

Approved

**Castle Rock Township
Planning Commission Public Meeting
April 20, 2009 at 7:30 PM**

Planning Commission Attendees:

Norbert Kuhn (Ch.) Sandy Weber (Vc) Gary Pipho (Sec)
Todd Sjostrand Paul Irrthum

Other Attendees:

Greg & Helen Cook, Eric Ruud, Randy Becker, Jane Bistodeau, Pete Schaffer,
Mark Molitor, Roger Wikstrom, Jon Juenke, Mark Henry, Russ Zellmer, Irv &
Sharon Kappedall.

Call to Order:

The meeting was called to order at 7:00 PM
The Pledge of Allegiance was recited.

Discussion to approve the recommendations from the April 16, 2009 meeting.
Amendments included:

- Request Board seek legal opinion on changes to ordinance “6.04 AG Agricultural District” prior to their approval.
- Add verbiage to allow private roads for clustered housing. See recommendations.

Motion was made to approve the recommendations from the April 16, 2009 meeting as amended.

Motion: Sandy Second: Paul Motion Carried.

Discussion concerning Home Occupations.

Motion was made to add a number 13 to 6.04 AG Agricultural District as follows:

13. Home Occupations

And to remove number C.6 (under Conditional Uses) from 6.04 AG Agricultural District as follows:

~~6.—Home Occupations.~~

This change will require renumbering of numbers 7 and 8 accordingly.

Motion: Gary Second: Paul Motion Carried.

Discussion concerning change of minimum size of homesites in AG district from one acre to 2.5 acres to accommodate secondary septic systems if needed. Consensus was reached but no vote taken.

Discussion concerning fees/charges for building right transfers. What are the township costs and what amount should the fees be? Not decision made.

Discussion on what the difference is between a driveway and a shared road. Consensus was that a driveway serves a single residence or parcel. Once it is shared it becomes a shared road and must meet the standards as such.

Discussion on why the PC is limiting township growth by recommending against allowing transfers from quarter-quarters that do not have any building sites. The consensus was that if there are no eligible building sites for reasons other than a lack of road frontage, there are no rights to transfer.

Discussion concerning the no-grandfathering portion of the proposed clustering rules. It was questioned whether the new ordinance can supercede lots of record established prior to 1979. Will those lots potentially lose their building rights if others build first? This will be up to the BOS to decide.

Discussion on how the Hampton Woods area would be affected by the recommended changes. Hampton Woods is still an AG area with about 40 lots open – but most are unbuildable and many have ISTS issues. Would first come-first-served take the building rights from them?

Discussion concerning the RR 1 changes in the recommendations.

Discussion: Adding Additional Commercial Zones within twp. There were questions as to why several areas within the township were surveyed as to whether the owners were in favor of changing the zoning of their areas from AG to commercial. One area had a 4 to one vote in favor of going commercial, with at least three contiguous properties in favor (see **Table 1**). A resident mentioned they went to discuss their proposal with Brian Watson (as directed by the BOS) to determine how the area would be treated from a wetlands perspective. Brian was said to have stated most of the properties were suitable for building. Gary mentioned that he had also spoken with Brian Watson confirming the above statement and Brian would send a written document for the areas between the fairgrounds and 240th St. to the township.

Motion was made to keep the recommendation as stated and send the Board of Supervisors an explanation of the current situation.

Motion: Paul Second: Sandy Motion Carried.

Table 1: Results of Commercial Survey for west side of Hwy 3 from south of fairgrounds to 240th St.

| | |
|-------------|---|
| Yes | 4 |
| No | 1 |
| Maybe | |
| Unsure | |
| No Response | |

Adjourn:

Motion to adjourn the meeting.

Motion: Paul Second: Todd Motion carried.

Meeting Adjourned at 8:05 PM.