from the driveway.
15. No bathroom will be provided for the public. They have a holding tank for greenhouse waste.
16. They will not use agricultural chemicals because they plan to grow organically. No chemicals will be stored or kept in the produce sale area.

The PC agreed that:

17. The proposal is consistent with existent Township ordinances.
18. The proposed business will need to follow any County, USDA, MDA or other rules/requirements.
19. The proposal is compatible with present and future land use and that scenic views will not be altered.
20. No additional screening or distance separation is required.
21. Ground and surface water, air quality, and wellhead protection area will not likely be impacted. Saupe suggested it was possible agricultural chemicals could get into the adjacent wetland.
22. The proposal will not affect property values.
23. There will be additional traffic on 145th Avenue, though it should have minimal impact.
24. The proposal won't affect the health, safety and welfare of residents, though residents would now have more options to eat healthier foods.
25. The proposal conforms to the Township Comprehensive Plan.
26. The proposal will not negatively impact public services.
27. No cleanup/reclamation plan is required.
28. No other pertinent issues were raised.

After discussion/consideration, Blonigen moved to recommend to the Supervisors approval of a CUP for Morgan and Victor Lumley for an agriculture-oriented business to sell produce from their greenhouse at 37880 145th Avenue, Avon. Caspers second. All in favor. Motion carried.

The general consensus of the PC was that no conditions were necessary for the CUP.

Public Comments: *none*.

Business:

22. **Data Center Moratorium** – Blonigen reported that Elon Musk is looking to build a data center in Texas. It would involve the purchase of about 400 homes, drilling a well, and building a water treatment plant. Musk is apparently considering data centers in space. No action was taken regarding the Township moratorium.

23. **Policy/Form Review** – The PC considered the possibility of developing a form/policy for work occurring in a Township road right-of-way. Martini said that there may be some guidance on the topic from the County at the upcoming Freeport meeting. Several members expressed concerns about the success of the County project in which the Co Rd 9 ditch was sprayed and replanted with wildflower seed. It was noted that there could be problems (i.e., sink holes) when running things beneath a Town road. The Town can install signs if necessary. In general, the PC didn't think that any additional form/policy for work in the road right-of-way is required at this time.

Old Business/Reports/Announcements: Blonigen reported that the Joint Powers Board met on Monday to consider a complaint regarding short-term rentals. The complaint referenced a rental property on Shorewood Drive. Neighbors reported that the rental property was not a problem. The Joint Planning Board agreed that there was no need to take any action nor consider a moratorium on rentals at this time. The Joint Planning Board also discussed the Orderly Annexation Agreement (waiting for state approval), and considered a request by Scott Spanier for a certificate of a compliance for a property line rearrangement.

Wensmann reported that he will be activated for service in late spring and could be gone for several months. His term expires in 2028.

A resident reported that some large rocks were uprooted on 165th the last time it was graded.

Next Meeting: The next PC meeting is November 25, 2026 at 7:00 PM *(see 'Call to Order' for the Zoom log-in)*.

Adjournment: Blonigen moved to adjourn the meeting at about 8:0 PM. Wensmann second. All in favor. Motion carried. Meeting adjourned.

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

a) General Election – November 3, 2026; 7 AM – 8 PM
b) Supervisors Meeting – November 4, 2026; 7:00 PM

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

Approval:

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

AVON TOWNSHIP
CONDITIONAL USE PERMIT ACTION

STATE OF MINNESOTA **FILE:** 09-30-26
COUNTY OF STEARNS
TOWNSHIP OF AVON

Re: Conditional Use Permit for an Ag-Oriented Business

In the matter of Morgan Lumley & Victor Lumley

A request for a Conditional Use Permit submitted by Morgan Lumley and Victor Lumley (409 Main Street East, St. Stephen, MN 56375) for an Ag-oriented business on their property at 37880 145th Avenue, Avon (03.00703.0000) to sell produce from their greenhouse pursuant to Sections 6.6 & 9.3.5B of Stearns County Zoning Ordinance Number 439.

The above matter, regarding the request for a Conditional Use Permit for the described parcel, was heard at a public hearing at the Avon Township Planning Commission meeting on October 28, 2026 and then brought before the Avon Township Board of Supervisors on November 4, 2026 for a final decision.

Legal Description: appended (**Appendix 1**)

Parcel ID#: 03.00703.0000

Township 125 **Range** 030 **Section** 01

Property address: 37880 145th Avenue, Avon, MN 56310

IT IS ORDERED that the Conditional Use Permit be (denied / granted) subject to the following conditions:

APPROVED:

_____ _____
Avon Township Chair – Chad Klocker November 4, 2026

Avon Township
Resolution No. 11-04-26-1

RESOLUTION IN SUPPORT OF LRIP GRANT FOR IMPROVEMENT OF 355TH STREET

WHEREAS: 355th Street in Avon Township is a route of regional significance that provides a connection between County Road 155 and County Road 3; and

WHEREAS: there are concerns with the structural capacity, and condition along 355th Street; and

WHEREAS: 355th Street serves the local agricultural industry, and carries heavy commercial, commuter and school bus traffic; and

WHEREAS: the Local Road Improvement Program (LRIP) administered by the Minnesota Department of Transportation makes available up to $1,500,000 to apply towards projects on local roads that are regionally significant, result in safety improvements, and address transportation deficiencies;

NOW, THEREFORE, BE IT RESOLVED: that the Avon Township Board of Supervisors hereby supports the pursuit of Local Road Improvement Program (LRIP) funding for improvements to 355th Street between County Road 155 and the eastern border of Avon Township.

BE IT FURTHER RESOLVED: that the town board of Avon Township guarantees funding for all costs above the LRIP funds, including right of way and engineering, and will maintain the roadway well beyond the expected life of the project.

Adopted by the Town Board of Supervisors of Avon this 4th day of November, 2026.

BY THE TOWN BOARD

		Yes	No	Abstain
Supervisor	_____ Craig Blonigen	___	___	___
Supervisor	_____ Chad Klocker, *Chair*	___	___	___
Supervisor	_____ Bryan Rassier	___	___	___

ATTEST

_____ _____

Stephen Saupe, Town Clerk date

2026 Annual Township Report
Noxious Weed Control
Required by Minnesota Statures Section 18.81

INSTRUCTIONS: Using black ink, please write or print legibly. Upon completion and appropriate signatures, copies should be submitted to the Stearns County Agricultural Inspector by __12/15/2026_____.

Township: Avon	**County: Stearns**	**Date:** November 4, 2026

County Agricultural Inspector (CAI): **Mike Decker** (Interim)	CAI Name: **Mike Decker** (Interim) Address: PO Box 246 St Cloud, MN 56302 Phone: 320-255-6180

Local Weed Inspector (LWI): Please indicate who the Township has designated as their Local Weed Inspector with the Person's name, address, phone number, and email address in the space provided below. If the CAI has any questions, this will be the person in the Township that is contacted.

1. Name: Chad Klocker	2. Name: Casey Jansky
Address: 16881 Queens Road, Avon MN	Address: 16881 Queens Road, Avon MN
Phone #: 30 249 4631	Phone #: 320 267 2577
Email: chad_klocker@avontownship.org	Email: maintenance@avontownship.org

Noxious Weed Control	**Number**
1. Number of noxious weed inspections made in the township this year?	
2. Number of landowner contacts made in the township for voluntary compliance this year?	
3. Number of contacts made to federal, state or county owned land managers? (DNR, USFWS, MNDOT and County)	

4. **Circle Noxious Weeds that are a concern in your township that are on Minnesota Prohibited Noxious Weed Control List:** Leafy Spurge, Common Tansy, Spotted Knapweed, Wild Parsnip, Canada Thistle, Plumeless Thistle, Purple Loosestrife. Write In: _____

Amount Controlled & Cost	**Spraying** (miles or acres)	**Mowing** (miles or acres)
Amount sprayed and/or mowed on township property		
Cost of spraying or mowing township property and roadside for noxious weed control this year. (Please do not include brush control and snow removal).	$_____	$_____

_____ Chairperson, Township Board	_____ Local Weed Inspector