

CASTLE ROCK PLANNING COMMISSION MINUTES

February 12, 2001

The Planning commission of Castle held their postponed meeting of January 29, 2001 on February 12, 2001. The meeting started at 7:00 P.M. with Jim Heiman presiding. Present were Jim Heiman, Dave Nicolai, Bill Fitch and Maralee Rother, commissioners. Also present, were Ken Betzold, Hugh Fischer, Ed Fischer, Jeff Hince, Tracy Bauer, Colin Garvey, Shirley Dubbels, Warren Johnson, Warren Johnson Sr., Mike Overby and Jeremy Edmonson.

Hugh Fischer introduced his brother, Ed Fischer and Jeff Hince who want to buy the property formerly Abe's Body shop at 3360 220th street in Farmington. They own Star automotive and want to do automotive repair at this location. They will stop in the office to fill out a form confirming the nature of their business. There is an existing sign on premises. As long as they do not change the size or structure of the sign they may use it as is.

Tracy Bauer and Colin Garvey presented a plan for an industrial park on forty acres south of Vikings salvage. The property is presently zoned agriculture and they would like to request it be rezoned rural residential. The Commission agreed that zoning it commercial would be more feasible because of the restrictions of permitted businesses in rural residential. Discussion was held about imperveriuos cover and it was suggested that Bauer and Garvey attend the meeting on February 20 when personnel from resource Strategies would be there to answer more questions.

Warren Johnson, 22140 Beaumont Way came in to see about a permit for moving a building from one spot to another on his property. The building is 30' x 32' and the commission advised Johnson that he needs a conditional use permit to move it. A special hearing will be held on February 26, 2001 at 6:30 P.M. with the Planning Commission to consider the conditional use permit. The Board of Supervisors will meet in a special meeting with Mr. Johnson after the special hearing to approve the recommendation of the Planning Commission.

Mike Overby wants to buy the property of Charles Reichow. At present, auto repair is allowed on property but not auto sales. The question is, does Overby need a conditional use permit for auto sales. The Planning Commission is in favor of Overby coming in with the business and they recommended to Overby to go to the regular Board of Supervisors meeting and ask them if a conditional use permit is needed for auto sales. (Reference was made to #3 under 104.2 permitted uses page 30 of zoning ordinance. Jeremy Edmonson of J & L auto repair has a business where Car Quest had been and his business is auto repair. He will come to office to explain his business and Clerk will then notify the building official.

The Township office received a call from Matthew Bollig, aka Northern Concepts. He has a business of printing and mailing in the north one-half of the JJ Young building on Chippendale avenue. He wanted to know if he needed a conditional use permit. After discussion the Planning Commission would like to recommend to the Board of Supervisors that nay time there is a business and/or ownership change a permit must be

obtained from Castle Rock Township with notification of business intent. The property needs an inspection by the Building Official for compliance of intended use. Fee will be \$125.00. If additional inspections are needed to verify compliances, there will be additional charges.

The planning commission recommended that a reminder letter be sent to property owners for the Tuesday February 20, 2001 meeting so that they may give an opinion to approve or disapprove the commercial zoning.

Motion made and seconded to adjourn. Motion carried 4 ayes.

Respectively submitted

Maralee Rother, secretary