

**CASTLE ROCK TOWNSHIP
PLANNING COMMISSION REGULAR MEETING
June 24th, 2014 @ 7:00 p.m.**

Approved

The Regular meeting of the Planning Commission of Castle Rock Township was held on Tues. June 24th, 2014 at 7:00 p.m. Present were Monique Berg, Chair, Arlyn Lamb, Vice-chair, Jeff Partington, Gerald Larson and Jon Juenke. Also present were Doug Pelach, Dave Isenman, Mike Overby, Duane Marek, Melanie Smith, Sandy Weber, Barbara Lang, Hyder Aziz, Kim Miller, and Drea Doffing.

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

APPROVE AGENDA:

- **MOTION: Gerald Larson/Jeff Partington made a motion to approve the amended Planning Commission agenda, which moved the IUP review as the first item under Unfinished Business. 5 ayes. Motion carries.**

CONSENT AGENDA REVIEW / APPROVE:

- **MOTION: Jon Juenke/Arlyn Lamb made a motion to approve the 5/27/2014 Public Hearing Minutes as written. 5 ayes. Motion carries.**
- **MOTION: Arlyn Lamb/Gerald Larson made a motion to approve the 5/27/2014 Regular Meeting Minutes as written. 5 ayes. Motion carries.**
- **MOTION: Arlyn Lamb/Gerald Larson made a motion to approve the 6/3/2014 Public Hearing Minutes as written. 4 ayes, Gerald Larson abstained. Motion carries.**

REVIEW / APPROVE:

- **MOTION: Arlyn Lamb/Gerald Larson made a motion to approve the Building Permit Application for Bernadine & Ronald May, 22150 Albatross Circle. 5 ayes. Motion carries.**

PUBLIC COMMENT: None

UNFINISHED BUSINESS:

- **Interim Use Permit for Northland Equities Two, LLC, 22480 Chippendale Ave for Cedar South Auto Sales.**
Discussion about which parcels the business is using and if the owner is willing to combine parcels.
Arlyn Lamb/Jon Juenke made a motion to recommend the IUP with the addition of two additional parcels to the original application. 5 ayes. Motion carries.
- **Review Conditional Use Permit for establishing a cemetery at 1120 220th St W.**
CUP Application was discussed during the Public Hearing earlier this evening.
Review Resolution 2014-03 for conditions of above CUP.
Conditions discussed at the Public Hearing are as follows:
 1. Times of use: 7 am to 6 pm.
 2. Adequate parking
 3. Require use of sealed vaults and vault liners
 4. Define number of potential burials (determined to be approx. 35,000 for first 20 acres developed)
 5. Water table for the property information is required before proceeding with approval of CUP
 6. Identify landscape perimeter requirements
 7. Only flat stone markers are to be used at the gravesites.

The only item that was discussed further was the hours of operation. The Planning Commission agreed to recommend changing the wording to be 7 am to one-half hour after sunset, which will accommodate any burials no matter what time of the year it is.

In reviewing the wording in the Draft Resolution, recommend that the wording in Item e should delete “there will be no winter burials” to read a few graves will be pre-dug and protected for winter burials.

In Item 2. Financial Security, it was discussed that the resolution should specify a \$100,000 Bond amount for each 5 acres developed into gravesites.

In Item 6. Screening, specify that the privacy fence referenced should be of at least six feet in height.

Jon Juenke/Gerald Larson made a motion to recommend approving Resolution 2014-03 with the additional recommendations. 5 ayes. Motion carries.

NEW BUSINESS: None

Monique reminded the Planning Commission that they will finish reviewing the Zoning Ordinances at the July meeting.

MOTION: Arlyn Lamb/Jon Juenke made a motion to adjourn. 5 ayes. Motion carries.

Meeting adjourned at 8:00 p.m.

Respectfully submitted,
Barbara Lang, Town Clerk

Attest: Monique Berg Chair, Castle Rock Planning Commission