

**CASTLE ROCK TOWNSHIP
PLANNING COMMISSION SPECIAL HEARING
SEPTEMBER 29, 2003, 7:30**

The Planning Commission of Castle Rock Township held a special hearing September 29, 2003 at the Town Hall at 7:30 p.m. Present were Jim Heiman Chair, Dave Nicolai Vice Chair, Bob Dubbels Commission member, and Maralee Rother Secretary. Also present were Kevin and Benita Schemionek, Ken Quade, Linda Barlage, Steve and Mark Isenminger, and Julie Simonsen.

Chair Jim Heiman called the meeting to order at 7:30 p.m.

The purpose of the hearing was to 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).

Mike Kvale wants a used auto sales license. Because auto sales are not permitted in the commercial area, he must apply for a conditional use permit to be able to get the license.

He would like six parking spots for cars to sell – the state license he has requires at least five spots.

Mr. Kvale has a graphic details business in the Interstate Batteries building, and will be operating his auto sales from the same location.

There will be no lighted signs, but he will be putting a sign on the building.
Business hours will be 9 a.m. to 5 p.m. six days a week.

Approval of a conditional use permit will be considered if the following stipulations are met: Mark Theorin's plans for alterations to the building are approved by the Building Official and alterations are completed prior to occupancy by Kvale.

Dave Nicolai made a motion and Jim Heiman seconded that the meeting be continued to October 8, 2003 at 8:00 p.m., and that the following issues be addressed:

- **to talk to Ray's Classic Cars about parking cars 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**
- **install privacy fence in back at Precision Frame and check side set backs**

Motion carried 4 ayes.

Jim Heiman will check with the Fire Marshall; Dave Nicolai will do the calculations of parking and will check with Ray's Classics; Bob Dubbels will check the width of driveway and parking spaces.

It was decided to ask Ron Wasmund to be present at the October 8th meeting and Maralee Rother will call him.

Maralee Rother made a motion and Jim Heiman seconded to continue the meeting on October 8, 2003 at 8:00 p.m. Motion carried 4 ayes.

Respectfully submitted, Maralee Rother, Secretary

