

**CASTLE ROCK TOWNSHIP
PLANNING COMMISSION REGULAR MEETING
FEBRUARY 23, 2004
8:00 P.M.**

The Planning Commission of Castle Rock Township held their regular monthly meeting on February 23, 2004 at the Town Hall. Present were Jim Heiman Chair, Dave Nicolai Vice Chair, Dave Kammuehler Planning Commission member. Also present was Todd Brennan from Friedges, Mark Henry, and Todd Bodem from Tollefson Development, Inc. (Planning Commission member Bob Dubbels was absent due to his father having surgery).

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

Discussion was held regarding the memorandum Castle Rock Township received from SEH (engineers for the Township) regarding Friedges Excavating Seasonal Extraction Permit Application for the reconstruction of Blaine Avenue.

There were 21 points which needed to be addressed, and are as follows:

1. Application is not submitted on the 'Application Form for a Seasonal Extraction Permit' document.
A. OK
2. Confirm that the mineral extraction is within the current Agriculture Preservation District per the Castle Rock Comprehensive Plan (4.02).
A. OK
3. Supporting documentation is not submitted by a registered engineer (5.02)
A. Not required because seasonal, not long term.
4. Confirm that all haul routes accessing the mineral extraction facilities are on 9-ton or greater roads (7.01 C).
A. A nine ton road will be built.
5. Request the submittal of an acceptable phasing plan (7.01 M).
A. Seasonal, not long term.
6. Request the submittal of an acceptable rehabilitation plan (7.01 T).
A. 9.08 – T-4
7. Inquire on whether the stated ten (10) hauling units per day are operator owned or non-operator owned (5.01 H).
A. Hauling units – operator owned or sub contracted by Friedges.
8. Clarify the existing land uses, land use designations and zoning classifications (5.02 A & B).
A. 9.08 – T-4
9. The description of the soil, vegetation, mineral content and current topography of the subject property including a minimum of three soil boring logs must be submitted by a registered engineer (5.02 C).
A. 3 hole no top soil in some areas, max of eight otherwise sand in area proposed granular to undetermined depths.
10. Confirm that the existing irrigation pivot within the property is abandoned and does not require protection from contamination (5.02 E).

- A. Not dewatering – Brian Watson will be on site periodically to check erosion control measures. He is aware of site and of irrigation and has had no comment.**
11. Current topography is not illustrated by existing contours (5.02 G).
A. Document enclosed marked “Emmanuel Cemetery” showing contours
12. Proposed topography of the property after the completion of the mineral extraction is not provided (5.02 H).
A. Document will be provided by County after completion of work as built.
13. Only the MPCA NPDES (National Pollutant Discharge Elimination System) permit is provided, no EAW documents or operating permits were submitted (5.02 J).
A. EAW document not required under 40 acres.
14. An erosion control plan not submitted. This requirement could possibly be enforced by the DCSWCD (5.02 K).
A. Silt fence will be located where needed by Brian Watson recommendations.
15. The provided description of potential impacts and the plan to mitigate these impacts is vague (5.02 K & L).
A. Mining will not impact elevation.
16. Confirm that the site screening, landscaping and security fencing is included in the Dakota CR 79 plan as Friedges indicates (5.02 N).
A. Temporary driveway will be on the south edge of property – screening, landscaping and security fencing is needed for required for seasonal mining.
17. Confirm that the Dakota County Highway Department will be handling the day-to-day inspections of the facility and any associated complaints regarding the extraction operations (5.02 P).
A. Outside inspector will be on site – confirmation to follow.
18. Verify that Friedges indemnifies the Township for all costs, damages, or expenses incurred by the Township arising from such claims, including attorney’s fees (10.04)
A. Check for escrow – verification in Policies and Procedures pamphlet.
19. Require the submittal of a performance bond, cash escrow or a letter of credit, in a form acceptable to the Township, to guarantee compliance with this Ordinance (12.01).
A. Same as above (#19).
20. Require the submittal of an insurance certificate to procure and maintain at the operator’s expense general public liability insurance and automobile liability insurance (13.01).
A. Insurance policy received.
21. Confirm that the conditions noted in the Dakota County Office of Planning letter to Friedges (dated 1/23/04) are satisfied or resolved prior to issuing a permit.
A. Copy on the way, field notes – County will control dust complaints and watering.

Todd Bodem from Tollefson Development, Inc. discussed developing 44 acres in Castle Rock Township, currently owned by Empeys. Tollefson has developed a plan for building townhouses on this property. The Planning Commission discussed the negative impact this project would have on the Township tax base.

Mark Henry reported on an LTAP class he had attended, and brought the class materials he had received for the Planning Commission to review.

The Planning Commission discussed the eligibility of possible building sites on property of Bernard Hughes parcels. The consensus is that there is possibly one building site on the parcel of 32 acres.

Dave Nicolai made a motion and Dave Kammuehler seconded to adjourn. Motion carried 4 ayes.

Meeting adjourned at 9:30 p.m.

Respectfully submitted,
Maralee Rother Secretary