

APPROVED

Castle Rock Planning & Zoning Regular Meeting Minutes

8-25-08

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

Citizens Present: Town board member Pete Schaffer and Gary Piphon, Mark Henry, Ron Wasmund building inspector, Dean Johnson of Resource Strategies, Dick Osmund, Jan Oistad, and Jane Bistodeau

Norbert called the meeting to order at 8:00pm.

Pledge of Allegiance

Motion to approve Minutes for the last regular meeting 7-28-08 meeting was made by Norb Kuhn and Todd Sjostrand 2nd the motion. All in favor - 3 ayes, Bob Dubbels abstained as he was not at the last meeting, motion carried.

New Business:

Dick Osmund spoke in favor of clustering. He is older and would like to build a one level home, but cannot do it now as our ordinance does not allow it. Dick commented he has 155 acres with 3 homes on 3 quarter sections. He would like to build a home on 5 acres. If we had clustering it would allow it. Dick feels clustering would be good for the whole township. Norb Kuhn said the clustering issue will be addressed at special meetings in the future.

Garry and Anne Switzer came into ask if they had enough property to build a home. With the way the ordinance is now the answer is no.

Ron Wasmund (8:10pm spoke to 8:20pm) – He stated the contract is the place to discuss performance issues.

Ron questions the 10 day clause the planning commission wants for the new procedure for the building permits.

Mark Henry asks about minor permits. Siding and windows is not a planning commission issue.

Norb Kuhn said we are asking to have information back from everyone in 10 days, not just the building inspector.

Gary Piphon said Bldg Inspector only needs to be at mtgs where he needs to explain site plan.

Norb Kuhn asked if planning commission could have a copy of the building inspector's contract. Gary said yes.

Ron said he will send a copy to the planning commission, then go to board.

Jan Oistad said her land is a century farm and she would like to see it stay in her family. She wanted information for her son to build a house in a year or so. Mark Henry said she would probably have to contact the county to move the driveway shared by her property and Bernie & Sandy Weber. Mark mentioned there needs to be 165 feet of road frontage. Jan should ask the town clerk for an informational packet on building a home. Jan asked if her son could put a

shed on the property before the house. Our ordinances say no. Jan's son cannot build on the back 40 acre, he has to build on the front 40 acres. A Partial split has to be approved by the township board. The parcel would have to be surveyed.

Dean Johnson: Regarding Image Cowboys. The Nike Base is a very unique piece of property, it was owned by the government and granted back to CR Township and is zone agriculture. An Interim Use Permit is they way to go as Castle Rock can put any kind or amount of stipulations it wants on an Interim Use Permits. If CR grants an Interim Use Permit the rights cannot be assigned to someone else if property is sold.

There will need to be a public hearing regarding the Interim Use Permit for Image Cowboys.

Castle Rock will need to contact legal for all legal issues.

Definition of a Residence – Dean Johnson says it can have multiple meanings. A residence is where someone resides year round and sleeps there.

We need to stipulate that Image Cowboys is a Military Training Center and not a residence.

On page 38 or our ordinances – tents, unfinished basement. What is a dwelling unit vs. a lodging unit?

Norb Kuhn says how do we know he doesn't have an employee living there 6 months?

Dean says that is where our inspection would come into play. We will need very specific instructions in our permits that we can write in our Interim Use Permit. We will need to write in consequences of breaking the permits. Fines, etc.

Mark Henry said how will this affect the 225th Officers Quarters property? These are federal sites.

Norb Kuhn asked Dean Johnson to help us write the language for the IUP. Jane would get the updated application to Dean Johnson for Dave Sodergren to review. We will also get Dean Johnson a copy of the extension letters that Dave signed, granting us more time to set up the IUP for the Nike property.

Dave already said he would grant us another extension if we need it.

Castle Rock Comp Plan. We are approving the collaborative comp plan first. Dean can help us update the CR Comp Plan. Met Council has given us an extension until May 21, 2009. Has to be sent out to neighboring communities. We will have an updated collaborative with updated maps of Castle Rock.

Clustering – strict 1/40 acres. Things to discuss – transfer fees, cluster ordinances.

Norb Kuhn says someone clusters 4 houses close to city of Farmington, does Farmington inherit our density Farmington may not do this because too expensive to put in city sewer and water and difficult to provide.

Mark Henry asks will Met Council allow anything but 1/40?

We will do clustering as collaborative next spring of 2009.

To CR comp plan to do clustering, CUP & minor changes to comp plan will be hundreds of dollars. Dean Johnson says

wait till we get addendum.

Gary Pipho: How hard is it to change comp plan? If we send out to neighbors anywhere from 60days for an amendment to 6 months for the whole comp plan.

Motion to adjourn made by Bob Dubbels, Todd Sjostrand 2nd the motion – all in favor aye, no nays, motion carried.

Minutes submitted by Sandy Weber Secretary Planning Commission.

MINUTES SUBMITTED BY SANDY WEBER, SECRETARY PLANNING AND ZONING COMMISSION.