



# Castle Rock Township

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Dakota County, Minnesota

2537 240th Street West, Farmington, MN 55024    castlerocktownship.com

## PLANNING COMMISSION REGULAR MEETING

Monday January 23, 2023

The regular monthly meeting of the Planning Commission of Castle Rock Township was held on Monday January 23, 2023. Those participating were Braden Schuenke, Norbert Kuhn, Pete Schaffer. Others in attendance were Sandy Weber, Jon Juenke, Kim Rademacher and Zack Rademacher. Jim Heiman and Max Litvinov were absent.

Braden Schuenke called the meeting to order at 7:00pm. and the Pledge of Allegiance was recited.

### AGENDA:

**Pete Schaffer made a motion to approve the agenda with Sandy Weber's addition: Solar. Norbert Kuhn seconded. Motion carried.**

### CONSENT AGENDA:

- 12.19.22 PC Regular Meeting Minutes
- 11.28.22 6.11 Clustering Ordinance Amendment Public Hearing Minutes
- 11.28.22 Castle Rock Kennels Public Hearing Minutes

**Norbert Kuhn made a motion to approve the Consent Agenda. Pete Schaffer seconded. Motion carried.**

### NEW BUSINESS:

- **Zach Rademacher** ~ 23918 Chippendale Avenue – permit application for addition to existing garage  
Zach is plenty far from the center of Highway 3, he is 11' feet of the sides. He will need to move the rear 4' or take off 4' to meet the 15' rear setback. Sidewalls are 13'. Everything else looks good and plan if fine. **Pete Schaffer made a motion to approve the garage addition for Zach and Kari Rademacher with the requirement of 15' from the rear being met. They will need to bring a new site plan to the Board on February 14, 2023 showing the 15' rear setback. Norbert Kuhn seconded. Motion carried.**

- **Jon Juenke and Bret Juenke** ~ request for Parcel Splits from PID#07-00100-26-010 – 22394 Blaine Avenue (Lawrence Becker estate)

- Jon Juenke ~ Parcel split of about 26 acres from PID#07-00100-26-010 (22394 Blaine Avenue)
- Bret Juenke ~ Parcel split of about 54 acres from PID#07-00100-26-010 (22394 Blaine Avenue)

Jon Juenke will acquire 24.06 acres in the back and Bret Juenke will acquire 55.15 acres from the front with this Parcel Split from the Becker estate. Bret would like to build a house eventually where the old house is standing. Jon Juenke will sign off on the buildable to give to Bret Juenke. As of today there is a buildable that is a re-buildable where the current house is. They hope to close on the Parcel Split March 1<sup>st</sup>. Roy Becker wants to rent from Bret where the shop is for 1 year. Bret would need to apply for an Interim Use permit in order for Roy Becker to run his business out of the shop that is currently there. If Roy Becker has a Conditional Use Permit that will work otherwise once Bret owns the property he will have to apply for an Interim Use Permit in order for Roy to use the shed for his business. **Pete Schaffer made a motion to recommend the Township Board allow a Parcel Split from the Becker Estate to Jon Juenke for Parcel A which consists of 24.06 acres from PID#07-00100-26-010. Norbert Kuhn seconded. Motion carried.**

**Pete Schaffer made a motion to recommend the Township Board allow a Parcel Split from the Becker Estate to Bret Juenke for Parcel B which consists of 55.15 acres. Once Bret takes ownership he would need to apply for an Interim Use Permit for Roy Becker's business in the shop assuming a Conditional Use for the business does not already exist on the property. Norbert Kuhn seconded. Motion carried.**

- **Alex Wayne representing Gerster** ~ question if either of the following parcels are buildable: PID#07-01100-75-010 or PID#07-01100-51-016. Planning Commission reviewed the properties mentioned and neither one is buildable. Clerk, Molly Weber emailed Alex Wayne to inform him of the findings 01.25.23.

- **Ordinance Manual Updates Discussion** – Planning Commission was going to prioritize the list of Ordinance Manual Updates but was not able to with Jim Heiman and Max Litvinov being absent.
- **Solar** – Sandy Weber was present to discuss Solar as the Board put a moratorium on it for 1 year on December 13, 2022. She stated a company wants to follow the big electrical line and get as much land as they can for Solar. Sandy Weber and Pete Schaffer are teaming up to research Solar more. People in the township have been approved by the Solar companies. The Township needs to decide if they want to put a maximum number of acres of Solar in the Township or if they want them all in one place or little ones spread out all over. Sandy Weber was present to make the Planning Commission aware that Solar is an important topic. Solar companies are offering \$1,000.00 per acre per year for a 30 year contract with a bump at certain times. **Pete Schaffer made a motion to request Harry Davis from Bolton and Menk attend the next Planning Commission meeting on February 27, 2023 to discuss Solar. Norbert Kuhn seconded. Motion carried.** Planning Commission also recommended the Board of Supervisors attend that meeting.

**UNFINISHED BUSINESS:**

- N/A

**PUBLIC COMMENT:**

- N/A

**ADJOURN:**

Norbert Kuhn made a motion to adjourn at 8:25pm. Pete Schaffer seconded. Motion carried.

**Date Signed:**

2/27/2023

**Respectfully submitted:**

  
Molly Weber, Clerk

**Attest:**

  
Braden Schuenke, Vice-Chairman –  
Castle Rock Planning Commission