

Pursuant to due call and notice thereof, a Planning Commission meeting was held on Wednesday, April 2, 2025 at 5:30 p.m.

**PRESENT:** Jim Read, Jeff Manthe, Dick Glatzmaier, Bryan Becker, Aaron Goebel

**ABSENT:**

The meeting was called to order at 5:30 p.m.

### **MINUTES OF FEBRUARY 2025**

*Motion was made by Dick Glatzmaier to approve the minutes, second by Jeff Manthe, all in favor and carried.*

### **PUBLIC HEARING-EHRESSMAN INTERIM USE PERMIT**

The public hearing was opened at 5:32 p.m.

Ehresmann's are requesting an Interim Use Permit to allow a commercial/residential use in a C-1 zone. Peripheral Vision and Gathering Grounds are examples of other properties with dual use. The Planning Commission felt that the improvements being made to this building is a benefit to the City versus the building vacant and unkept. It was noted they should be on a yearly review basis like the rest of the CUP/IUP's in the City and also provide financial proof that there is a business being run out of the building.

*Motion was made by Bryan Becker, second Dick Glatzmaier to close the public hearing.*

*Motion was made by Aaron Goebel to recommend approval of the Interim Use Permit for 115 First St. NE. with stipulations stating yearly review of the IUP and proof (financial) that they are operating a business, second by Jeff Manthe, all in favor and carried.*

### **FINDINGS OF FACT:**

- A. The proposed use does not adversely affect the general health, welfare, and public safety. Explain any affects: *Yes, it does not adversely affect.*
- B. The use shall be located, designed, maintained and operated to be compatible with the existing or intended character of that zoning district in which it is located. How does the proposed use fit these criteria? *Yes, it fits as the property will be dual use residential and commercial in a commercial zone. Also, other properties with dual use are in the City in C-1.*
- C. The use shall not depreciate values of surrounding property. Explain effects of the proposed use on surrounding property values. *Yes, it will increase the values as it is being repaired and fixed up.*
- D. The use shall not be hazardous, detrimental or disturbing to present any potential surrounding land uses due to noises, glare, smoke, dust, odor, fumes, water pollution vibration, general unsightliness or other nuisances. Explain effects of proposed use. *Yes, it would fall under building permit inspector as the inspector would deal with*

*construction.*

- E. The use shall not create traffic congestion, unsafe access, or parking needs that will cause inconveniences to the adjoining properties. Explain the transportation needs for the proposed use. *Yes, residential parking is in the back of property and there is a private alley.*
- F. The use shall be served adequately by essential public services such as streets, police, fire protection and utilities. Explain how the proposed use will be served. *Yes, the property is served by public services.*
- G. The use shall not create excessive additional requirements at public cost for public facilities and services and shall not be detrimental to the economic welfare of the City. Justify this statement. *Yes, the repairs to this property will increase tax revenue.*
- H. The use shall preserve and incorporate the site's important natural and scenic features into the development of adjacent vacant land. Will these criteria be met? *Yes, scenic feature improves just by fixing it up instead of demolishing an old building.*
- I. The use shall cause minimal adverse environmental effects. List any effects. *Yes, minimal effects.*
- J. The use shall not adversely affect the potential development of adjacent vacant land. List any potential problems. *Yes, no adjacent vacant land.*

## **REVIEW ST. JOSEPH SHORT TERM RENTAL ORDINANCE**

Jim Read went through a few areas from the St. Joseph Short Term Rental Ordinance that we could possibly add to Avon's ordinance. Should we request 2 emergency contacts vs. 1 contact? St. Joseph also has their ordinance broken down into two categories: Residential-stating property has to be owner occupied. Commercial-if the property is not in residential zone it does not need to be owner occupied. Also, make sure there is language regarding campers parked on property? It was noted if it is an owner-occupied property there might not be a problem with clustering. Would Mr. Boese's property be considered owner occupied as he lives in Rochester. It was noted that St. Joseph does not have the lakes to protect. Aside from the Stratford Association area, there is only one strip along the lake that we need to focus on. Is it legal to ban these rentals through bylaws of an association without the City adopting an ordinance? Also, would we need to add to the language of a City ordinance that they need to review the association bylaws for additional restrictions? When does the County step in or does the County work at all with the City? Get clarification on what exactly the County will do.

Review fees of operating without a license \$1500. Is that per month or per year. Does the County fine a property owner if a rental is being run without having a license? Do we have a lodging tax in Avon? It was discussed that we should have a limit on the number of rentals in residential areas but we would not want to limit commercial rentals. There are properties in commercial zones that could benefit from a well-run short-term rental on upper levels of buildings. We would also need to review the building inspection process and what that looks like.

## **NEW PLANNING COMMISSION MEMBER.**

The Planning Commission agreed that Aaron Goebel would step down from the Planning Commission.

***Motion to adjourn the meeting at 6:30 p.m. by Dick Glatzmaier, second by Bryan Becker, all in favor and carried.***

Respectfully Submitted  
by Amy Pease