

**CASTLE ROCK TOWNSHIP
PLANNING COMMISSION REGULAR MEETING
November 25, 2019**

The regular monthly meeting of the Planning Commission of Castle Rock Township was held on Monday, November 25, 2019. Those present were Jeff Partington, Chairman; Jennifer Wegner, Vice-Chair, Mary Ann Enggren, and Jim Heiman, and Barbara Lang. Also in attendance were Nancy Asher, Allision Asher, Cole Empey, Shannon Nielson, Erik Nielsen, and Jennifer Scheibel.

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. 10-28-19 PC Regular Meeting Minutes

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

PUBLIC COMMENT: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

- Ali Asher was present to discuss a possible Home Occupation business at 1700 220th St for private appointments for mental health patients to participate in equine therapy. She gave a summary of her intentions. Township attorney had reviewed the information received prior to the Planning Commission meeting, and he saw no problem with going forward at this time based on the limited number of clients expected. If the business were to expand, the recommendation was that Ms. Asher should be added as a co-owner of the property in order to qualify for a home occupation business.

Jennifer Wegner/Jim Heiman made a motion to recommend the limited equine therapy business with the understanding that if the business expands, there will be further conditions. 5 ayes. Motion carried.

- PID 07-00500-79-011 Owner Jennifer Scheibel was present to inquire if an accessory building could be built on this lot. Further details that had been provided by Brian Watson previously were reviewed. No problem seen with an accessory building, but no well or septic would be allowed unless the property was upgraded to meet the standards identified by Mr. Watson. If the property was upgraded to verify that all contaminated materials had been properly removed, the parcel status could be reviewed for a possible future residential building site.

Jennifer Wegner/Jeff Partington made a motion to recommend that the above information for this parcel be forwarded to the Board of Supervisors. 5 ayes. Motion carried.

- Jim Lentsch had attended the previous Board of Supervisors meeting regarding establishing a woodworking business on the property at 3100 225th St. He was referred by the BOS to have the Planning Commission review this information. Township attorney reviewed the information and indicated that the use listed would not be allowed under the current Zoning Ordinance. Mr. Lentsch was not present so no further action was taken other than discussion that the intended use would not be allowed.
- 3184 255th St W, discussion of request to determine if property could be developed into a wedding venue. Township attorney had reviewed the information and does not recommend that this use would be allowed under the current Zoning Ordinance. There was some discussion that the Switzer property within the township does have an existing CUP for a similar type of business that was allowed quite some time ago. No one was present at the meeting to inquire further so no action was taken.
- Alex Conzemius, Bolton & Menk, provided a memo with an update on the final report. There were several examples of "problem" parcels that were reviewed by the Planning Commission. Upon review of these examples, the Planning Commission members agreed with Mr. Conzemius's recommendation except for one parcel. Barbara Lang, as Clerk, was asked to get some further clarification from the township attorney regarding that particular parcel. Mr. Conzemius expects to complete the final study by the December Planning Commission meeting.

ADJOURN:

Mary Ann Enggren /Jennifer Wegner made a motion to adjourn. 5 ayes. Motion carried.

Meeting adjourned at 7:55 p.m.

Respectfully submitted, Barbara M. Lang
Barbara Lang, Secretary

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