

**CASTLE ROCK TOWNSHIP
PLANNING COMMISSION REGULAR MEETING
May 18, 2015 @ 7:00 p.m.**

The Regular meeting of the Planning Commission of Castle Rock Township was held on Monday, May 18, 2015 at 7:00 p.m. Present were Jon Juenke, Chair; Jeff Partington, Vice-Chair; Gerald Larson, Mary Ann Enggren, and Barbara Lang, Secretary. Also present were Sheryl & Leonard Schrader, Eric Ruud, Janie Tutewohl and Margarete Lucht.

Jon Juenke called the meeting to order at 7:00 p.m., and the Pledge of Allegiance was recited.

APPROVE AGENDA:

- **Mary Ann Enggren / Gerald Larson made a motion to approve the Planning Commission agenda. 5 ayes. Motion carried.**

CONSENT AGENDA REVIEW / APPROVE:

1. PC 4-27-15 PC Re-Org Meeting Minutes
2. PC 4-27-15 PC Regular Meeting Minutes

Jeff Partington/Mary Ann Enggren made a motion to approve the minutes. 5 ayes. Motion carried.

REVIEW / APPROVE:

- Building Permit application for Leonard & Sheryl Schrader, 27963 Delft Ave to construct a 60' x 50' pole shed (property is zoned RR-1).

Barbara Lang explained that an amendment is being prepared to the previous Resolution requiring the homeowner to combine parcels last summer, as one parcel is on platted property and one is on assessed property. Since no buildings cross the property lines and the setbacks will be within our Ordinances, this should take care of the property records in case there is ever a future question.

- Parcel Split/Combination Application for Eric Ruud for property at 3555/3655 280th St W (portion of property is zoned Commercial, portion of property is zoned RR-1).

Mr. Ruud brought the survey map with the new legal descriptions for the Parcel Split he is requesting. Clerk Barbara Lang had confirmed with Dakota County Real Property Taxation and Records that Mr. Ruud will need to first combine the three existing parcels, and then the proposed parcel split can be recorded. The form required by Dakota County was given to Mr. Ruud to submit to the County to proceed with that part of the process. A new driveway will be established for Parcel A, as there is currently a shared driveway as the parcels exist now. He is working with Dakota County on the requirements for that. It was also clarified where the zoning between Commercial and RR-1 are, so that will be clear going forward.

Mary Ann Enggren / Gerald Larson made a motion to recommend that the building permit for Schraders and the parcel split for Eric Ruud be recommended to be approved by the Board of Supervisors. 5 ayes. Motion carried.

PUBLIC COMMENT: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

- Orren and Margarete Lucht – questions regarding possible parcel split and/or other options for their property at 1481 240th St W

Property owner, Margarete Lucht and her representative, Janie Tutewohl, inquired about various possibilities that would comply with Township Ordinances for their property which they are getting ready to sell. There was discussion about the procedure and requirements for a parcel split, transferring building rights, setbacks, etc. There was no action taken – the conversations were informational only so they can be prepared once the property is listed for sale.

- Jeff Partington asked to discuss what is allowed and not allowed as a Home Occupation business as defined in the Township Ordinances, as well as the township policy for complaints. He has received a verbal complaint about the property at 22315 Albatross Circle. The Ordinance was reviewed, and the Clerk was asked to review the written policy for complaints and content for that procedure on the Township website.

Jeff Partington / Gerald Larson made a motion to adjourn. 5 ayes. Motion carried.

Meeting adjourned at 7:55 p.m.

Respectfully submitted,

Barbara Lang, Town Clerk

Attest: Jon Juenke, Chair Castle Rock Planning Commission