

**CASTLE ROCK TOWNSHIP
PLANNING COMMISSION REGULAR MEETING
JULY 26, 2004
8:00 P.M.**

The Planning Commission of Castle Rock Township held their regular monthly meeting on July 26, 2004 at the Town Hall. Present were Jim Heiman Chair, Dave Nicolai Vice Chair, Bob Dubbels and Dave Kammueler Planning Commission members, and Maralee Rother Secretary. Also present were Marge and Dwayne Ford, and Scott Engen.

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

Marge and Dwayne Ford, 3260 232nd Street, came in to discuss their desire to build a single-family residence on a five-acre parcel they own, which is adjacent to their current residence on five acres. They brought in a survey, which showed the two parcels existed before 1976, dated August 13, 1976. They are paying taxes on these parcels under one tax identification number. The Board is requesting proof of registration as a lot of record from the county before a building permit can be reviewed and approved. **Dave Nicolai made a motion and Dave Kammueler seconded to recommend that the Board of Supervisors should reconsider and approve the application for a building permit because these parcels were separated, and existed as two separate lots prior to the 1978 ordinance. Therefore the ordinance is moot, because the ordinance was established after the lot was split; there are two deeds, and therefore there should be two building sites. Motion carried 5 ayes.**

Scott Engen, representing Elizabeth (Lisa) Almen, PO Box 332, 27751 Danville Avenue, Castle Rock, 55010, is requesting a variance of setback of 86' for a garage, rather than the required 110', and wished to discuss this with the planning commission because he will unable to be present at the Board of Supervisors meeting on August 10, 2004. The planning commission recommended that he have a site plan made for an alternate septic system to illustrate the hardship of needing second septic site. The planning commission also pointed out that there will be a need for a conditional use permit for home occupation business as he wishes to move his business (printing) to this location. All required site plans etc. will be presented to the Board by the Clerk, due to the fact that long standing plans to be out of town will prevent Mr. Engen or Ms. Almen from attending the August board meeting.

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

Meeting adjourned at 8:35 p.m.

Respectfully submitted,

Maralee Rother Secretary

