

**CASTLE ROCK TOWNSHIP
PLANNING COMMISSION
JOINT MEETING WITH BOARD OF SUPERVISORS
MAY 4, 2004**

The Planning Commission of Castle Rock Township held a joint informational meeting with the Board of Supervisors of Castle Rock Township on Tuesday, May 4, 2004 at the Town Hall. Present were Jim Heiman Chair, Dave Kammuller Planning Commission member, and Maralee Rother Secretary. Also present were Arlyn Lamb, Paul Irrthum, Jim Ozmun, and Randy Becker supervisors, and Mark Trevis, David and Sheila Holz, Ken Carlson, J.J. Young, Joan Uselmann, Jim and Kelly Deegan, Roger Randall, Lesley Halvorson, Mark Henry, Pat Tinsley, and Colin Garvey.

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

The purpose of the joint meeting with the Board of Supervisors is to have an informational meeting regarding rezoning a 44 acre parcel in Section 5 of the Township to higher density. The change would be from rural residential to urban development.

Colin Garvey presented a plan of his plans for the development on the 44 acre parcel. This plan is subject to changes because of ponding and other issues that arise with the planning of the parcel. He proposes three entrances off of 225th Street and possibly on Canton Court onto Highway 50. His plan is for 81 18,000 square foot parcels with single family homes. There will be a ten acre pond in the plan. The sewer and water will be shared septic systems and shared wells. There will be no curbs or gutters. The sewer systems would be separate holding tanks into one drain field – there is the possibility of a mound design. DNR would be involved with the development because of the wetland environmental issue with the level three ponds.

225th Street would have extra traffic and would be gravel.

Discussion was held regarding the golf course and its future.

With the ponding put in place, there would possibly be 60-65 housing units in this proposed development.

Mr. Garvey was asked about the request he has made for annexation to Farmington. Mr. Garvey stated that he has not asked to annex this parcel into Farmington. A letter was read that implied another buyer has an option agreement with the Empeys, and is applying for annexation and MUSA. The question of spot zoning was brought up. Also it was asked what the highest density currently is, and it is 4 residences per 40 acres.

The school site was discussed.

Questions to be asked of legal:

- Legal will be asked if the Township can get out of the Joint Powers agreement.

- What liability does the Township have with this parcel in case of annexation?
- Does Joint Powers keep parcel from going into annexation?
- Can a moratorium be put on Farmington's development until these questions are answered?
- Is this 44 acres part of the Joint Powers agreement?
- Who would be responsible to put in water and sewer if the 44 acre plat is annexed?

**Maralee Rother made a motion and Dave Kammuehler seconded to adjourn.
Motion carried 3 ayes.**

Meeting adjourned at 9:15 p.m.

Respectfully submitted,
Maralee Rother Secretary