

**CASTLE ROCK TOWNSHIP  
PLANNING COMMISSION REGULAR MEETING  
JANUARY 27, 2003**

The Planning Commission of Castle Rock Township held their regular monthly meeting on January 27, 2003 at the Castle Rock Town Hall. Present were Jim Heiman, David Nicolai, Arlyn Lamb and Maralee Rother Planning Commissioners. Also present were Colin Garvey, Shirley Dubbels and Mike McClain.

Chair Jim Heiman called the meeting to order at 8:00 p.m.

Colin Garvey 22098 Canton Court made a request that he may build on lots along Highway 50 - - two lots - - 3.8 acres and 4.2 acres for a total of eight acres. He would move the present entrance on Highway 50 and add a turn lane. There could be access onto Canton Court and Highway 50. These lots are located west of Canton Court in the northeast corner of the proposed commercial site Castle Rock Development First Addition.

**Dave Nicolai made a motion and Arlyn Lamb seconded that the Planning Commission recommend the request be acknowledged and recommended that Mr. Garvey be allowed to build on a 3.8 acre lot and a 4.2 acre lot total eight acres located west of Canton Court in the northeast corner of the proposed commercial site labeled Castle Rock Development First Addition and that Mr. Garvey should present a site plan, a building plan, a copy of approval for an entrance location and turn lane from MNDot, a septic design plan and an agreement for easement for storm water lines with Farmington and Castle Rock Township. The Township engineer will oversee the size of impervious surface and the building must be one foot above Highway 50. The Planning Commission secretary will send notice to the City of Farmington regarding Mr. Garvey's request. Motion carried.**

The Planning Commission and Colin Garvey are both clear with the understanding that no further development will take place until all conditions which have been previously set for him in prior meetings and all interested government agencies in this municipalities have supplied our Township will signed letters agreeing with the development as a whole.

Mike McClain, 22382 Chippendale Avenue, Farmington, inquired about the mileage regarding location of an off-sale liquor establishment next to Farmington. He will call the office and find out from the Clerk what the statutes require.

**Arlyn Lamb made a motion and David Nicolai seconded that the Board of Supervisors advise the Clerk to send a letter to Ed and Fern Peterson to have them aware of the ordinance of one residence per forty acres, the compliance with flood plain elevation, septic system compliance, and any additional restrictions or ordinances of the County and Township. Also unseasonably warm weather and no**

**snow or inclement weather conditions should have been a factor in their progress.  
Motion carried.**

The Planning Commission reviewed the following guidelines for roads and recommended that the Board of Supervisors adopt them into the Township's Policy and Procedure.

Guidelines for Roads:

- A. All upgraded roads should be nine ton (also new roads)
- B. Hire an engineer to do the design specs on whatever road is needed
- C. Specs on roads as the township would like
- D. Hire an engineer to do design specs on curbs and gutters determined by road usage

Minimum width 24 foot driving surface with a three foot shoulder

Road, black top or gravel, would be a minimum of 30 feet wide

A gravel road would have a 6-inch crown, 24-foot driving surface, and a three-foot gravel shoulder, with a 30-foot minimum

A blacktop road would have a 4-inch crown, 24-foot driving surface, and a three-foot gravel shoulder, with a 30-foot minimum

On a blacktop road, the base coat would use 31B bituminous base course and the wear coat would be 41B bituminous wear course

Culvert width – driveway approach should be 24 feet wide where shoulder and driveway meet – other driveway permits requirements are:

1. Culvert minimum 18 inch round or squash. Length 24 feet minimum (larger may be required)
2. Culvert must be placed at bottom of inslope
3. First 8 feet of new drive to be level or slope down from shoulder of road
4. Black dirt and seed side slopes first 8 feet
5. All retaining wall, posts and other structures shall not impede snow removal equipment
6. New drive shall not impede township road drainage
7. Property owner shall remove sediment due to construction

1 through 7 is copied from driveway permit requirements and is recommendations by road maintenance.

Recommendations for Roads

Bituminous surface road:

1. Subgrade to be non-organic soils, compacted to 95% modification in top three feet
2. 6 inch 100% crushed rock  $\frac{3}{4}$  inch
3. 2 inch bituminous base course
4. 1½ to 2 inch bituminous wear course
5. 5 inch crown
6. inslope, ditch and back slope to be blocked (4 inches minimum) and seeded
7. shoulders to be 4 inches of 100% crushed rock  $\frac{3}{4}$  inch 3 feet wide

Gravel surface road:

1. Subgrade to be non-organic soils compacted to 95% modification in top three feet, soil corrections below three feet as needed per road

2. 6 inches of CLS
3. 6 inch crown
4. 3 feet of grass shoulder
5. inslope, ditch and back slope to be blocked (4 inches minimum) and seeded

**Dave Nicolai made a motion and Arlyn Lamb seconded to adjourn. Motion carried.**

Meeting adjourned 9:45 p.m.

Respectfully submitted,  
Maralee Rother  
Planning Commission Secretary