

**CASTLE ROCK TOWNSHIP
PLANNING COMMISSION REGULAR MEETING
August 29, 2005
8:00 P.M.**

The Planning Commission of Castle Rock Township held their regular meeting on Monday, August 29, 2005 at the Town Hall. Present were Jim Heiman Chair, Dave Nicolai Vice Chair, Bob Dubbels, Dave Kammuehler Commissioners and Maralee Rother Secretary. Also present were Bruce Lamp, Jon Juenke, Gary Piphon, Liz Van Zomeren, Harold Eide, Paul Irrthum, Mark Wagenknecht, Norbert Kuhn, David Mumm, Mark Henry and Ken Betzold.

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

Liz Van Zomeren representative of Nextel stated that they wish to collocate on existing wireless telecommunication tower at 26841 Chippendale Avenue, Northfield. There will be three carriers on the tower, T-Mobile, Verizon and Nextel. **Bob Dubbels made a motion and Dave Kammuehler seconded that the Planning Commission makes a recommendation for collocation of Nextel on the T-Mobile tower located at 26841 Chippendale Avenue, Northfield. Motion carried 5 ayes.**

Jon Juenke at 21701 Blaine Avenue owns property Southeast and Southwest ¼ of ¼ of Section 4. He says there is a cart path on the line 1329 feet of the North ½ of Section 4. This property is torrens property and has no abstract to refer to possible easements. The Planning Commission advised him to check with the landowners regarding easement to get right-of-way to property.

Paul Irrthum 1605 260th Street, Farmington presented a copy of ASC Map Section 23 Southeast ¼ - Southeast ¼ of ¼ wants to sell approx 20 acres of that land described and the consensus of the Planning Commission is that it is build able site with 165ft of road frontage of 260th Street zoned ag.

Discussion with the Task Force Committee:

The options far possible zone changes are:

- 1 East Danville Avenue to Neil property North of 275th
- 2 ½ mile North of 275th Street West of Highway 3 to Denmark
- 3 North of 275th Street ½ mile east – ½ mile North of Torbenson's
- 4 County Road 47 & County Road 86

The clerk shall contact MAT attorneys with the following questions:

- 1 Can commercial property be rezoned if no one will allow it to be developed?
- 2 How can the commercial property be rezoned legally?
- 3 If property owners consent to commercial property zoning can we have contracted stipulation in a reasonable time for selling property?
- 4 What percentage of land can be designated for commercial property?
- 5 Is there a percentage to go by in order to keep agricultural status?
- 6 Can a Township change the zoning by amending the Comp Plan?
- 7 What is the smallest acreage to be started and not be called spot zoning?
- 8 Should the Township wait for changes or do them before 2008 when the Comp Plan must be reviewed?

There could be a public hearing with public and an informative meeting if and when these actions continue.

Annexation was mentioned and will be pursued later on.

Dave Nicolai made a motion and Dave Kammuller seconded to adjourn. Motion carried 5 ayes.

Meeting adjourned at 9:35 p.m.

Bob Dubbels presented documents regarding mining from Waterford and Eureka Townships and a copy of a court case in Washington County and the secretary will make copies for the Planning Commission. There will be a six-month extension put on the research of the mining extraction ordinance.

Respectfully submitted,
Maralee Rother Secretary