

**CASTLE ROCK TOWNSHIP  
PLANNING COMMISSION REGULAR MEETING  
October 28, 2019**

The regular monthly meeting of the Planning Commission of Castle Rock Township was held on Monday, October 28, 2019. Those present were Jeff Partington, Chairman; Jennifer Wegner, Vice-Chair, Mary Ann Enggren, and Jim Heiman, and Barbara Lang.. Also in attendance were Alex Konzemious, Lahcen & Amina Grass, and Melony Steber.

Jeff Partington called the meeting to order at 7:00 pm and led the assembly in the Pledge of Allegiance.

**APPROVE AGENDA:**

**Mary Ann Enggren/ Jim Heiman made a motion to approve the agenda. 5 ayes. Motion carried.**

**CONSENT AGENDA:**

1. 9-23-19 PC Regular Meeting Minutes

**Jim Heiman/Jeff Partington made a motion to approve. 5 ayes. Motion carried.**

**PUBLIC COMMENT: None**

**UNFINISHED BUSINESS: None**

**NEW BUSINESS:**

- Parcel Split Application, PID 07-01000-26-014 (230<sup>th</sup> St) Melony Steber, Fee-Owner J. Empey Development LLC, 3.5 acre split from 32-acre parcel

Survey and location were reviewed to verify that this parcel has a buildable.

**Jim Heiman / Jennifer Wegner made a motion to recommend this Parcel Split to the Board of Supervisors. 5 ayes. Motion carried.**

- Discuss establishing wildlife pond at 1060 230<sup>th</sup> St, Tom Powers/Josh Lorenzo

Interested parties were not present. Discussion that the township does not have any Ordinance covering this. E-mail from Brian Watson was reviewed, which indicated owners will need to coordinate with Soil & Water Conservation office if they proceed in order to comply with location and any land disturbance in the flood plain areas.

- Discuss proposed Business Plan for 1462 260<sup>th</sup> St, see attachment from Lahcen & Amina Grass
- Mr. & Mrs. Grass were present and had provided a detailed description of their business plan for expanding aquaponic gardening, organic gardening and renovating an additional building on the property as a certified kitchen in order to invite small groups for tours and education about healthy eating and preparing healthy meals. Mrs. Grass also has background in preparing traditional Moroccan foods, and would possibly have small groups to teach about preparing that style of meals at some point in the future. Mr. Grass is also looking into the possibility of developing a small museum on the premises so their visitors could also be educated on the history of the Nike missile program from the 50's and 60's when it was an active base.

**Jennifer Wegner / Mary Ann Enggren made a motion that the Planning Commission finds no conflict with the Zoning Ordinance for this agricultural business use, and that the owners will need to apply for appropriate building permits for the renovation in addition to following all applicable Health Department codes for a certified kitchen facility. 5 ayes. Motion carried.**

- Preliminary presentation by Alex Konzemious, Bolton & Menk, regarding review of buildable sites in township
- Mr. Konzemious presented preliminary maps and information that are being developed to determine the remaining buildable sites available in the township. Some suggestions were made for additional references to be included on the maps. There were also several questions that will be submitted to the township attorney for clarification for property that only has agricultural buildings in place, and who has the right to a buildable lot in cases where there are multiple property owners within a quarter-quarter section. Clerk Lang will submit the questions and pass them on to Mr. Konzemious as quickly as possible. He plans to present the final report at the November 25<sup>th</sup> Planning Commission meeting.

**ADJOURN:**

**Jim Heiman/Mary Ann Enggren made a motion to adjourn. 5 ayes. Motion carried.**

Meeting adjourned at 8:35 p.m.

Respectfully submitted, Barbara M. Lang  
Barbara Lang, Secretary

Attest: Jeff Partington (Original signatures on file)  
Jeff Partington, Chairman - Castle Rock Planning Commission