

**CASTLE ROCK TOWNSHIP
PLANNING COMMISSION PUBLIC HEARING II
SEPTEMBER 23, 2002**

The Planning Commission of Castle Rock Township reconvened and held a second public hearing on September 23, 2002 to consider amending the Castle Rock Zoning Ordinance by adding new performance standards for commercial, industrial, agricultural service, public, institutional and other non-residential uses.

Present were Jim Heiman Chair, Arlyn Lamb, Bob Dubbels and Maralee Rother Commissioners. Also present were Shirley Dubbels, Randy Becker, Ken Betzold, Colin Garvey and Tracy Bauer. Jim Heiman called the hearing to order at 7:45 p.m. Discussion was held regarding commercial properties.

Arlyn Lamb made a motion and Bob Dubbels seconded to recommend that in the commercial/industrial zoning, the following should be added: “The existing zoned commercial/industrial property is to be engineered, designed, constructed and plotted, proposed roads and ponds must be developed before any building permits are issued. Future commercial/industrial developments shall be a minimum of forty (40) acres and is to be engineered, designed, constructed and plotted, proposed roads and ponds must be developed and must included a community well with fire protection apparatus, private septic and must follow all other standard of road construction, erosion control, and follow commercial performance standards and have a performance bond before any building permits are issued. Any violations of commercial standards will have penalties set by the Town Board. Motion carried 4 ayes.

Arlyn Lamb made a motion and Bob Dubbels seconded that the Planning Commission recommends to the Board of Supervisors that the Township hold a special meeting and to advise the landowners of property in the commercial area in the south section of the Township of this meeting by letter. The purpose of this meeting is have these owners state in writing if they want to remain in the commercial zoning or go back to agricultural zoning so that the Township will know what commercial property is available for developers. Motion carried 4 ayes.

Bob Dubbels made a motion and Arlyn Lamb seconded that the procedures and regulations and ordinances development of commercial/industrial district be updated and revised with the advisement of legal council and Resource Strategies. Also take out commercial/industrial references in the ordinance and put in a separate brochure. Motion carried.

The Planning Commission recommends to business personnel to assist planning and make recommendations in commercial/industrial.

Bob Dubbels made a motion and Arlyn Lamb seconded to recess this meeting after the September 30, 2002 meeting to further discuss the commercial ordinances. Motion carried 4 ayes.

Respectively submitted Maralee Rother, Secretary Planning Commission