

**CASTLE ROCK TOWNSHIP
PLANNING COMMISSION REGULAR MEETING
SEPTEMBER 27, 2004
8:00 P.M.**

The Planning Commission of Castle Rock Township held their regular monthly meeting on September 27, 2004 at the Town Hall. Present were Jim Heiman Chair, Bob Dubbels and Dave Kammuegger Planning Commission members, and Maralee Rother Secretary. Dave Nicolai was absent due to an injury. Also present were Glen Holz, Jim Hedlund, Joe Miller, Victor Volkert, Doug Wiedder, Todd Brennan, Jean Mulvihill, Joyce Schaffer.

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

Doug Wiedder has sold 57 acres of land to Joe Miller. The property is located on two quarters. The front quarter already has a dwelling on it. Mr. Miller would like to put a house in the back quarter of the property. The inquiry was as to whether or not this would be allowed per ordinance.

The Secretary will check with the legal planner regarding whether road frontage is required to put a house on the back quarter/quarter section, when the front section (with road frontage) is owned by the same owner.

Glen Holz inquired as to whether or not a parcel of 9.3 acres owned by Larry Garner is eligible to be split. The Planning Commission explained to him why he could not split it.

Jim Hedlund questioned what needs to be done to convert a residence into an office.

Discussion was held regarding the request for a variance for location of a shed for Jean Mulvihill. It is recommended to suggest the Board review and reconsider the action taken on August 10 of variance, re: denial because of lack of information showing elevation of the building site. **Bob Dubbels made a motion and Jim Heiman seconded that the elevation of building should not be an issue for a variance on a setback because elevation can be variable and the Board should reconsider this issue. Motion carried 3 ayes, 1 naye.**

The Planning Commission recommended that Jean Mulvihill bring appropriate elevation of the building site for review by the Board.

Bob Dubbels made a motion and Dave Kammuegger seconded to adjourn. Motion carried 4 ayes.

Meeting adjourned at 9:30 p.m.

Respectfully submitted,
Maralee Rother Secretary

