



Castle Rock Township

Since 1858

Dakota County, Minnesota

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

PLANNING COMMISSION REGULAR MEETING

Monday February 28, 2022

The regular monthly meeting of the Planning Commission of Castle Rock Township was held on Monday February 28, 2022. Those participating were Jim Heiman, Norbert Kuhn, Braden Schuenke, Pete Schaffer, Max Litvinov and clerk, Molly Weber. Ken Betzold was absent. Others in attendance were Mark Henry, Grant Beyl, Eric Ruud, Brad Stone, Mark Emerson, Niel Peterson, Denise Kermeen, Adam Otte, Stephanie Otte, Jerry Larson, Debby and Mike Betzold.

Jim Heiman 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. Norbert Kuhn seconded. Motion carried.

CONSENT AGENDA:

- 01.24.22 PC Regular Meeting Minutes
- 01.24.22 Public Hearing Meeting Minutes ~ Marthaler Variance

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

NEW BUSINESS:

- Adam & Stephanie Otte ~ Permit for home addition @ 27750 Blaine Avenue, Randolph, MN – **Norbert Kuhn made a motion to recommend approval for the an addition to their existing home for Adam & Stephanie Otte @ 27750 Blaine Avenue, Randolph, MN. Pete Schaffer seconded. Motion carried.**
- Grant Beyl ~ Application for Farm Winery License @ 1910 260th St W, Farmington, MN – Grant stated they are in the planning stage. Plans for sale of wine, wine tasting and producing wine in the future. This would be an AG business of a Minnesota Farm Winery. They are limited to 200 gallons of wine per year. Grant will need to come to the Planning Commission and the Board of Supervisors for:
 1. Conditional Use Permit
 2. Liquor License – for tasting and serving (when ready to sell)
- Richard Betzold to Mike Betzold Parcel Split of 2.5 acres from PID#07-02600-50-010 – plan to do an L shape garage to the West. They may put a new driveway in in 2-3 years. Currently Mike uses the driveway with an easement with Richard. This was a remodel not a new house. Currently they are requesting a parcel split. Betzold's understand there are no more buildables available. **Pete Schaffer made a motion for the Parcel Split of 2.5 acres with the stipulation that a new driveway will be installed in 3 years. Norbert Kuhn seconded. Motion carried.**
- Niel Peterson ~ New Construction home permit @ 22915 Annette Avenue, Farmington, MN – Niel plans to say in the existing house until the new one is being completed and occupancy certified. There is a stipulation of demolishing the existing house within 6 months of certification of occupancy. Permit for new home cannot be released until \$10,000.00 performance bond to ensure the existing home is torn down is presented. (line of credit from the bank) Currently the plan is to use the existing driveway otherwise he will have to move it 50 feet. They will use the existing well. Plan is to also tear down an outbuilding. A demolition permit will be needed for this also. **Braden Schuenke made a motion to approve the permit for a new home @ 22915 Annette Avenue, Farmington, MN with the following stipulations:**
 1. \$10,000.00 bond for the removal or demolition of existing home within 6 months of certificate of occupancy in the new home
 2. Removal of the western outbuilding with a demolition permit

Max Litvinov seconded. Motion carried.

- Landscape Enhancement (representing Carey's) for In Ground Pool permit @ 1456 230th St W, Farmington, MN - Nothing to act on since no one was present for this permit.
- Stone to Emerson Parcel Split of 20 acres from PID#07-03300-01-015 – Emerson owns 5.02 acres. This request is for a split of 20 acres to attach to Emerson's existing 5.2 acre parcel. It does not have road frontage but

Emerson has an easement. Stone's will retain the front part of the parcel. It will be 100 feet from the new property line of the existing house. **Braden Schuenke made a motion to recommend approval of the 20 acres to be merged with the existing 5.02 acres owned by Mark Emerson. Setbacks will be 100 feet from the rear property line. Pete Schaffer seconded. Motion carried.**

- o 2018 Fee Schedule Review – this was tabled until March
- o Vermillion River Watershed JPO Email regarding local ordinances – sent via email – this was discussed but came up with no conclusion.
- o Zoning Ordinance Amendment email from Harry Davis at Bolton and Menk – sent via email – after review and more discussion about the feedlot, Harry Davis will make more revisions. Final recommendation of AG permit: 12.5 acres or more of contiguous land can qualify for an AG structure on that property with the primary use of the structure being AG related. Harry was asked by the Planning Commission to go through the Ordinance Manual and give us recommendations on what to change and he will help us prioritize. Harry will present his recommended changes to the Planning Commission prior to meeting with them.

UNFINISHED BUSINESS:

- o N/A

PUBLIC COMMENT: N/A

ADJOURN:

Norbert Kuhn made a motion to adjourn at 9:08pm. Braden Schuenke seconded. Motion carried.

Date Signed

3/28/22

Respectfully submitted,

Molly Weber

Molly Weber, Clerk

Attest:

Jim Helman
Jim Helman, Chairman - Castle Rock Planning Commission