

**CASTLE ROCK TOWNSHIP  
PLANNING COMMISSION REGULAR MEETING  
MARCH 26, 2001**

The Planning Commission of castle Rock Township held their regular meeting on March 26,2001. Present were Ken Betzold, Tracy Bauer, Colin Garvey, Marv Fritz, John Conzemius, Shirley Dubbels, Bill Fitch, Dave Nicolai, Jim Heiman and Maralee Rother.

Jim Heiman, Chair, called the meeting to order at 7:00 P.M.

Met Council Representative John Conzemius discussed changing the comprehensive plan. He commented that the Met Council is an advisory board to Townships and when the township is planning on making a zoning change, the Met Council frowns on using good farm land, wetland, they are concerned about water run-off, storm water run-off, services to be provided for the affected area and the reason to change must be firm. John will send the secretary documentation of his comments for use at the April 3, 2001 meeting because he cannot attend this meeting.

The Commission feels a time frame for developing should be put on the land that is now zoned commercial.

Marv Fritz has plans for land and landscaping of ten acres he purchased in the Commercial area west of Highway 3. The State has issued a driveway 2/10<sup>th</sup> of a mile north of County Road 86. The road will run east and west to end of 5 acres with a cul-de-sac and provision for a road to run north and south to 275<sup>th</sup> street in future development. This driveway off Highway 3 must be blacktopped 50 feet to the west of the Highway according to the State's stipulations. The Commission viewed Fritz's plan. **Bill Fitch made a motion and Dave Nicolai seconded that the Planning Commission recommend that all roads must be built to nine ton specs. Motion carried 4 ayes. Bill Fitch made a motion and Dave Nicolai seconded to recommend approval of the plans with the stipulation that the Township's engineer will have to approve Fritz's engineer's plan to show where water will flow, how it is now and how it will be with water direction. This plan must be approved to present to the Board of Supervisors. Motion carried. 4 ayes.**

The Planning Commission reviewed the expansion plans of Bob Marthaler. The County allows 50 feet from the center of the road. The Township ordinance is 130 feet. **Bill Fitch made a motion and Dave Nicolai seconded that the Planning Commission feels that the situation does not meet the criteria for allowing a variance. Motion carried 4 ayes.** The consensus of the Commission is that Marthaler can rebuild the existing damaged building with the proper permits but cannot expand.

There was discussion of fireplaces in Solem's house on Albatross Avenue. The Commission feels Solem should pay fees because of expired permit. Also the fact that he is not building a log home as is on the plans, he is not in compliance with building permit.

In regard to McLeod USA, in order to put in a pre-assembled communications equipment shelter for fiber optic network would need a building permit and conditional use permit. This project would be along Highway 3 on Gary Guildner's property.

Quest Wireless wants to co-locate on the Tower on 230<sup>th</sup> street east of Biscayne. A permit is needed to be approved by the Planning Commission and the Board of Supervisors.

Joe Auge is repairing a structure at the elevator. Because the Commission is not sure what is being repaired, (a call came to the secretary about the matter but no details were given) it is a steel bin, no permit is needed but a permit is needed for a wooden frame structure.

**Bob Dubbels came in for the remainder of meeting.**

The Commission received the model dog ordinance made up by the County and they will review it. It should be adopted in two months with any amendments the Township may feel they want to make.

The Planning Commission is inviting the Road Committee to the April regular meeting. A letter will be sent to Elaine Wikstrom to inform the Committee of the invitation.

The Planning Commission meetings will start at 8:00 P.M. during daylight saving time. The months are April, May, June, July, August and September. Notice will be posted and published of the time change.

The May meeting will be on the Tuesday after Memorial Day because of the legal holiday and this notice will be posted and published.

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

Respectively submitted,

Maralee Rother, secretary, Planning Commission