

CASTLE ROCK TOWNSHIP
PLANNING COMMISSION PUBLIC HEARINGS
April 25, 2016 @ 6:00 p.m.

Approved

The Planning Commission of Castle Rock Township scheduled a series of Public Hearings to be held on Monday, April 25, 2016 at 6:00 p.m.

PUBLIC HEARING #1

Present were Jeff Partington, Acting Chair, Mary Ann Enggren, Gerald Larson, Mike Betzold, and Barbara Lang, Commission members. Also attending were David Hvistendahl, Rebecca Lien, Tara Lein, Jeff Luckraft, Rachel Schroeder, Luke Rozicka, Wayne Hallcock, Ruth Schroeder, and Sandy Weber.

CALL TO ORDER:

Hearings were called to order by Acting Chair Jeff Partington at 6 pm and the Pledge of Allegiance was recited.

Acting Chair Jeff Partington read the purpose of the Hearing: The purpose of this hearing is to consider Ordinance No. 2016-A, an Ordinance amending the Castle Rock Township Zoning Ordinance. The changes included in the Ordinance Amendment are as follows: adding updated language to Section 7.11 I, inserting the word "system." In addition, in Section 7.11 I, Items 4, 5 and 6 were added which describe the updated requirements for Subsurface Sewage Treatment Systems.

Copies of the Ordinance were available for everyone in attendance to review. Acting Chair Jeff Partington asked if anyone had any questions or comments. Clerk Barbara Lang explained that this was being done to update language required by Dakota County which updates some of the requirements for septic systems. Hearing no other comments or questions, he asked for a motion to recommend.

Gerald Larson / Mary Ann Enggren made a motion to recommend that the Board of Supervisors approve the Ordinance Amendment. 5 ayes. Motion recommended.

Mary Ann Enggren / Gerald Larson made a motion to adjourn Public Hearing #1. 5 ayes. Motion carried.

Public Hearing #1 adjourned at 6:04 pm.

PUBLIC HEARING #2

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

Acting Chair Jeff Partington read the purpose of the Hearing: 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.

Mr. Partington then asked if anyone had questions or statements to make.

Attorney David Hvistendahl was present representing the property owner, Lee Bremer. He explained that when Darrel Gilmer purchased the middle of the three parcels, they developed a Joint Driveway Maintenance Agreement. The Agreement was just signed last week and addresses who is responsible to maintain each section of the driveway corresponding to the three parcels involved. The farthest north parcel is mostly sandy soil. The existing driveway basically ends at the middle parcel, currently owned by Mr. Gilmer, so whoever purchases the northern parcel will need to establish their own driveway. Mr. Hvistendahl indicated that Mr. Bremer may need to at least provide that extension to the driveway in order to sell that parcel.

Wayne Hallcock commented that there are other shared driveways in the local area, so there is still potential that there could be future problems since he knows there have been some in other locations.

Hr. Histendahl responded by asking if any of those other shared driveways had signed maintenance agreements. The agreement that has been developed and signed for this property will be recorded with the County Recorder, which will be a part of the permanent land record for each of these parcels, sometimes referred to as a covenant.

Mr. Hallcock further commented that he farms the land to the west of these parcels and some to the north of the parcels being discussed. He is still very concerned that there is potential for future problems by authorizing this shared driveway and that the time may come when the township will have to deal with it further.

Luke Rozicka and Rachel Schroder were present. They have a purchase agreement to buy the middle parcel, but have not yet closed on the sale. Mr. Rozicka stated that Mr. Gilmer never mentioned that this agreement for the driveway maintenance was being drawn up.

Mr. Partington reiterated that the Public Hearing is only for the review of the Variance application requesting a variance of the road frontage requirements, and the township is not responsible for the driveway maintenance portion.

Jerry Larson asked for clarification that the Driveway Maintenance Agreement goes with the properties involved, which Mr. Hvistendahl confirmed.

Hearing no other comments or questions, Mr. Partington asked for a motion to recommend.

Gerald Larson / Mary Ann Enggren made a motion to recommend that the Board of Supervisors approve the Variance contingent that the Driveway Maintenance Agreement is properly recorded with the County Recorder. 5 ayes. Motion carried.

Mike Betzold / Gerald Larson made a motion to adjourn Public Hearing #2. 5 ayes. Motion carried.

Public Hearing #2 adjourned at 6:20 pm.

PUBLIC HEARING #3

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

Acting Chair Jeff Partington read the purpose of the Hearing: 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 #2 actually was in reference to this parcel, there were no further comments or questions.

Gerald Larson / Mike Betzold made a motion to recommend that the Board of Supervisors approve the Variance contingent that the Driveway Maintenance Agreement is properly recorded with the County Recorder. 5 ayes. Motion carried.

Mary Ann Enggren / Mike Betzold made a motion to adjourn Public Hearing #3. 5 ayes. Motion carried.

Public Hearing #3 adjourned at 6:22 pm.

Respectfully submitted,

Barbara Lang, Town Clerk
Castle Rock Township

Attest: Jeff Partington, Acting Chair, Castle Rock Planning Commission