

CASTLE ROCK TOWNSHIP **Approved**
PLANNING COMMISSION PUBLIC HEARING
VARIANCE ALLOWING A NEW COMMERCIAL BUILDING TO BE CONSTRUCTED
AT 27551 DANVILLE AVE LESS THAN THE REQUIRED ROAD SETBACK OF 110 FEET
August 26, 2014 @ 6:30 p.m.

A Public Hearing of the Planning Commission of Castle Rock Township was held on Tuesday, August 26, 2014 at 6:30p.m. Present were Monique Berg, Chair; Jeff Partington, Gerald Larson, and Jon Juenke, Commission members. Arlyn Lamb was absent. Also present were Barbara Lang, Sandy Weber, and Joseph Auge.

CALL TO ORDER:

Chair Monique Berg called the meeting to order at 6:30 p.m. and the Pledge of Allegiance was recited.

The purpose of this meeting is to review a Variance allowing a new commercial building to be constructed at 27551 Danville Ave less than the required 110 feet from the centerline of the township road, 275th Street.

Monique then gave some background about why this variance is being requested, and stated that it would be a hardship for the business to locate the new warehouse building anywhere else on their property due to the location of power lines that cross the parcel as well as the locations of the well and septic on the parcel. She explained that she had informed the Board of Supervisors that the Planning Commission recommended only authorizing the new building to be 80' x 200', which would still require a variance, but would get the distance closer to what our Zoning Ordinance allows. At the last Board of Supervisor's meeting, there was discussion that the Board felt there was still ample setback from the road right-of-way and they authorized proceeding with the Public Hearing and construction of the new building to be 80' x 220' as requested by the business, Farmer's Mill and Elevator. Monique also indicated she had driven to the property to see the exact layout of everything, and it was clear to see that it would be a hardship for the building to be placed any differently than the plans indicate. She then opened the floor to further questions or discussion.

Gerald Larson expressed concern that if the Township makes an exception by approving this Variance, they are setting a precedent for others in the future, and he has questioned why the township guidelines aren't being followed.

Sandy Weber asked if any other businesses in the Castle Rock Village area are in a similar situation, since space is tight due to the railroad tracks. Joe Auge verified that Farmers Mill and Elevator bought some of their property directly from the railroad, and space has always been a problem, given the configuration in the area. Their business has done what they can to work with the township when they have expanded their business, but there are many space limitations.

Monique Berg then stated that for this particular piece of property, it is definitely a hardship situation for the reasons stated before.

Jeff Partington asked if there was any further guidance about where the township could stop and start making exceptions. Jon Juenke stated that he has also driven past the location in question, and noted that it is a unique situation at that property.

Gerald Larson again stated that he is cautious about setting a precedent to allow this variance. Sandy Weber stated that the township has provisions to allow for variances from time to time and she feels it is appropriate in this case.

Monique Berg asked if there were any further comments or questions and asked for a motion.

MOTION: Jon Juenke moved and Jeff Partington seconded to approve the Variance for the building to be 80' x 220'. 3 ayes: Monique Berg, Jon Juenke, and Jeff Partington. 1 nay: Gerald Larson. Motion carried.

Monique confirmed with Clerk, Barbara Lang that at the August 11, 2014 meeting, the Board of Supervisors had authorized this project to proceed contingent on the results of the Public Hearing. The Variance is granted, and will proceed to process the building permit for the new building to be 80' x 220'.

MOTION: Gerald Larson moved and Jon Juenke seconded to adjourn the Public Hearing. 4 ayes. Motion carried.

Hearing adjourned at 6:45 p.m.
Respectfully submitted,

Barbara Lang, Town Clerk
Castle Rock Township

Attest: Monique Berg, Chair, Castle Rock Planning Commission