

**CASTLE ROCK TOWNSHIP
PLANNING COMMISSION REGULAR MEETING
September 26, 2016**

The Regular meeting of the Planning Commission of Castle Rock Township was held on Monday, September 26, 2016. Present were Jeff Partington, Chairman; Gerald Larson, Vice-Chairman; Mary Ann Enggren, Mike Betzold, and Barbara Lang, Secretary.

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

APPROVE AGENDA:

Mike Betzold / Gerald Larson made a motion to approve the Planning Commission agenda. 5 ayes. Motion carried.

CONSENT AGENDA REVIEW / APPROVE:

- PC 8-22-16 PC Regular Meeting Minutes

Mary Ann Enggren / Mike Betzold made a motion to approve the Minutes. 4 ayes, 1 abstain by Gerald Larson. Motion carried.

PUBLIC COMMENT: None

UNFINISHED BUSINESS:

- Update on Family Dwelling Units

Barbara Lang gave an update on the discussions from the September Board of Supervisors meeting. The topic was tabled to their October meeting, as one of the Supervisors was not present, and a 4/5 vote of the Board is required to adopt an Ordinance Amendment.

NEW BUSINESS:

- Review Parcel Split Application, Mike Thomas, 26752 Denmark Ave

In reviewing the application, it was determined that there is no buildable on the parcel split area, but because Mr. Thomas owns enough land in other surrounding quarter-quarter sections, he could apply for a Building Rights Transfer. The point of the parcel split is to build a new residence on the split parcel.

Gerald Larson / Mary Ann Enggren made a motion to recommend approval of the split to the Board of Supervisors contingent on Mr. Thomas completing the paperwork for the Building Rights Transfer. 5 ayes. Motion carried.

- Review Building Permit Application for new residence, Mike Thomas, 26752 Denmark Ave

The building permit application for a new residence was reviewed. There is an existing well on the intended split parcel, and a new septic system will need to be installed. Mr. Thomas was reminded that the location of the new residence needs to be compliant with the setbacks required in our Zoning Ordinance.

Gerald Larson / Barbara Lang made a motion recommend approval to the Board of Supervisors, also contingent on Mr. Thomas completing the paperwork for the Building Rights Transfer. 5 ayes. Motion carried.

Mr. Thomas was reminded that the applications will be presented to the Board of Supervisors to review at their meeting on October 11 as long as the Building Rights Transfer paperwork is received at the town hall by noon on Tuesday, October 4. If the paperwork is not received, it will not be reviewed for approval until November.

Gerald Larson / Mary Ann Enggren made a motion to adjourn. 5 ayes. Motion carried.

Meeting adjourned at 7:15 p.m.

Respectfully submitted,
Barbara Lang, Town Clerk

Attest: Jeff Partington, Chairman - Castle Rock Planning Commission