

**CASTLE ROCK TOWNSHIP  
PLANNING COMMISSION  
PUBLIC HEARING MINUTES  
MAY 13, 2002**

The Planning Commission of Castle Rock Township held a public hearing on Monday May 13, 2002 at 7:30 p.m. at the Castle Rock Township Hall at 2537 240<sup>th</sup> Street West. Present were Dave Nicolai, Maralee Rother, and Arlyn Lamb Commissioners. Also present were Dean Johnson from Resource Strategies, Shirley, Dubbels, Jeanette Yanez, Lupe Yanez, Roger Randall, Bill Neil, Ken Betzold and Mark Henry.

The purpose of the hearing was to consider amending the Castle Rock Township Zoning Ordinance by adding or revising the following provisions and re-adopting the revised ordinance: animal control, site plan review requirements, architectural standards, performance standards for screening, parking and site lighting, clarification of commercial/industrial uses, road access, construction and maintenance requirements, establishment of a Mineral Extraction zoning district, adoption of building codes by reference, right to farm provisions, general housekeeping amendments and ordinance reformatting.

Vice-Chair Dave Nicolai called the meeting to order at 7:40 p.m. The meeting was turned over to Dean Johnson from Resource Strategies and he gave a presentation on the ordinances.

Jim Heiman arrived at 7:45 p.m.

One point was made that the conditional use permits stay with the property and variances also stay with the property.

Changes made and considered are:

Under kennels on page 9 - - the statement is added - - a kennel shall also mean any residence or business in which six (6) or more domestic animals over the age of six (6) months are kept at any time.

On page 69 #N in description of number of farm animals allowed, it should read units instead of farm animals.

On page 20 under 6.01 purpose delete CO Conservancy Overlay District and insert ME Mineral Extraction.

On page 34 delete 6.10 Conservancy Overlay District and replace with

## 6.10 ME Mineral Extraction District

### A. Intent

The ME District is intended to allow mineral extraction within the Township in areas that have little or no impact on adjacent land uses do Not negatively impact agricultural preservation efforts of the Township, do not impact existing roadways or require improvements to existing roadways, do not impact natural areas, and o not impact administrative requirements of the Township.

### B. Interim Uses

Mineral Extraction is allowed as an interim use, subject to the requirements of Section 8.08 of this Ordinance and the standards and conditions of the Ordinance No. 99-1 Castle Rock Mineral Extraction Ordinance. Accessory uses to mineral extraction may be considered as part of an Interim Use Permit, subject to the requirements of Ordinance No. 99-1 Castle Rock Mineral Extraction Ordinance.

### C. Standards for Granting Interim Use Permits

In addition to Section 8.08 of this Ordinance and other requirements of this Ordinance, the issuance of an Interim Use Permit shall be subject to the Township's findings for the following conditions:

1. The interim use shall not have an unmitigated negative impact on any environmental system, natural feature, or adjacent property.
2. The interim use shall not negatively impact the Township's goal for agricultural preservation.
3. The interim use shall not be incompatible with area land uses.
4. The interim use shall not lead to the premature conversion of adjacent land uses to unplanned or incompatible land uses.
5. The interim use shall not create transportation access, congestion, or safety hazards or create undue burden and increased maintenance on local, collector or arterial roadways.

On page 26 add 10

**Permitted single-family use.** State licensed residential facility or a housing with services establishment registered under chapter 144D serving six or fewer persons, a licensed day care facility serving 122 or fewer persons, and a group family day care facility licensed under Minnesota Rules, parts 9502.0315 to 9502.0445 to serve 14 or fewer children shall

be considered a permitted single-family residential use of property for the purposes of zoning, except that a residential facility whose primary purpose is to treat juveniles who violated criminal statutes relating to sex offenses or have been adjudicated delinquent on the basis on conduct in violation of criminal statutes relating to sex offenses shall not be considered a permitted use.

*Dave Nicolai left the meeting.*

While looking thru the revised draft, it was noted that on page 22, the statement from page 23 of the original ordinance # 101.2 8 b regarding 165 feet of frontage was omitted and the question was asked why it was omitted. Evidently it was a typo and it will be redone because there was no reason given as to why it was omitted.

**Arlyn Lamb made a motion and Maralee Rother seconded to close the public hearing. Motion carried 3 ayes.**

**Maralee Rother made a motion and Arlyn Lamb seconded that the Planning Commission will review the revised ordinance and will make a final recommendation at the regular meeting May 28, 2002. Motion carried 3 ayes.**

**Maralee Rother made a motion and Arlyn Lamb seconded to adjourn the meeting. Motion carried 3 ayes.**

Respectively submitted Maralee Rother Planning Commission secretary.