

**CASTLE ROCK TOWNSHIP
PLANNING COMMISSION REGULAR MEETING
November 28, 2016**

The Regular meeting of the Planning Commission of Castle Rock Township was held on Monday, November 28, 2016. Present were Jeff Partington, Chairman; Gerald Larson, Vice-Chairman; Mary Ann Enggren, and Barbara Lang, Secretary. Mike Betzold was absent. Also in attendance were Mark Henry, Norb Kuhn, Pete Schaffer, Roger and Elaine Wikstrom, Sandy Weber, and Erik and Shannon Nielsen.

Jeff Partington called the meeting to order at 7:10 p.m. and the Pledge of Allegiance was recited.

APPROVE AGENDA:

Gerald Larson / Mary Ann Enggren made a motion to approve the Planning Commission agenda. 4 ayes. Motion carried.

CONSENT AGENDA REVIEW / APPROVE:

- PC 10-24-16 PC Regular Meeting Minutes

Mary Ann Enggren / Gerald Larson made a motion to approve the Minutes. 4 ayes. Motion carried.

PUBLIC COMMENT: None

UNFINISHED BUSINESS:

- Update on Family Dwelling Units

Barbara Lang gave an update that again one of the Supervisors was not present at the November Board of Supervisors meeting, so this will be back on the agenda at some point in the future.

NEW BUSINESS:

- Review 50' x 56' Ag Zoning Application, Erik Nielsen, 24513 Chippendale Ave W
Use of the building, setbacks, and locations of the well and septic were reviewed.

Gerald Larsen / Mary Ann Enggren made a motion to recommend approval to the Board of Supervisors. 4 ayes. Motion carried.

- Discussion/Recommendations from Public Hearing for Ordinance Amendment

Planning Commission members discussed comments based on the discussions and remarks made during the Public Hearing prior to the Planning Commission meeting. The interpretation of the Planning Commission of the amended Section 7.21 A. "Retail solar electric systems are allowed in all zoning districts through the building permit application process" would mean that the building permit application process includes that structures authorized as ag-zoning buildings do not require building permits, so this would also apply to retail solar electric systems being installed on ag-zoned buildings.

Barbara Lang / Mary Ann Enggren made a motion to recommend to the Board of Supervisors that the items presented in the draft Ordinance Amendment be adopted, with the additional changes of modifying Section 7.21 D to describe Ag Zoning requirements, adding a new Section 7.21 E to describe Commercial/Industrial Zoning requirements, and renumbering the sections following the new section. 4 ayes. Motion carried.

Elaine Wikstrom inquired that if the Board of Supervisors adopts the recommendation for the Ordinance Amendment, can their solar project move forward. It was indicated that they could proceed once the Ordinance Amendment had been adopted and executed.

Mary Ann Enggren / Gerald Larson made a motion to adjourn. 4 ayes. Motion carried.

Meeting adjourned at 7:22 p.m.

Respectfully submitted,
Barbara Lang, Town Clerk

Attest: Jeff Partington, Chairman - Castle Rock Planning Commission