

**CASTLE ROCK TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
May 29, 2001**

The Planning Commission of Castle Rock Township held their regular meeting on May 29, 2001. Present were Arlyn Lamb, Dave Nicolai, Jim Heiman, Bob Dubbels and Maralee Rother, Commissioners. Also present were Tracy Bauer, Marv Fritz, Colin Garvey, Craig Braun, Ken Betzold and Shirley Dubbels.

Jim Heiman, Chair called the meeting to order at 8:00 P.M.

Marv Fritz brought plans for a proposed truck maintenance facility on Highway 3 between 280th and 275th street. The plan showed a storage space above the office. The plans for electrical was included. One bay in the facility which is 20'x 80' will have a firewall.

The front (east) five acres plot is zoned commercial and the back (west) five acre plot is zoned rural residential. There will be a road on the west side of the front lot with a cult de sac for future development.

There will be a road on the north side of the lot with half of the road being on the adjacent five acres. The road is to be built to nine-ton specifications and the state requires that will be blacktopped in toward the west for a length of fifty feet. A copy of the driveway permit will be given to the township.

Discussion of the well - - there is the possibility of having an eight-inch casing with a small pump and if needed for further development, a larger pump could be obtained.

A motion was made by Dave Nicolai and seconded by Arlyn Lamb that the following stipulations are recommended for the allowance of the building permit for this project: must put in a well with eight-inch casings to accommodate further development; that Brian Watson, soil and Water specialist, check and approve the pond; the entrance from Highway 3 shall be a private road and will accommodate further expansion and will be a nine-ton road; the Township Engineer must review the topography plan and agree with Delmar Schwanz; at present, the Township has no regulation for the size of pump on well; the building Official must certify or approve plans prior to the Board of supervisors approval. Motion carried 5 ayes.

Craig Braun has property on Highway 3 south of Farmington and would like to have it known and put on record that he has property he would like to develop into residential properties. He would like to put on the agenda when the next comprehensive plan is reviewed.

Colin Garvey and Tracy Bauer - - Discussion was held on what they can do with the forty acres of property they have on Highway 3. They want to leave the property zoned agricultural and put in agricultural related businesses. There was a question of a shared well - conditional use permits would determine these stipulations. Colin and Tracy stated they would attend the next Board of Supervisors meeting.

The Planning Commission took no action. The Secretary was advised to send Garvey and Bauer's topography plans to the Township's engineer and to also send Marv Fritz plans to the Township's engineer.

Dave Nicolai made a motion and Bob Dubbels seconded to adjourn the meeting. Motion carried 5 ayes.

Respectively submitted

Maralee Rother