

CASTLE ROCK TOWNSHIP
PLANNING COMMISSION PUBLIC HEARING
ORDINANCE ALLOWING EXPANSION OF THE NONCONFORMING USE
LOCATED AT 26548 CHIPPENDALE AVE
June 3, 2014 @ 7:00 p.m.

Approved

A Public Hearing of the Planning Commission of Castle Rock Township was held on Tuesday, June 3, 2014 at 7:00p.m. Present were Monique Berg, Chair; Jeff Partington and Jon Juenke, Commission members. Also present were Drea Doffing, Barbara Lang, Sandy Weber, Mary Schreiber, Joseph Auge, Michael Nielsen, Bob Hart, Allan Maguire, Buford Faust, and Jim Markuson.

CALL TO ORDER:

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

The purpose of this meeting is to review an Ordinance allowing for the expansion of the Nonconforming Use located at 26548 Chippendale Ave, where LKQ Viking auto Salvage is located.

Monique then opened the meeting for questions and statements from the floor.

QUESTIONS / STATEMENTS

James Markuson: I am a landowner adjacent to Viking Auto. My property is used as a holding pond area. I have noticed that the water is much dirtier than it used to be. Noise levels since the new business owners took over have definitely increased. The northeast building was meant for cold storage. There is equipment running at the Viking Auto business from 7 am to 5 pm, which is a longer period of time than it used to be. Noise levels and dust levels prevent me from even having windows open at my home. The previous business owners had a better schedule for the noisy recycling process. The current equipment has beepers that are sounding constantly, which was never on the equipment previously used.

Joe Auge: The Fausts have always been good neighbors when they operated the business. I don't have noise concerns, but I have concerns about water runoff from that property. I believe there is intention by the Township to clean out ditches to help prevent or alleviate some of the water runoff, but I still have concerns that this will put pressure on the streams and ditches and should be corrected, if at all possible.

Monique Berg: The Township is working with engineers to look at these problems, with the cooperation of the property owners.

Jim Markuson: My property is being used as a holding pond for some of the runoff.

Buford Faust: The water is coming from adjacent acreage, in addition to the salvage yard property. They, as the salvage yard owners, have a stormwater permit in place through the County. Water is checked four times per year to make sure they are in compliance with the recommended guidelines. The new building being proposed will direct the water in a completely different direction, to the south, so shouldn't add to the existing runoff pattern. Regarding the beepers on the equipment, they are required by OSHA, and in the past they deactivated some of them and ended up paying fines. The crushing operation is on the opposite side of the property from the residential area which should help minimize the noise. The holding pen for cars is closest to the residences so there should be little noise involved with moving them around when needed.

Jim Markuson: I wasn't sure what this meeting was being held for.

Monique Berg: It is being held for the review of the new Ordinance.

Jim Markuson: What is the new building going to be used for – cold storage?

Buford Faust: Yes, it will be used for cold storage and dismantling.

Jim Markuson: There is some kind of activity that is taking place 3 times a day for about 20 minutes at a time. Do you know what that is?

Buford Faust: I can check into several of these concerns with the current business operators.

Monique Berg: We'll move on to reviewing the content of the Ordinance. The plan for Current Expansion includes demolishing the two rental residences now on the property and building a new cold storage structure that will have a passageway connecting to the existing building. At the top of Page 2 under Item C we will add the wording: fencing to match existing as closely as possible."

Jeff Partington: I would like to make sure that the township can set up times to inspect the property to make sure any items that we receive complaints or have concerns about can be checked on.

Monique Berg: I have two other concerns that aren't included in the draft Ordinance: 1. Business hours of operation aren't identified; 2. Documentation needs to be added regarding drainage issues.

MOTION: Monique Berg moved that the Planning Commission recommend approval of the Ordinance with the following changes/additions: Add to the description of the fence that it will match existing as closely as possible, identify hours of business, and add documentation regarding drainage issues in the current expansion and future expansion sections. Jon Jueknke seconded. 3 ayes. Motion carried.

Hearing adjourned at 7:50 p.m.

Respectfully submitted,

Barbara Lang, Town Clerk
Castle Rock Township

Attest: Monique Berg, Chair, Castle Rock Planning Commission
Drea Doffing, Chair, Castle Rock Board of Supervisors