

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

The Regular meeting of the Planning Commission of Castle Rock Township was held on Monday, March 28, 2016. Present were Jon Juenke, Chair; Jeff Partington, Vice-Chair; Gerald Larson, Mary Ann Enggren, and Barbara Lang, Secretary. Also in attendance were Darrell Gilmer, Wayne Hallcock, James and Dorothy Scott, Elizabeth Engen, Scott Engen, Joe Schriever, Amy Pahl, and Erik and Shannon Nielsen.

Jon Juenke called the meeting to order at 7:05 p.m. (Pledge of Allegiance was done at the prior Public Hearings)

**APPROVE AGENDA:**

Barbara Lang requested adding the following items to the Agenda: Set Reorganizational meeting date and time, and recommend time for possible additional Public Hearing for Ordinance Amendment.

- **Jeff Partington / Gerald Larson made a motion to approve the amended Planning Commission agenda. 5 ayes. Motion carried.**

**CONSENT AGENDA REVIEW / APPROVE:**

- PC 2-22-16 Regular Meeting Minutes  
**Mary Ann Enggren / Gerald Larson made a motion to approve the Minutes. 5 ayes. Motion carried.**

**REVIEW / APPROVE: None**

**PUBLIC COMMENT: None**

**UNFINISHED BUSINESS:**

- Public Hearings for Variances for road access to parcels for Lee Bremer property on 275<sup>th</sup> Street

Public Hearings were continued until April 25, 2016 beginning at 6:30 pm. Clerk Barbara Lang will contact Attorney David Hvistendahl, who was not present at tonight's hearings and request his attendance in April.

**NEW BUSINESS:**

- Set date and time for annual Reorganizational meeting

**Jeff Partington / Jerry Larson made a motion to set the Annual Reorganizational meeting for April 25<sup>th</sup> at 6:45 pm, following the series of public Hearings. 5 ayes. Motion carried.**

- Brief discussion of availability of PC members for additional required Public Hearing for an Ordinance Amendment that the Board will review and set the Hearing date and time at their April meeting. PC members all indicated that they would be available to add this to the Public Hearings, and recommended to begin at 6 pm. Board will be notified to set the official Public Hearing date.
- Application for Building Permit – Joe Schriever, 2265 260<sup>th</sup> St W. Request to add 24' x 24' addition to existing residence.

Application and setbacks were reviewed. Mr. Schriever was present to explain his project.

**Gerald Larson / Mary Ann Enggren made a motion to recommended approval for Building Permit by the Board of Supervisors. 5 ayes. Motion carried.**

- Application for Building Permit – Scott Engen, 27751 Danville Ave. Request to add mud room, modify stairway and re-roof residence.

Application and setbacks were reviewed. Mr. Engen was present to explain his project.

**Jeff Partington / Gerald Larson made a motion to recommended approval for Building Permit by the Board of Supervisors. 5 ayes. Motion carried.**

- Inquiry from William Ross who was interested in purchasing PID 07-01000-25-010 on 230<sup>th</sup> St. about the possibility of using the property for a paintball gaming property. He was not in attendance at the meeting, so this item was not discussed.

- Application for Ag Zoning Permit – Amy Pahl, 3002 245<sup>th</sup> St E. Request to build new 36’ x 48’ plus an overhang horse/animal barn.

Application was reviewed. Use as an Ag building and required setbacks were discussed. Ms. Pahl was present to answer questions.

**Mary Ann Enggren / Gerald Larson made a motion to recommended approval for Ag Zoning Permit by the Board of Supervisors. 5 ayes. Motion carried.**

- Request for parcel split PID 07-02900-53-011 – Poplar Grove Farms. Parcel is 65.5 acres, and they are requesting to split off approx. 3.8 acres to build a new residence. No survey has been done at this time. There is a buildable available for this quarter-quarter section. Ag preserve status would remain on the larger parcel, and use for the 3.8 acres would be changed to residential for real estate tax purposes. If the parcel split is recommended, owners will have the survey done and provide the legal descriptions to the township. In conjunction with this parcel split, a building permit application for the new residence is being submitted.

Parcel Split application was reviewed and recommended to proceed, contingent on survey being completed with the new legal descriptions for the two new parcels. If the survey is received by April 5, a draft Resolution for the Parcel Split will be prepared for approval by the Board of Supervisors at their April meeting. There was also discussion about the location of the new residence that they are preparing to build. Erik Nielson was present to explain the project.

**Mary Ann Enggren / Gerald Larson made a motion to recommended approval of the parcel split application, contingent on the survey being completed and submitted to the township with the new legal descriptions. In addition, recommendation is being made for approval of the building permit for a new residence, pending the Parcel Split paperwork being completed. 5 ayes. Motion carried.**

- Jim and Donna Scott also were in attendance and presented plans for constructing a 50’ x 40’ post frame construction storage building on their property at 3925 280<sup>th</sup> St W.

Site drawing for building location was reviewed, and the Scotts had their engineered drawings to submit. They were instructed to complete the Building Permit Application and submit by April 5 for approval by the Board of Supervisors.

**Gerald Larson / Jeff Partington made a motion to recommended approval for Building Permit by the Board of Supervisors, contingent on the township receiving a completed building permit application. 5 ayes. Motion carried.**

**Gerald Larson / Mary Ann Enggren made a motion to adjourn. 5 ayes. Motion carried.**

Meeting adjourned at 7:40 p.m.

Respectfully submitted,  
Barbara Lang, Town Clerk

Attest: Jon Juenke, Chair - Castle Rock Planning Commission