

**CASTLE ROCK PLANNING COMMISSION  
SPECIAL HEARING  
February 20, 2001**

On February 20, 2001, the Castle Rock Planning Commission met for two special meetings - - one for a proposal of a change in the comprehensive plan and the second one for a proposal to change and rezone the land along Highway 3 between 275<sup>th</sup> street and County Road 86.

Present were Dave Nicolai, Bob Dubbels, Bill Fitch and Maralee Rother, Commissioners. Also present were Dean Johnson from Resource Strategies, bob Hart, Doug Trout, Marion Trout, Marvin Fritz, Shirley Dubbels, Brian Boudreau, Louis Boudreau, Bill Neil, Norm and Joan Torbenson, Norbert Kuhn, Jr., Ken Betzold, Randy Becker, Paul Irrthum, Eugene Nelson, Colin Garvey and Tracy Bauer.

The meeting was called to order at 7:00 P.M. with Bill Fitch, Vice- chair, presiding. The Planning Commission secretary read the notices of the hearings. It was then explained for the reason of doubling the size of the commercial areas along Highway 3 between 275<sup>th</sup> street and County Road 86.

Discussion was held and the consensus is that Eugene Nelson would like to have the commercial zoning taken away from his land. The dividing of rural residential and commercial would be on the section line. Bill Neil has not decided if he wants 20 acres on each side of Highway 3. He possibly has some acreage sold in the commercial area he now owns.

In order to have more commercial land in the township, a possible option would be to eliminate some of the land now zoned commercial.

Mr. Johnson explained that there is certain criteria to be met when making these land changes - - one, the land change plans go to Met Council. Consideration must be made in regard to water quality, storm water management. To be included in the plan amendment, there are three questions to consider 1 – find out from sheriff's department about extended service in this area; 2 – fire protection - can extra service be given in this area; and 3 - storm water – quality and quantity and where released. Storm water can be handled by talking to Brian Watson, soil water district personnel to review the plans. An engineer also needs to review plans. Ponds or reservoirs are needed for run off water. A professional should make up design.

Discussion was held with the idea of downsizing the commercial area that is now in place. The landowners affected by this change should be notified and they should send back a letter to indicate which option they desire.

A motion was made by Dave Nicolai, seconded by Bob Dubbels, motion carried with 4 ayes that the hearings will be adjourned with the intent to rezone the area now commercial back to agricultural on the east side of Highway 3 except twenty (20) acres abutting 275<sup>th</sup> street and the area where the Castle Rock Café is on the corner of County Road 86 and Highway on the east side. Those two spots would remain commercial. On the west side of Highway 3, the intent is to rezone the entire area now zoned commercial except twenty (20) acres abutting 275<sup>th</sup> street and Highway 3, back to rural residential. Those 20 acres would remain commercial. The property and area owned by Polytex has

a conditional use permit to operate their business in a rural residential area. Five landowners will be contacted of this intent and they should write a letter to the Township telling what their choice in the matter would be. Those to be contacted are Polytex, Bruce Peterson, Wayne Hallcock, Eugene Nelson and Bill Neil.

The Township must amend the comprehensive plan and the zoning ordinance and add the commercial area.

Dave Nicolai made a motion and Bob Dubbels seconded to adjourn. Motion carried 4 ayes.

Respectively submitted,  
Maralee Rother, secretary