

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

Approved

The Regular meeting of the Planning Commission of Castle Rock Township was held on Tues. July 22nd, 2014 at 7:00 p.m. Present were Monique Berg, Chair, Arlyn Lamb, Vice-chair, Jeff Partington, and Gerald Larson. Jon Juenke was not present. Also present were Anthony DeGrood, Barbara Lang, and late arrival Joe Auge.

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

APPROVE AGENDA:

- **MOTION: Arlyn Lamb/Gerald Larson made a motion to approve the Planning Commission agenda. 4 ayes. Motion carries.**

CONSENT AGENDA REVIEW / APPROVE:

- **MOTION: Gerald Larson/Jeff Partington made a motion to approve the 6/24/2014 Continued Public Hearing Minutes as written. 4 ayes. Motion carries.**
- **MOTION: Arlyn Lamb/Gerald Larson made a motion to approve the amended 6/24/2014 Regular Meeting Minutes with the correction of the fourth motion listed as being made by Jon Juenke and seconded by Arlyn Lamb. 4 ayes. Motion carries.**

REVIEW / APPROVE:

- **MOTION: Arlyn Lamb/Jeff Partington made a motion to approve the Building Permit Application for an Ag Building for Gary & Mary Guildner, 23266 Chippendale Ave W. 4 ayes. Motion carries.**
- **MOTION: Gerald Larson/Arlyn Lamb made a motion to approve the Building Permit Application for Anthony DeGrood, 3094 225th St W. 4 ayes. Motion carries.**
- **MOTION: Arlyn Lamb/Gerald Larson made a motion to approve the Building Permit Application for Farmer's Mill and Elevator, 27551 Danville Ave, with the stipulation that the building size should be 80' x 200'. 4 ayes. Motion carries.**

PUBLIC COMMENT: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

- **Variance Application for Farmer's Mill & Elevator, 27551 Danville Ave.**

There was discussion regarding the Variance Application which is requesting a road setback along 275th Street for the new building being planned. If the building size is 200' in length, the variance would be for a 103' setback; if the building size is 220' in length, it would be an 83' setback. Our Ordinance requires a 110' setback from the centerline of local roads. There is concern that this would take up too much right-of-way area if there is future widening of 275th Street. A Public Hearing is required for this application. Planning Commission recommends setting the date for Tuesday, August 26, 2014 at 6:30 PM. Mr. Auge arrived late, but wants to discuss increasing the length of the building from 200' to 220' when the Board of Supervisors reviews the Building Permit application. He also asked for permission to begin preliminary preparations of the building site area, which was granted by the Commission, as long as there is no extensive digging involved.

MOTION: Monique Berg/Gerald Larson made a motion to recommend the Variance to be a maximum of 103' from the centerline of the road, and also to set the Public Hearing date for Tuesday, August 26, 2014 at 6:30 pm. 4 ayes. Motion carries.

ORDINANCE REVIEW:

Planning Commission continued reviewing the Zoning Ordinance 2013-01. Barbara Lang, Clerk, has also been reviewing for grammar and typos, and is creating a chart listing corrections that should be made in the future. There was discussion of several sections that need some language corrections. Monique and Barbara will meet by late August/early September to review and make a final list of correction recommendations. Barbara will review content again to verify that all Ordinance Amendments to the 2002 Ordinance were incorporated into Zoning Ordinance 2013-01 and correct the information reflected on the Township website accordingly.

MOTION: Arlyn Lamb/Gerald Larson made a motion to adjourn. 4 ayes. Motion carries.

Meeting adjourned at 7:55 p.m.

Respectfully submitted,
Barbara Lang, Town Clerk

Attest: Monique Berg Chair, Castle Rock Planning Commission