

**CASTLE ROCK TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
July 23, 2018**

The regular monthly meeting of the Planning Commission of Castle Rock Township was held on Monday, July 23, 2018. Those present were Jeff Partington, Chairman; Mike Betzold; Jennifer Wegner, and Barbara Lang, Secretary. Mary Ann Enggren, Vice-Chair, was not present. Also in attendance was Jane Nielsen.

Jeff Partington called the meeting to order at 7:00 p.m. and all present recited the Pledge of Allegiance.

APPROVE AGENDA:

Jennifer Wegner / Mike Betzold made a motion to approve the agenda. 4 ayes. Motion carried.

CONSENT AGENDA:

- 6-25-18 PC Regular Meeting Minutes

Mike Betzold / Jennifer Wegner made a motion to approve the agenda. 4 ayes. Motion carried.

PUBLIC COMMENT: None

NEW BUSINESS:

- Parcel split application, Poplar Grove Farms LLC, for PID 07-01000-25-010 (along 230th St)
Application was reviewed. It was noted that the owners had processed a Building Rights Transfer about two years ago to move the buildable areas out to the northern portion of the parcel.

Jennifer Wegner / Mike Betzold made a motion to recommend to the Board of Supervisors. 4 ayes. Motion carried.

UNFINISHED BUSINESS:

- Continue review and updates for Township Fee Schedule

Continued review of current Township Fee Schedule. Jennifer Wegner brought copies of some template forms for various categories of sexually oriented businesses to keep on file that are used in another jurisdiction and indicated that that jurisdiction charges fees on a case by case basis, as applications are rare. Barbara Lang had contacted the township attorney to inquire if the Zoning Ordinance could be amended to list what is NOT allowed under the sexually oriented businesses, and was informed that doing so would violate Constitutional rights, so would be best to leave them as written. The decision was made to just list fees for this category “to be determined on a case by case basis.” Complete review of updates discussed at the previous meeting, and the final updates will be presented to the Board for their review. The township attorney has confirmed that the fee schedule will need to be adopted by Ordinance Amendment, as our township exceeds the minimum threshold of fees collected annually under State Statutes. Board of Supervisors will most likely set a date for the required Public Hearing prior to the August BOS meeting.

- Update on Garvey building permit application status.

Chair Jeff Partington gave a summary of the discussions at the last Board meeting. Planning Commission members were provided copies of additional historical correspondence and minutes from previous reviews of this property. The Board voted to deny the building permit application as the parcel does not meet the Ordinance requirements for substandard lots.

- Update on Seasonal Mineral Extraction Permit for LKQ property

Chair Partington explained the situation with the LKQ expansion and that it was discovered the scope of the project changed from their original plan, so they have been extracting sugar sand from the property that is being used in the County Road 86 project nearby. The millings from that project are being used in the expansion area of the property. Several members of the Board of Supervisors have been to the property to inspect the situation, as well as the township engineer, and it was determined that they needed to obtain a Seasonal Mineral Extraction permit for this work. This has been taken care of and all fees have been paid.

Jennifer Wegner / Jeff Partington made a motion to adjourn. 4 ayes. Motion carried.

Meeting adjourned at 7:55 p.m.

Respectfully submitted,
Barbara Lang, Secretary

Attest: Jeff Partington, Chairman - Castle Rock Planning Commission