

**CASTLE ROCK TOWNSHIP
PLANNING COMMISSION REGULAR MEETING
December 19, 2016**

The Regular meeting of the Planning Commission of Castle Rock Township was held on Monday, December 19, 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 Percy Scherbenske and Nick LaFontaine.

Jeff Partington called the meeting to order at 7:00 p.m. and the Pledge of Allegiance was recited.

APPROVE AGENDA:

Jeff Partington requested that discussion of ag buildings be added to Unfinished Business. Barbara Lang requested that the parcel split listed on the agenda be removed, as the property owner had picked up information prior to the meeting and will discuss if needed in the future.

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

CONSENT AGENDA REVIEW / APPROVE:

- PC 11-28-16 Public Hearing Minutes
- PC 11-28-16 Regular Meeting Minutes

Gerald Larson / Mary Ann Enggren made a motion to approve the minutes for both meetings. 4 ayes. Motion carried.

PUBLIC COMMENT: None

NEW BUSINESS:

- Discussion regarding process involved to request re-zoning – Percy Scherbenske

Mr. Scherbenske was present to review his two parcels and inquire about the process involved to possibly request re-zoning from Agricultural to Rural Residential-1. Commission members read the appropriate sections of the Zoning Ordinance to determine how many buildable lots would be available if the re-zoning was authorized. Barbara Lang explained that a formal Re-zoning Request requires a \$10,000 escrow, but recommended that the property owners might want to consider submitting a request for this consideration to be reviewed during the process of the township updating the Comprehensive Plan, which will be happening this next year. It was also pointed out that since his parcels are surrounded by Ag-zoned land, this would be considered spot zoning, and most likely would not qualify for re-zoning. The owners were satisfied with the discussion, and will send an informal e-mail request to the township to have the re-zoning be considered during the Comp Plan update process.

- Review 30' x 63' Post-frame construction (pole shed) Building Application, Anthony Klingehoets, 22547 Chippendale Ave

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.

UNFINISHED BUSINESS:

- Update on Solar Ordinance Amendment

Barbara Lang gave an update that the recommendations made following the Public Hearing were incorporated into the Ordinance Amendment, which the Board of Supervisors adopted. Copies of the executed Ordinance Amendment were distributed to the Planning Commission members to include with their Zoning Ordinance book.

- Discussion of ag buildings

Jeff Partington pointed out that in the e-mail provided by the Town Planner, Dean Johnson, it was explained that acreage should not enter in to the consideration for applications for ag buildings. The state building code specifies the uses that qualify for ag buildings, and as long as those are met and the property is zoned ag, regardless of the number of acres, it is appropriate to authorize as such. Mr. Partington also pointed out a discrepancy in the handout for Ag Buildings prepared by MNSPECT, our Building Inspector, that it states

that a minimum of 10 acres is required to qualify as an Ag-zoned building. Barbara Lang, as Town Clerk, will get clarification of this requirement from MNSPECT.

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

Meeting adjourned at 7:45 p.m.

Respectfully submitted,
Barbara Lang, Town Clerk

Attest: Jeff Partington, Chairman - Castle Rock Planning Commission