

Castle Rock Township
Regular Board Meeting/Joint Planning Commission
Review Zoning Ordinance
January 26, 1999

The regular BI-;monthly meeting of the Board of Supervisors of Castle Rock Township was convened at the town hall at 7:00 p.m. Present were Alyn Angus, Chair; Norbert Kuhn Jr., and Gordon Wichterman, Bill Neil, Jim Ozmun, Supervisor; Roger Randall, Treasurer and Michelle Nicolai, Clerk. Also present were Bob Dubbels, Shirley Dubbels, Gerry Drewry, Marty Heikes, Mark Peltier, David Nicolai, Bill Fitch, and Jim Heiman.

The meeting was called to order at 7:00 p.m. by Alyn Angus, chair, the pledge of allegiance was recited.

Approve minutes

A motion was made by Gordon Wichterman, seconded by Norbert Kuhn Jr. to approve the January 12, 1999 meeting minutes with the following changes: April 25, 1998 should say "1988" in the last paragraph of the first page. Motion carried.

Unfinished business

The floor covering in the hallway of town hall was discussed and Supervisor Kuhn Jr. brought in carpet samples. Menards was as expensive as Thoroughbred Carpets and we would still need to find an installer. A motion was made by Bill Neil, seconded by Gordon Wichterman to use Quarry Grey #949 at \$4.99 from Thoroughbred Carpets.

Martin Heikes

Martin Heikes, Front NE lot 308.01 of E. 400.01 of NE 1/4 of NW 1/4 of 5-113-19
Cement floor, equipment for display, the driveway must be moved over to his lot
as opposed to on property line.

A motion was made by Gordon Wichterman, seconded by Bill Neil to approve
Conditional Use Permit. Motion carried.

A motion was made by Bill Neil, seconded by Gordon Wichterman to approve
Building Permit. Motion carried.

Community Block Grant Resolution

A motion was made by Gordon Wichterman, seconded by Jim Ozmun to approve a resolution for a Community Development Block Grant for \$20,000. Motion carried.

City of Farmington

A motion was made by Gordon Wichterman, seconded by Bill Neil to forward the letter from the City of Farmington to Attorney Jim Sheldon and discuss the results at the next meeting. Motion carried.

Todd and Terise Sjostrand

Todd and Terise Sjostrand are seeking legal help and the board revisited if they should change their course of action on the property. The board decided to leave their decision as stands.

Street lighting

Joe Auge made a request about street lighting so Chairman Angus did some research and came up with these figures:

1. Street lighting – Rocky Hills Addition

Approximate cost: Installation: \$1100

Monthly rental charge: \$5.21 light

It would take a minimum of 6 lights, and most likely should be 10. Making installation cost from \$6,600 to \$11,000 and yearly operation costs from \$375 to \$625.

The board discussed adopting a policy and contacting other Townships and Counties to find out how they handle the subject and to check with the Association of Townships.

Zoning Ordinance Review

Page 16 064.1

Do we have a fee base for zoning changes. We have to send out notices. \$300.00. No changes.

Page 20 067.2

Certificate of Occupancy. 040 add to definitions in the front.

Page 23 101.2

4, Strike "if the building was in existence prior to January 1,1998."

Page 23 101.2

8. b. "Must have 165 ft. of road frontage/4 1/4 section that you are building on must be adjacent.

Page 24 101.3

3. A second single family dwelling. Should this be a Conditional Use or a Permitted Use?

Relocatable housing for Conditional Use, hardship cases. Same well permitted, has to have separate septic system. Chairman Angus will talk to legal council, also to resubmit that it be hardship, portable housing with Conditional Use. Hardship goes away, the condition goes away, and portable house goes away. Permitted or Conditional Use, we will ask legal council.

A motion was made by Gordon Wichterman, seconded by Bill Neil. to remove 101.3 3. A second single-family farm dwelling in the quarter-quarter section containing the farm dwelling provided that:

- a. it is occupied by one who owns, or is employed by the farm on which it is located.
- b. it meets the requirements of Section 101.2

Motion carried.

A motion was made by Bill Neil to have it put in as a permitted use. Motion dies for lack of a second.

Page 25 101.7

Minimum lot dimension requirements. 040 Add to definitions in front, identify which are local roads and which ones are collectors.

Page 26 101.9

Old read 500, new reads 100 feet from nearest building used for the housing of livestock.

Page 28 102.6

5. A motion was made by Norbert Kuhn Jr., seconded by Jim Ozmun to change Local Road - 80ft to 110 ft . Motion carried.

Page 30 104.1

An addition from the staff at the Met Council.

104.3 Should be 104.9 then move 104.4 - 104:9 up one (so 104.4 will become 104.3, etc.) and the existing 104.3 questions 1. and 2., eliminate #1 and bring equipment up to 104.2 by storage yards, then this will become 104.9 instead.

Page 32 104.9

8. We want parking lots to stay gravel. We want to leave them the option. "May be hard surfaced" instead of "shall be hard surfaced".

Page 34 202

1. Use same language on page 7 as is used on page 34.

Page 37 211

Relocating structures, within township and without. What if moving something on the same property? Put in a wording that would include all structures, even if moving something on the same property.

Page 38 213.4

Changes made says 100 ft. from your own residential structure and 500 ft. from any neighboring residential other than your own.

Page 38 213.5

Give each paragraph an A,B,C title

Make the titles read A. Miscellaneous Nuisances 1., 2.,3. then B. The following are declared to be nuisances affecting public health: 1.,2.,3. then C. The following are declared to be nuisances affecting public peace and safety 1.,2.,3.

***See next**

Page 39

C. The Title will be changed from the following are "declared" to the following could "warrant".

Page 58 701

Five hundred dollars (\$700.00) is an error, should say Five hundred dollars (\$500.00). The Clerk was instructed to forward changes of Zonig to Resource Strategies and set a date for the public hearing. Post and publish with a copy available ten days prior. March 1, 1999 is tentative date.

*Staff checked with Resource Strategies and they say the law is \$700.

Terry Donahoe

February 3, 1999 is a special hearing for Terry Donahoe and the Planning Commission informed us that they will be asking for a performance bond of \$5,000 to insure the old house is moved out. The board agreed with this decision.

Industrial Park

David Nicolai discussed the Industrial Park black topping of the road. He has made contact with the Engineer to determine the standards of thickness required. 1 ½” or 3”.

Additions

Treasurer Randall asked that we set a date for the Board of Audit/Budget meeting. The agreed date will be February 16, 1999 at 7:00 p.m. at the town hall.

Adjourn

A motion was made by Gordon Wichterman, seconded by Bill Neil to adjourn at 9:15 p.m. Motion carried.

Sincerely,

Michelle Nicolai, Clerk

Attest:

Alyn Angus, Chairman