

**CASTLE ROCK TOWNSHIP  
PLANNING COMMISSION REGULAR MEETING  
MAY 28, 2002 8:00 P.M.**

The Planning Commission of Castle Rock Township held their regular May meeting on Tuesday May 28, 2002 at 8:00 p.m. because of the Memorial Day holiday. Present were Dave Nicolai, Jim Heiman, Bob Dubbels and Maralee Rother commissioners. Also present were Shirley Dubbels, Lynn Bauman, Tim Doughery, Lynda Stone, Ken Betzold, Colin Garvey and Tracy Bauer.

Tracy Bauer asked about outside storage of RV's at his place of business on Canton court. The Planning Commission checked the ordinance book and on page 31 under 104.2 permitted uses #2 it is stated that storage yards are a permitted use.

Colin Garvey asked if a grading permit was need in agricultural zoned property. The intent is to grade land for twelve ag-related businesses. The secretary will check with Ron Wasmund to find out the answer. Also if no fill leaves the site - is a permit required? Or if material leaves property is a permit needed? Does the Township have an erosion control ordinance in agricultural property? The secretary will check these questions and get some answers and contact Mr. Garvey.

Dave Nicolai commented that the Planning Commission has not agreed or approved or committed to approve on future plans of subject property and Garvey and Bauer should be better advised to try and reach an agreement with the Township prior to any construction plans as these may not get approved.

**Secretary's note - - Mr. Wasmund was contacted and the answers to the questions of grading permits and erosion control are contained on page 41 - #301.4 and on page 45 -#303 of the Castle Rock zoning ordinance.**

Tracy Bauer asked about impervious surfaces and 25% of the total lot area. This number 25% is taken from a model ordinance standard for rural areas given by PCA and Met Council. It was suggested by Resource Strategies to leave this number as such and to go case by case with the possibility of changing the amount of impervious surfaces if deemed necessary.

Lyn Bauman and Tim Dougherty 2528 220<sup>th</sup> street west Farmington have six acres and want to know the possibilities of splitting the 6-acre plot and build another home. There must be 165 feet of frontage. They could possibly get frontage on Berring Avenue if they could get land from the neighboring lot.

Lynda Stone 1890 270<sup>th</sup> street Randolph wants to build a group home for her son and three other adult males. It would be a 4-bedroom house and the County ok's the project. It would be a privately owned house and it would have a cooperate foster license.

The Planning Commission recommended that it's not possible to build because of the quarter-quarter rule on page 23 #101.2 (8)

Lynda wanted to know if the possibility of a hardship would be able to build the house. The residence would possibly be a mobile home under the hardship ordinance.

The Planning Commission reconsidered the lot of Lynn Bauman and Tim Dougherty and realizes that these two lots though established before 1978, they can not be split up to add another house.

The Planning Commission went through all the changes, findings and revisions of the public hearing held on May 13, 2002.

**Bob Dubbels made a motion and Dave Nicolai seconded that the Planning Commission approves and recommends that the Board of Supervisors of Castle Rock Township accept the Planning commission's recommendation and adopts the changes, findings and revisions of Ordinance # 2002. Motion carried 4 ayes.**

**Maralee Rother made a motion and Bob Dubbels seconded that the meeting be adjourned. Motion carried 4 ayes.**