

**CASTLE ROCK TOWNSHIP  
SEPTEMBER 29, 2003  
PLANNING COMMISSION SPECIAL HEARING  
RECONVENED OCTOBER 8, 2003**

The Planning Commission of Castle Rock Township held a special hearing of September 29, 2003 was reconvened October 8, 2003 at the Town Hall at 8:00 p.m. Present were Jim Heiman Chair, Dave Nicolai Vice Chair, Bob Dubbels and Dave KammueLLer Commission members, and Maralee Rother Secretary. Also present were Steve and Mark Iseminger, Mark Theorin, Mike Widstrom, Mike Kvale, and Ron Wasmund Building Official.

**Mike Kvale left the meeting.**

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

The purpose of the hearing was to further consider and review the application of Mike Kvale, 22056 Chippendale, Farmington, for a conditional use permit for used auto sales at the above address (Interstate Battery Building) specifically addressing the following:

- \* Check cars being parked on the east side of the driveway access to Highway 50
- \* Check the width needed for parking spaces numbered 32-38 on the plan
- \* Calculation of parking spots for business space
- \* Installation of a privacy fence in back of Precision Frame
- \* Check side set-backs

Jim Heiman had checked with the fire marshall and the fire lane must be designated in writing on the surface, or by "no parking" signs on the north entrance of Highway 50, and there must be no parking on the east side of the building. The fire lane must be 20 feet wide.

Dave Nicolai gave a report of his calculations regarding parking spaces. The Township ordinance requires spaces be ten foot wide. Handicap spaces must be 13 feet wide. Using the ten foot rule, Dave calculated 24 available spaces including two handicap spaces. He also calculated the needed spaces for each business. With employees' spaces for each of the businesses (13), there would be eleven spaces left and after calculating spaces needed by the square footage, an added 22 spaces are needed. According to the square footage of the building (18,000 square feet) and number of businesses, 48 total spaces are required. Spots numbered 32-38 are not occupied by Ray's Classics.

According to state regulations, Mr. Kvale needs at least five spaces for the used car sales besides his other business. He is requesting a total of 12 spaces for his two businesses. Dave KammueLLer paid a visit to Mr. Kvales current location, and counted 14 cars currently for sale.

A fence was installed on the property for Scott Nelson. The fence is eight feet from Iseminger's property, and the gate swings over Iseminger's property.

**Complaints:**

Nelson's truck is parked on Iseminger's property; an overhead door opening had been made on the south side. Mr. Kvale left the meeting as it started and was absent throughout the whole meeting.

**Bob Dubbels made a motion and Dave KammueLLer seconded to deny the conditional use permit because of the absence of the applicant, Mike Kvale. Motion carried 5 ayes.**

**Maralee Rother made a motion and Bob Dubbels seconded to adjourn. Motion carried 5 ayes.**

Respectfully submitted, Maralee Rother, Secretary

