

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

The Planning Commission of Castle Rock Township held a special meeting on November 20, 2000. Present were Bill Fitch, Dave Nicolai, Jim Heiman, and Maralee Rother, Commissioners. Also present were Randy Becker, Ken Betzold, Randy Wood, Ron Collins and Dale M_____.

Chairman Jim Heiman called meeting to order at 7:00 p.m.

The Secretary read the procedure to be followed to allow expansions of the commercial area. The Planning Commission must hold a public hearing for the comprehensive plan change and land use re-designation of 40 acres from rural residential to commercial and 40 acres from agricultural to commercial. If the Commission recommends approval, it would be subject to the Met Council review.

A second hearing will be held immediately following the comprehensive plan change hearing for the rezoning of 40 acres from rural residential and 40 acres from agricultural to commercial. If the Commission recommends approval, it would also be subject to the Met Council review. The recommendations would be presented to the Board of Supervisors and their approval would be subject to approval from the Met Council review. These changes must be approved by 2/3 approval of the Board of Supervisors for a total of four (4) ayes needed. These are the minimum legal requirements for amendments to the plans.

Discussion of designated commercial area to be put in Phases I - - II - - and III. Phase I will be the E ½ of the SE ¼ of the SE ¼ of Section 31 and the E ½ of the NE ¼ of the SE ¼ of Section 31; Phase II will be the W ½ of the SW ¼ of the SW ¼ of Section 32; Phase III will be the W ½ of the SW1/4 of the SW ¼ of Section 32 with 80% occupancy needed in each phase before going on to the next phase. These areas would need a community well with fire equipment adaptability. There would be private septic systems.

The following will be added to the present commercial ordinance.

Building and site design - -

The design of all building site and landscape plans shall be prepared by a professional, skilled and trained to perform these services. Buildings shall be designed to fit the particular site and shall be harmonious with adjacent buildings, topography and natural surroundings and shall otherwise meet the provisions of this ordinance.

In order to assure that new construction is compatible with existing structures and neighborhood environments, it is necessary to establish minimum design and building material standards. These standards will serve to prevent new development from destabilizing adjacent neighborhoods by mitigating the intrinsic negative impacts associated with structures of greater bulk and density. The following standards are established to accomplish these ends:

- (a) *Exterior vertical surface design.* All exterior vertical surfaces of residential, multiple residential, commercial, industrial and structures of any type shall be treated as a front and have an equally attractive or same fascia.

- (b) *Design of Garages.* Garages and other accessory buildings shall have a design and appearance that will not detract from the main building(s) or adjacent buildings.
- (c) *Mechanical protrusions.* All necessary mechanical protrusions visible to the exterior shall be screened or handled in a manner such that they are not visually obvious and are compatible with the surrounding development. Satisfaction of this requirement shall be demonstrated by the screening of the equipment such that it is visible from a point six feet above any common property line or street right-of-way. Rooftop equipments shall be set back from the edge of the roof a minimum of twenty feet. Screening shall consist of either a parapet wall along the roof's edge or by an opaque screen constructed of the same material as the building's primary vertical exposed exterior finish. All mechanical protrusions shall be pointed out on the site plans and elevations.
- (d) *Materials.* Materials shall be those normally utilized in this part of the country for permanent type construction, which are found in what is generally accepted as good architectural design and which are found to be compatible with nearby existing buildings. Required building materials shall depend upon the use of the building as follows:
 - (e) Commercial buildings shall have a vertical exposed exterior finish of 100% non-combustible, non-degradable and maintenance-free construction materials (such as face brick or natural stone but excluding such construction materials as sheet or corrugated aluminum, iron, or concrete block of any kind or similar). Exterior rooftop finishes shall preclude the use of exposed or plated metal; any metal surface shall be coated or anodized with a non-reflective, glare-free finish.
 - (f) Industrial buildings shall have a vertical exposed exterior finish of 100% non-combustible, non-degradable and maintenance-free construction materials (such as face brick, natural stone or decorative concrete block but excluding such construction materials as sheet or corrugated aluminum, iron, plain or painted plain concrete block or similar). Any decorative concrete block shall be colored only by means of a pigment impregnated throughout the entire block. Exterior rooftop finishes shall preclude the use of exposed or plated metal; any metal surface shall be coated or anodized with a non-reflective, glare-free finish.

There shall be a minimum of one handicap parking space.

Lighting Lighting shall be accomplished in such a manner as to have no direct source of light visible from the public right-of-way or adjacent land. Lighting shall be provided, where necessary, to aid in the maneuvering of vehicles.

Business, industrial and institutional district fences. Property line fences within all business, industrial or institutional districts, fences for outside storage, private and

security fences, and long time storages needing fences shall not exceed eight (8) feet in height unless otherwise permitted by the township.

The commercial area will have light industrial and commercial businesses.

Ponding and drainage.

- (a) No land shall be developed and no use shall be permitted that results in water run-off causing flooding or erosion on adjacent property. Such run-off shall be properly channeled into a storm drain, watercourse, ponding area or other suitable facility.
- (b) An approved drainage plan shall be submitted and approved for all new commercial, industrial, multiple residential and institutional developments. Said plan shall provide for a maximum storm water run-off coefficient of 0.6 for a five-year storm (two and four tenths (2.4) cubic feet per second per acre).

Maintenance - - It shall be the responsibility of the property owner/owners to maintain the building and property.

Roads - - Township roads affected by the commercial development - - all the expenses to upgrade the road to a ten-ton capacity will be the responsibility of the developer. The construction of any and all roads is the responsibility of the developer. All road designs need to be approved by the Township prior to construction

Signage - - Signs need to meet the Township's ordinance requirements.

Off street parking - - Public right-of-way - - at no time shall any vehicle be permitted to extend into a pedestrian way or public right-of-way while loading or unloading. All businesses are required to accommodate any and all vehicles pertaining to business establishments.

Bill Fitch made a motion and Bob Dubbels seconded to adjourn. Motion carried 5 ayes.

Respectively submitted,
Maralee Rother, planning commission secretary