



Castle Rock Township

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Dakota County, Minnesota

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

PUBLIC HEARING MEETING MINUTES

3891 275th Street West
February 26, 2024 @ 6:30 p.m.

A Public Hearing Meeting of the Planning Commission of Castle Rock Township was held on Monday February 26, 2024. Those participating were Jim Heiman, Norbert Kuhn, Max Litvinov, Braden Schuenke and Molly Weber. Ken Betzold was absent. Others in attendance were Pete Schaffer, Brian Thom, Kerry Hanifl, Steve Kleist, Mark Luostari, Greg Rappe, Gabe Kortuen, Steven Neil, BJ Elvestad, Rhonda Rademacher, and Mark Henry.

Jim Heiman called the meeting to order at 6:30 pm. and the Pledge of Allegiance was recited.

PURPOSE OF THE MEETING

The purpose of the hearing is to consider, hear from the public, and act to make a recommendation to the Township Board regarding a proposed Interim Use Permit to host Non-Agricultural Events located at 3891 275th Street West. All persons desiring to be heard in person or in writing will be heard at this time.

Jim Heiman read through the agenda.

Discussion was had about details of the intended events. They intend to host non-agricultural events such as showers, weddings, etc in which the largest number of guests would be 299. They will be using porta potties and not the bathrooms in the new accessory building they are building. The new building is not for the events. The events will be held in the existing accessory building. Hanappe Ranch were advised by the township building official that they would need a commercial remodel permit for the event center and that the septic would need to be up to code. They were also advised building must be brought up to code, septic must be up to code and they must have adequate parking in order to hold events.

Hanappe Ranch stated offsite vendors of food and liquor will hold their own licenses. There will not be a kitchen there. There were comments and emails from neighboring residents in favor of the event center.

The Planning Commission agreed with the following conditions for the Interim Use Permit requested by Hanappe Ranch to hold non-agricultural events at 3891 275th Street West:

1. The property may be opened to persons (guests) for non-agricultural events.
 - a. **Non-Agricultural Event:** Non-Agricultural Events include but are not limited to the following: wedding ceremonies, wedding receptions, non-profit benefits and fundraisers not relating to agriculture, reunions, retirement celebrations, graduations, birthdays, barn dances, dances, non-agricultural conventions, craft sales, religious celebrations, concerts, performing arts, and season festivals.
2. The maximum attendance for all Non-Agricultural Events shall be set at 299 persons present on the property at any one time.
3. For Non-Agricultural Events, serving of alcohol will be done in compliance with Federal, State, County, and local law by licensed and insured persons or entities.
4. Hours of Operation for Non-Agricultural Events shall be set at 9:00am to 9:00pm on weekdays, 9:00am to 11:30pm on weekends (Friday, Saturday and Sunday) in accordance with Dakota County guidelines.
5. Exterior amplified music for Non-Agricultural Events is permitted from 12:00pm until 9:00pm. Sound levels shall be maintained according to Minnesota State Standards as defined by the MPCA.
6. Interior amplified music for Non-Agricultural Events is permitted from 10:00am to 10:30pm. Sound levels shall be maintained according to Minnesota State Standards as defined by the MPCA.
7. Any restroom available for public use must adhere to the Minnesota State (MPCA) and Dakota County building/sewer codes.

8. Adequate off-street parking for a minimum of 100 vehicles for Non-Agricultural Events will be maintained and adhere to requirements as defined in Section 7.07. Parking on easements, or drives, or in ways that creates congestion creating a safety hazard will not be permitted.
9. Signage shall comply with all definitions and restrictions as written in the Castle Rock Township Ordinances.
10. The owners will adhere to all other ordinances defined in the Castle Rock Township Ordinances and Zoning Ordinances not explicitly addressed in the Interim Use Permit.
11. The site shall be maintained in a neat and orderly manner.
12. Create an Emergency Action Plan to be enacted in case of an emergency. The Emergency Action Plan will be available upon request.
13. Create a Storm Preparedness Plan to be enacted in case of severe weather. The Storm Preparedness Plan will be available upon request.
14. The owner shall, upon reasonable advance notice, provide the Township staff and/or its agents with access to the property for inspection for compliance with this Interim Use Permit and other relevant codes.

Norbert Kuhn made a motion to adjourn the Public Hearing meeting at 7:07pm. Max Litvinov seconded. Motion carried.

Date Signed

03/25/24

Respectfully submitted,

Molly Weber

Molly Weber, Clerk

Attest:

Jim Heiman
Jim Heiman, Chair - Castle Rock Planning Commission