

**CASTLE ROCK TOWNSHIP
PLANNING COMMISSION REGULAR MEETING
September 28, 2015 @ 7:00 p.m.**

The Regular meeting of the Planning Commission of Castle Rock Township was held on Monday, September 28, 2015 at 7:00 p.m. Present were Jon Juenke, Chair; Jeff Partington, Vice-Chair; Gerald Larson, Mary Ann Enggren, and Barbara Lang, Secretary. Also present were Mr. & Mrs. Mike Betzold, Jason Maras, Glenn Switzer, and Warren Johnson.

Jon Juenke called the meeting to order at 7:00 p.m., and the Pledge of Allegiance was recited.

APPROVE AGENDA:

- **Mary Ann Enggren / Gerald Larson made a motion to approve the Planning Commission agenda. 5 ayes. Motion carried.**

CONSENT AGENDA REVIEW / APPROVE:

1. PC 8-24-15 PC Regular Meeting Minutes

Mary Ann Enggren / Jeff Partington made a motion to approve the minutes. 5 ayes. Motion carried.

REVIEW / APPROVE: None

PUBLIC COMMENT: None

UNFINISHED BUSINESS:

- Update on Ordinance Amendment for Solar

Barbara Lang updated the Planning Commission that the Township has received an application for Amending the Zoning Ordinance to include Solar. The Township Planner, Dean Johnson, has prepared draft language and the Township Attorney, Troy Gilchrist, is reviewing the draft. The Board of Supervisors will review the draft at their October 13 meeting. If they approve moving forward, they will most likely set the date for the required Public Hearing for this, which could possibly be scheduled for 6 pm on October 26, prior to the regular monthly Planning Commission meeting.

NEW BUSINESS:

- 1797 270th St., Mike Betzold, discussion regarding possible Parcel Split, demo and re-build farmhouse

Mr. Betzold explained that he was looking into possibly tearing down the old farmhouse on the property and re-building a new residence and was inquiring about what he would be required to do to make this happen. There was discussion that a parcel split would need to take place, and the new parcel would have to be a minimum of five acres. Clerk Barbara Lang had made inquiries with Dakota County about their shared well. The County allows this, although the township does not. It was recommended by Dakota County that the owner could have a certification prepared to verify that the aquifer is adequate for the residences that share the well. Mr. Betzold said they have a compliance certificate for the existing septic system, and he was requested to produce a copy of that for the records as part of the permit paperwork.

Gerald Larson / Mary Ann Enggren made a motion that requires a parcel split to be done with a minimum acreage of five acres prior to a new residence being built. 5 ayes. Motion carried.

Mary Ann Enggren / Gerald Larson made a motion recommending to proceed with demo of the old house and building a new residence at the same site with the stipulation that septic and well certifications are to be obtained. 5 ayes. Motion carried.

- In-ground Swimming Pool Building Permit Application, Jason Maras, 22315 Albatross Circle
Mr. Maras explained that he plans to construct an in-ground pool, 16' x 32' x 6' deep. Setbacks were verified for the location.

Gerald Larson / Jeff Partington made a motion to recommend approval of a building permit for this project. 5 ayes. Motion carried.

- Building Permit Application for addition to residence, Warren Johnson, 22140 Beaumont Way
Mr. Johnson provided additional drawings showing the addition he plans to make to his residence, approx. 24' x 30'. Setbacks were reviewed.

Jeff Partington / Mary Ann Enggren made a motion to recommend approval of a building permit for this project. 5 ayes. Motion carried.

- Building Permit Request by Glenn Switzer for 26601 Chippendale Ave
Mr. Switzer arrived late, but was given permission to be added to the agenda informally. He handed out drawings for a restroom pavilion, covered area, storage space and private bridal cottage. There was discussion that he had previously met with one of the MNSPECT building inspectors to discuss what could or couldn't be done when he was ready to proceed with this building. Clerk Barbara Lang had concerns that the drawings he was submitting might not be adequate for the review process required by MNSPECT and she will scan and send them for a preliminary review to determine if different drawings would be required. In addition, Mr. Switzer still needs to complete a building permit application to accompany the drawings.

Mary Ann Enggren / Gerald Larson made a motion to recommend approval of a building permit for this project for a bathroom pavilion and ancillary facilities contingent on receiving a completed building permit application and MNSPECT's review of the construction drawings. 5 ayes. Motion carried.

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

Meeting adjourned at 7:44 p.m.

Respectfully submitted,
Barbara Lang, Town Clerk

Attest: Jon Juenke, Chair - Castle Rock Planning Commission