

**CASTLE ROCK TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
SEPTEMBER 7th, 2010 @7:00 P.M.**

The regular monthly meeting of the Planning Commission of Castle Rock Township was held on Tuesday, September 7th, 2010 at 7:00 P.M. Present were Sandy Weber Chair, Arlyn Lamb Vice Chair, Mark Wagenknecht and Lori Abeln, member and Secretary. Monique Berg was not in attendance. Also present were Mark Molitor, Eric and Becky Ruud, Jon Juenke, Eldon and Barbara Fossum, Dick Ozment, Anita May, Joe May, Paul Irrthum, Norb Kuhn, Mark Kiefer, Randy Becker, William Neil, Russ Zellmer, Arlo Finney, Orren and Margarete Lucht, Patrick Higgins, Sr., Mark Henry, E. Hernke, Kenneth Betzold, Drea Doffing, Dennis Kuhn, Dan Harris, Colette Mumm, Jane Bistodeau, Craig and Teddy Braun.

CALL TO ORDER

Chair Sandy Weber called the meeting to order at 7:00 P.M. and the Pledge of Allegiance was recited. The public notice was read by Chair Sandy Weber:

Notice is hereby given that the Planning Commission of Castle Rock Township will hold a public hearing on Tuesday, September 7, 2010 at 7:00 p.m. at the Castle Rock Town Hall, 2537 240th Street West (corner of 240th Street and Biscayne Avenue), for the purpose to review and discuss clustering.

All interested parties are urged to attend this meeting or submit written comment to be read at the meeting.

Castle Rock Township
Jane Bistodeau Clerk

Posted August 24, 2010
Published August 26, 2010

- Chair Weber read the rules in regards to how the meeting would be run.
- Arlyn Lamb read a report he had put together. Some of the information had been supplied by Eric Ruud and he corrected it as previous he had called Eric's information a petition and corrected to read survey. **"Fact Finding Results for Clustering"**. This document was also provided to all planning commission members in attendance .
- Copies of the ordinance were provided to all residents in attendance for their review.
- Eric Ruud clarified the intent of the survey which was to find out the interest of land owners in regards to clustering.
- Bob Bauer gave a statement describing the concept of **Simple Clustering**. Purpose of simple clustering is to have 1 lot available for 40 acres. Clustering would take the building rights of the land owners and cluster them which would allow for the transfer of the buildable site to a different ¼ section.
- The terms contiguous and non-contiguous were explained. They refer to land boundaries that are touching or not touching.
- Discussions included the purpose for removing the long driveways in regards to emergency vehicles.
- Discussion held about the land owners who would and would not benefit from simple clustering.
- The cost of road maintenance issues was discussed and both pros and cons presented. Taxes are paid to the township whether the property is accessible to a state, county or township road.
- The term "grandfathering" in was defined by Bob Bauer. In legal terms it means legal non-conforming use before the new ordinance.

- Discovery presented that the Planning Commission can make more than one recommendation to the Board of Supervisors.
- Alternative methods than clustering was discussed.

MOTIONS:

Lamb/Wagenknecht made a motion to recommend to the Board of Supervisors that the questioning of clustering be put on the ballot as a yes or no vote. 4 ayes, motion carries.

Lamb/Wagenknecht made a motion to recommend to the Board of Supervisors to put a question on the ballot for the issue of clustering if necessary be reviewed in no less than 5 years. 4 ayes, motion carries.

Abeln/Weber made a motion that the Board of Supervisors adopt the issues of clustering ordinances with the changes made. Motion fails 2-2.

Lamb/Wagenknecht made a motion to adjourn. 4 ayes.

ADJOURN 8:50 P.M.

Respectfully submitted,

Lori Abeln, Secretary