

APPROVED MINUTES

Castle Rock Planning & Zoning Regular Meeting on 9-29-08

Members Present: Bob Dubbels, Norbert Kuhn, Todd Sjostrand, and Sandy Weber

Not Present: Paul Irrthum

Citizen Present: Mark Wagenknecht, Mark Henry, CR Board members Gary Piphon and Pete Schaeffer

Norbert called the meeting to order with the reciting of the Pledge of Allegiance.

OLD BUSINESS

Motion to approve minutes of special meeting to approve a C.U.P. for the home occupation of Terry Donahoe at 3184 255th St. W., Farmington, MN. 55024, to operate a lawn care/turn care business. The name of the business being Sports Turf Specialties, Inc. Todd made a motion to approve and Bob 2nd the motion. Question was called by Chair Norb Kuhn, motion carried.

Motion to approve minutes of special meeting to approve an ordinance change. The change was to draft a new procedure to alter the 8.07 Building Permit Ordinance on page 80 of the Castle Rock ordinance book regarding the process to obtain building permits.

The change the planning commission instituted, "reasonable period of time" change this wording to "10 working days." Also, under #3, "recommendations to Town Board" a change to read "Planning Commission." Planning Commission would like Point #5 – "in the event that the permit doesn't pass at the planning commission meeting, the board could still pass it at their regular meeting, if the situation has been signed off by the Building Official," then make point #, #6. Motion was made by Bob Dubbels to approve above as stated, 2nd by Todd. Norb called the question and motion carried.

Motion to approve minutes of the regular minutes on 8-25-08 was made by Todd, 2nd by Bob. Norb called the question, motion carried.

NEW BUSINESS

Mr. Beltz is inquiring an update regarding his CUP to buy land across road to be used for a parking lot for his business at 22448 Chippendale Avenue. Norb clarified a letter from Dean Johnson of Resource Strategies that the land is to be used for parking only. There is room for 26 parking stalls on this lot size (.7 acres, 30,810 sq. ft.) Gary Piphon had a clarification that when he met

with the city of Farmington it was listed in section 5 that this land is considered Rural Residential and will be used as a parking lot, this land was previously used as a parking lot. Can be used 25% impervious. Mark Henry asked if gravel is considered impervious. Mark Henry would like a definition of impervious. 37% is the footprint of parking lot on property. Norb says should be allowed to have this parking lot. The planning members agree to Norb's statement. Planning members addressed the need for crosswalk signs – Mr. Beltz will pay for the signs. Mark Henry asks Mr. Beltz is he is willing to pay for an engineer to do a study to see where the signs will be placed as this would be a liability issue for the township. Gary Pipho and Russ Zellmer attended a meeting in Farmington and stated the engineer will tell us where to place the cross walk signs. Mark Henry to work with Mr. Beltz to give him names of engineers to call to help us with this issue. Mr. Beltz is to come back next month with the engineers report. **Planning commission is to look up former CUP use on property south of 225th St. and how parking lot was used.**

Duane Marek - Northland Equities. On Nov. 7, 2007, Bldg. Inspector said no permits issued, on 2-12-08, the Board changes for impervious and vote carried, on 3-19-08, a variance for impervious was asked for, on 4-15-08, a special meeting for a variance and parcel combination as asked for and a building permit was approved. Gary Pipho said a precedent was set for a CUP allowing sales since 2005.

Motion – Bob made a motion that Duane Marek does not need a CUP for car sales per the zoning book page 31 under B #3. Todd 2nd the motion, Norb called the question and the motion carried.

Joe Auge of Farmers Mill and Elevator – Wants a building permit for a 20' x 50' building. The property to build this building is in the Commercial District. We need to check zoning, wetlands, setbacks which need to be 110', driveway permit is required. Septic, well, alternate septic is to be addressed. We are sending Joe to the Building Inspector to be ready for the board meeting on 10-14-08. Motion to accept Joe Auge's proposal with our recommendation for the building permit checklist to build an office bldg. where the previous old bunker sits at 27930 Danville Ave, Castle Rock, MN. Motion made by Bob and 2nd made by Todd, Norb called the question, motion carried.

Mark Wagenknecht wants to know if there is a requirement for a permit for removal of a building. Planning members say yes.

Building Inspector's Contract was reviewed and tabled.

Mark Henry gave a report on his issues with MinCan. Issues like dust, heavy equipment on roads and he took pictures. Mark Henry and Gary Pipho met with Min Can and they paid damages in the amount of \$74,000+.

Mark Henry stated we need to make ordinances for the big companies who may want to come through Castle Rock in the future. Things like professional admin. costs upfront. Escrow amount set up ahead of time, an estimate of maybe \$20,000. Tom Jones of MinCan says we do not have the proper ordinances in place to protect our township.

Norb K. reported on his attending the CapX 2020 meeting. Norb said they could come through and put 150' posts every 800-1,000 feet apart. They would bring in major big equipment. Concrete to set posts 50-60' deep and 16' square. CapX is now buying easements and property for usage years down the road. They would build in the winter and escrow is not an issue. Castle Rock would pay for a contract with them and we would get permit fees upfront. Jane received a letter from Tom Hillstrom of CapX 2020. **Public meeting is needed as 230th & 290th are the routes that are picked. Jane is to contact Craig Poorker of Great River Energy, Sr. Field Rep. of Land Rights at 763-445-5980, toll free 800-442-3013 ext 5980, www.greatriverenergy.com or www.capx2020.com. Motion for Jane to contact Craig of Great River Energy for a public meeting with Capx2020 to confer with planning commission to set a date for a public meeting. Norm made the motion, 2nd by Sandy, Norb called the question and motion carried.**

Norb suggested we set a special meeting to meet with Image Cowboys 1 hour before our next regular meeting on Oct. 27, 2008. Planning members agreed. Other items on the agenda to discuss are Collaborative Comp Plan going over the final version, ordinance changes to MinCan & roads, clustering ordinance changes.

Motion to adjourn made by Bob D., 2nd by Todd S., Norb called the question motion carried.