

**CASTLE ROCK TOWNSHIP
PLANNING COMMISSION
SPECIAL MEETING FOR COMMERCIAL ZONING**

The Planning commission of Castle Rock Township held a special meeting on October 16, 2000 at 7:00 p.m. to review the Township's commercial ordinances and to update the ordinance.

Present were Jim Heiman, Chair, Bill Fitch, Vice-Chair, Bob Dubbels, Maralee Rother, Secretary, and Dave Nicolai, Commissioners. Also present were John Young, Bob Hart, Shirley Dubbels, Ken Betzold and Randy Becker.

Discussion was held on what should be set up for commercial area. The main topic of discussion was the commercial property along Highway 3 between 275th street and 280th street. Discussion was held of highway accesses and the need of a frontage road.

Road requirements will be discussed with the road committee.

Should rural residential and commercial be mixed?

Discussion was held in regard to septic systems.

The general consensus of the Planning Commission is that the commercial area at 275th street and 280th street on Highway 3 needs to be enlarged to accommodate the need for a frontage road in that area.

The suggestion is change the present area. The change would be as follows: the SE ¼ section of section 31 - NE ¼ ¼ and the SE ¼ ¼ would be zoned commercial; the NW ¼ section of section 32 - NW ¼ ¼ and the SW ¼ ¼ would be zoned commercial. This change would double the present area that is zoned commercial.

It would be an industrial district and a frontage road would be in the center of the area. State guidelines in effect at time of construction must be followed.

Secretary is to contact Resource Strategies and find out of an efficient way in which the Township can have a control on ownership change or business change of properties in the commercial area. Also find out what procedures have to be followed to do these changes in ordinances.

Bill Fitch made a motion and Dave Nicolai seconded to continue the meeting on October 25, 2000 at 7:00 p.m. Motion carried 5 ayes.

Respectively submitted,
Maralee Rother, planning commission secretary