

**CASTLE ROCK TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
April 22nd, 2014 @ 7:00 p.m.**

Approved

The regular monthly meeting of the Planning Commission of Castle Rock Township was held on Tuesday, April 22nd, 2014 at 7:00 p.m. Present were Monique Berg, Chair, Arlyn Lamb, Vice-chair, Jeff Partington, Gerald Larson and Drea Doffing. Also present were Russ Zellmer, Scott Bertelson, Melanie Smith, Nan Just, Len Schrader, Sheryl Schrader, Jon Juenke, Sandy Weber, Hydel Aziz, Hyder Aziz, Adan Ali, Kim Miller, Dave Nicolai, Dean Johnson and Eric Ruud.

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

APPROVE AGENDA:

- **MOTION: Drea Doffing / Gerald Larson made a motion to approve Planning Commission agenda as written. Motion carries 5 ayes.**

CONSENT AGENDA REVIEW / APPROVE:

- **MOTION: Jeff Partington / Arlyn Lamb made a motion to approve the March 2014 regular Planning Commission meeting minutes as written. Motion carries 4 ayes. Gerald Larson abstained.**

COMPREHENSIVE PLAN AMENDMENT/OVERVIEW

Dean Johnson, Castle Rock Township's Planner, thoroughly explained the options regarding the Comprehensive Plan Amendment being considered for the purpose of rezoning the Viking Auto property from Agricultural to Commercial Use.

The 1998 Comprehensive Plan did not include a plan for rezoning this property to commercial use. Mr. Johnson explained that the township could legally change the zoning and it would not be considered spot zoning as the land is clearly commercial use and has been considered on several occasions to be rezoned commercial. The business has been operating at this location he believed since the 1960's.

However, the risks in rezoning to commercial use primarily are that another auto salvage yard or several would if requested have to be allowed in the commercially zoned areas of the township. In addition, we would have to add language to our current zoning ordinances to include Auto Salvage. One option is to create a specific Rural Recycling Land Use (New Zone) for instance to spell out specific use that would limit other auto salvage companies from being allowed in the township. The language used in this new Land Use explanation would need to be carefully considered to be unique to ensure that Viking Auto would be the solitary salvage type of company that would be allowed. Another option is to continue similarly as the township has done in the past and authorize another building permit under Non-Conforming Use. The State of MN allows for Non-Conforming Use of properties through the Non-Conforming Use Procedure. By using this NCU procedure we would also need to update or create an IUP or CUP to ensure any additional guidelines or regulations were in place to address any foreseen issues.

REVIEW / APPROVE:

- **MOTION: Jeff Partington / Gerald Larson made a motion to approve the Pole Building Permit Application for Scott Bertelson at 26749 Biscayne Ave W. Motion carries 5 ayes.**
- **MOTION: Gerald Larson / Arlyn Lamb made a motion to approve the Parcel Split Application for Nancy Just / Brent Betterly at 4420 278th St W. Motion carries 5 ayes.**

PUBLIC COMMENT: None

UNFINISHED BUSINESS:

- **MOTION: Arlyn Lamb / Gerald Larson made a motion to cancel the plans for a public hearing for the Viking Auto property and pursue the goal of meeting the property owner's requested building permit by following the Non-Conforming Use Procedures set by the State of MN. Motion carries 5 ayes. Monique Berg will inform Tony Faust of the decision and next steps.**
- **MOTION: Arlyn Lamb / Gerald Larson made a motion to schedule the public hearing for the CUP Application for 1120 220th St W on Tuesday, May 27th at 6:00 p.m. Motion carries 5 ayes.**

NEW BUSINESS:

- Discussion regarding the property access for the landlocked parcels in Poplar Grove purchased by the Hahn family was held. A response will be sent by the township advising the owners that the access matters will need to be resolved without the township's assistance. If they seek access options they will need to consult their neighbors to seek an easement or purchase land from adjoining property owners. The current cartway is not maintained by the township.
- **Motion: Gerald Larson / Arlyn Lamb made a motion to recommend to the Board of Supervisors that they appoint Jon Juenke to the Planning Commission per his written request. Motion carries 5 ayes.**

ZONING ORDINANCE REVIEW: To be continued at the next meeting.

ADJOURN:

- **MOTION: Arlyn Lamb / Gerald Larson made a motion to adjourn. Motion carries 5 ayes.**

Meeting adjourned at 8:40 p.m.

Respectfully submitted,
Monique Berg Chair, Castle Rock Planning Commission