

**CASTLE ROCK TOWNSHIP
PLANNING COMMISSION PUBLIC HEARINGS
March 28, 2016 @ 6:30 p.m.**

Approved

The Planning Commission of Castle Rock Township scheduled a series of Public Hearings to be held on Monday, March 28, 2016 at 6:30 p.m.

PUBLIC HEARING #1

Present were Jon Juenke, Chair; Jeff Partington, Vice-Chair, Mary Ann Enggren, Gerald Larson, and Barbara Lang, Commission members. Also attending were Rachel Schroeder, Darrel Gilmer, Luke Rozicka, Wayne Hallcock. Ruth Ann Schroeder, Mike Schroeder, and James and Dorothy Scott.

CALL TO ORDER:

Chair Jon Juenke called Public Hearing #1 to order at 6:30 p.m. and the Pledge of Allegiance was recited.

The purpose of this hearing is to consider the Variance Application from Lee Bremer for road frontage requirements for parcel 07-03100-30-020, approx. 6.9 acres located near 275th Street.

Chair Jon Juenke then asked if anyone had questions or statements to make.

Wayne Hallcock stated that he disagreed with authorizing the variance. He owns property to the west of the parcel and knows that the shared driveway has been a problem in the past. He stated that the existing driveway is a glorified field driveway. He indicated that if the township authorizes this variance it could set a precedent for others going forward.

Chair Jon Juenke asked Darrel Gilmer, who owns one of the parcels along the shared driveway in question, what kind of shape the driveway is in. Darrel stated that he has spent about \$5,000 on limerock that has been applied and he has spent some time improving the condition of the driveway to get in better shape that would last for a long time.

The Schroeders have a contract to buy the parcel that Mr. Gilmer currently owns and they are very concerned that if the parcel to the north were to be sold to build a new house, there would be potential for the shared driveway to become in an undriveable condition. They wanted to know how that could be protected and who would be responsible to maintain it.

Barbara Lang, Commission member, stated that over a year ago when Mr. Bremer's three parcels were being reviewed, Mr. Bremer's attorney, David Hvistendahl had received a recommendation from the Castle Rock Township Attorney that the two most northern parcels be combined as the easement on record was not clearly defined and the road frontage available was not up to current zoning requirements. There is no evidence that Mr. Hvistendahl ever passed on that information to his client and the middle parcel that already had buildings on it was sold, leaving the most northern parcel landlocked.

Planning Commission member Jerry Larson then posed the question that perhaps the township should look into the possibility of designating this as a township road, and then the township would be responsible to maintain it. That question led to several comments in opposition, as it is a complex process to establish a new road and would not be feasible since this would clearly be a dead end situation that would still be considered a private driveway.

Mr. Larson then asked if anyone in attendance at the Hearing was in favor of granting a recommendation to proceed with this variance. No one responded.

It was determined that the driveway as it exists is approximately one-half mile long and ends just past the lot with buildings, so would need to be extended farther to the north for access to that parcel. Jerry Larson inquired if it would be feasible for some kind of escrow to be set up between the property owners to be designated for maintenance of the shared driveway. Jeff Partington, Planning

Commission member, commented that since it is a shared driveway, there would always be concerns depending on who maintains it and who lives along it.

As there was no representative for Mr. Bremer in attendance to provide any further defense of the application or any updates on how the maintenance issue would be addressed, it was recommended that the Public Hearing being continued.

Jeff Partington / Mary Ann Enggren made a motion to continue the Public Hearing to 6:30 pm on Monday, April 25, 2016. 5 ayes. Motion carried.

PUBLIC HEARING #2

Present were all persons listed above for Public Hearing #1.

CALL TO ORDER:

Chair Jon Juenke called Public Hearing #2 to order at 7:02 p.m.

The purpose of this hearing is to consider the Variance Application from Lee Bremer for road frontage requirements for parcel 07-03100-30-010, approx. 11.47 acres located near 275th Street.

As most of the discussion during Public hearing #1 actually was in reference to this parcel, it was recommended that this Hearing will also be continued.

Jerry Larson / Jeff Partington made a motion to continue this Public Hearing to follow the first one on Monday, April 25th. 5 ayes. Motion carried.

(No motion to adjourn, as both Hearings have been continued.) Meeting ended at 7:05 pm.

Respectfully submitted,

Barbara Lang, Town Clerk
Castle Rock Township

Attest: Jon Juenke, Chair, Castle Rock Planning Commission