



Castle Rock Township

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Dakota County, Minnesota

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

PLANNING COMMISSION REGULAR MEETING

Monday February 27, 2023

The regular monthly meeting of the Planning Commission of Castle Rock Township was held on Monday February 27, 2023. Those participating were Jim Heiman, Braden Schuenke, Max Litvinov, Norbert Kuhn, Pete Schaffer. Others in attendance were Karl Drotning, Jim Connelly, Jon Juenke, Mike Resop, Steve & Christine Gounaikis, Kerry Hanifl, Greg Rappe, and Garrett Doffing.

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

AGENDA:

Norbert Kuhn made a motion to approve the agenda. Pete Schaffer seconded. Motion carried.

CONSENT AGENDA:

- 01.23.23 PC Regular Meeting Minutes

Norbert Kuhn made a motion to approve the Consent Agenda. Braden Schuenke seconded. Motion carried.

NEW BUSINESS:

- **Mike Resop - Country Joe Homes (for Gounaikis) ~ PID#07-03200-03-013**
 - Permit application for New Construction Home

Mike Resop was present to represent Steve & Christine Gounaikis. Steve stated the fence that is there will be taken down by the neighbor. Building right was transferred from the North 40. They have no intentions for the wooded area in the back. The house will be in the front. **Max Litvinov made a motion to recommend approval for the new construction home on PID#07-03200-03-013 for Steve & Christine Gounaikis with the stipulation there is no buildable in the back. Braden Schuenke seconded. Motion carried.**

- **Garett Doffing ~ 22293 Alverno Avenue**
 - Permit application for New Construction Home

This is a new construction home in Prairie View Estates. House needs to be 110' feet from the center of the road. Garett is 115' from center. Garett was advised he would need to bring the \$5,000.00 escrow check for the rain garden when he picks up his permit. Garett has been in contact with Lani about the rain garden. **Pete Schaffer made a motion to approve the new construction home in Prairie View Estates, 22293 Alverno Avenue for Garett Doffing. Norber Kuhn seconded. Motion carried.** Garett was advised he has 180 days from the issuance of the permit to get started.

- **Jim Connelly (for Karl Drotning) ~ 22038 Canton Court**
 - Permit for addition to an existing building
 - This is Commercial

Jim stated the gravel area will remain the same as it is today. Property abuts to the golf course. They plan to upgrade the front of the building. The addition will be for storage area with car lifts. They meet all the setbacks. They will use the existing well on the North side of the building. They currently have 1 restroom and a holding tank. Sidewalls will be shorter than the existing ones. The addition is 48' x 40' (1820 square feet). They will be using the existing driveway. **Braden Schuenke made a motion to approve the commercial addition to the existing building at 22038 Canton Court owned by Karl Drotning. Max Litvinov seconded. Motion carried.**

- 2 requests for Parcel Splits
 - **Jon Juenke** ~ Parcel split to remove 1.61 acres from PID#07-00200-01-022
 - **Jon Juenke** ~ Parcel split to add 1.61 acres to PID#07-00200-01-019

Jon would like the North 4.62 acres to go down to 3 acres with the buildable that was transferred years ago and the South 1.98 acres to go to 3.59 acres. Jon talked to the County and they would like the driveway lined up with the property across the street. Norb stated that per the ordinance in Clustering: since the buildable was transferred there can't be any changes made to it therefore it would have to stay as it is and not do the parcel split. It was also stated that Jon could sell the lot, could build and then sell part off. **Norbert Kuhn made a motion to recommend that per the Ordinance (Land Transfer) this cannot be split. Braden Schuenke seconded. Motion carried.**

- Harry Davis – Bolton & Menk ~ Solar Ordinance and Moratorium – MOVED TO MARCH PLANNING COMMISSION DUE TO SCHEDULE CONFLICT – Harry was not present due to a schedule conflict. Planning Commission requested a workshop meeting with Harry Davis and the Board on Monday February 20, 2023 at 6pm where no decisions will be made, it will be discussion about solar. One of the big concerns is when the solar is out of commission. Need to protect the township as much as possible: collect bond, only so much solar within the township, mitigate the appearance-like weed control or plant prairie grass around it.

UNFINISHED BUSINESS:

- N/A

PUBLIC COMMENT:

- **Kerry Hanifl/Gregg Rappe – 3891 275th Street West** – they were advised a certified letter requesting the old house being taken down it is on its way to them. Hanifl stated the house is from 1910 and the foundation is crumbling. They stated there is also another house on the property so currently there are 3 houses on the property. Hanifl had an agreement with the Township that when the new house went up, the old one would come down. Kerry stated that no one would want to live in there. They were told that even though this is an old house it is still considered a dwelling per our Ordinance. Any house structure is considered a dwelling and will always be a residence. Hanifl want to know how they can make it not be a dwelling. They want it for storage and to house animal care (like vaccines in such in the frig). Hanifl asked what the Board uses as criteria to change the building to be part of the Ranch.

ADJOURN:

Norbert Kuhn made a motion to adjourn at 8:20pm. Braden Schuenke seconded. Motion carried.

Date Signed:

3/27/23

Respectfully submitted:



Molly Weber, Clerk

Attest:


 Jim Heiman, Chairman
 Castle Rock Planning Commission