

CASTLE ROCK TOWNSHIP
SPECIAL MEETING
FEBRUARY 2, 1998

The special meeting of the Castle Rock Township Board of Supervisors and Planning Commission was convened at the town hall at 6:30 p.m. Present were Alyn Angus, Chair; Norbert Kuhn, Jr., Supervisor; Jim Heiman, Jim Ozment, and David Nicolai, Planning Commission. Also present were Michelle Nicolai, Mary Jo Fischer, Hugh Fischer, Bob Dubbels, Dick Dubbels, Shirley Dubbels, Krista Dubbels, Pat Tinsley, Mike Rademacher, Roger Randall, and Jeff Connell.

The meeting was called to order by Jim Heiman, Planning Commission Chair. The purpose of the meeting is to review the draft township zoning ordinance and mineral extraction ordinance. Jeff Connell, Resource Strategies, stated he had another commitment at 8:30 p.m. so his agenda items would be addressed first.

Mr. Connell presented a draft of an addition to the zoning ordinance to cover existing RR-II Rural Residential/Platted Districts. The township desires to protect the integrity, safety and land use compatibility of these areas by regulating uses to a greater degree than those allowed in the RR-1 District. Areas may be controlled by neighborhood covenants. Permitted uses are (1) single family dwellings and accessory uses, (2) home occupations, and (3) public parks and recreations facilities. The minimum lot dimension requirements are the same throughout the ordinance. However, they may be less restrictive than the covenants.

The letter from John Young addressing signs will be reviewed later.

The township ordinance R95-1-1 prohibiting nudity in establishments in the township which hold a intoxicating liquor license was adopted on January 10, 1995. Mr. Connell will review this ordinance with Attorney Sheldon and add zoning restrictions.

The meeting continued with a page by page review including the following:

Page 54 - Water and Soil Resource Management: Mr. Connell noted the section was written using "model language" from State requirements. Mr. Angus will meet with MN DOT to address storm water management in the area of Highway 50 & Highway 3. He expressed the need to curtail further development until the water problem is addressed. Resource Strategies will draw up a resolution calling for a moratorium on development in this area. Attorney Sheldon will review the document before a public hearing is scheduled.

Page 76 - Communication Towers: Mr. Connell read the proposed ordinance. There were questions on height and location restrictions. He will consult with Attorney Sheldon to clarify the restrictions that may be imposed.

Page 85 - Signs: This is a new section. 500.10 Non-Conforming Signs - This sentence was removed: *Non-conforming signs must be removed or modified to conform to this Ordinance within five (5) years of adoption of this Ordinance.*

Lengthy discussion followed on the definition of greenhouse, portables, and poly covered buildings. Page 28 - the highlighted was added to the Building Permits definition: *The procedure for the purposes of enforcing this Ordinance, a building permit shall be required of all person intending to erect, alter, wreck or move any building **requiring anchors or footings** which needs an inspection.*

Page 96 - Enforcement: The \$500 fine is each day that a violation continues shall constitute a separate offense. Mr. Connell will check with Attorney Sheldon on assessing additional fees for starting construction without the proper permits. A certificate of occupancy is needed before the dwelling can be inhabited.

The township will adopt the County feedlot ordinance.

Mineral Extraction Ordinance:

Page 2 - Seasonal Extraction Permit: add "permit required for each year."

Page 4 - Supporting Documentation: add "written" documentation provided by a registered engineer licensed "in" the State of Minnesota.

Page 5 - C: add "current" topography
G: add "current" existing topography

Page 6 - Interim Use Permit: Maps need to be drafted for Zoning Ordinance which show areas in which mineral extraction is permitted.

Page 8 - Noise: remove "Ordinance #"

Access: All mineral extraction facilities shall have direct access to a 9-ton or greater road. Mr. Heiman will request a county map for road postings to determine if all roads are 9-ton.

Page 11 - 9.02 - A seasonal extraction permit may be issued in areas of the township zoned Agricultural Preservation. Add "according to the township map."

Page 12 - 11.03 - Fees: Fees should be established by Resolution at the annual reorganization meeting.

12.01 Financial Guarantee: Mr. Heiman will check on the guarantee amount of \$2,250. Should it be "established by Resolution" or "subject to change."

A motion was made by David Nicolai, seconded by Jim Ozment to adjourn at 9:50 p.m. Motion carried.

Respectfully submitted,

Mary Jo Fischer
Deputy Clerk