



# Castle Rock Township

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Dakota County, Minnesota

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## PLANNING COMMISSION REGULAR MEETING

Monday May 22, 2023

The regular monthly meeting of the Planning Commission of Castle Rock Township was held on Monday May 22, 2023. Those participating were Jim Heiman, Braden Schuenke, Max Litvinov, Norbert Kuhn, Pete Schaffer and Clerk, Molly Weber. Ken Betzold was absent. Others in attendance were Jordan Harper, Kendelle Perkins, Kerry Hanifl, Gregg Rappe, and Bob Hart.

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 with the addition to set the Public Hearing for Solar. Max Litvinov seconded. Motion carried.**

### CONSENT AGENDA:

- 04.24.23 PC Regular Meeting Minutes

**Braden Schuenke made a motion to approve the Consent Agenda. Max Litvinov seconded.** The question about the 5% or 7% for Solar will be discussed at the Public Hearing.

### NEW BUSINESS:

- **Jordan Harper**
  - Permit request for garage
  - 23677 Audrey Avenue

Garage will be a 64 x 50 pole barn style. It will use the same driveway as the house does. Used for storage and 3 car garage with a loft. There will be a taller garage door for their horse trailer. **Max Litvinov made a motion to recommend approval for the 64 x 50 pole barn style garage for Jordan Harper at 23677 Audrey Avenue. Norbert Kuhn seconded. Motion carried.**

Jordan asked how is property was zoned and the Planning Commission stated it was AG zoned. Jordan was told he does not need a demo permit since the existing building was previously AG. Jordan was advised to come back to the Board for final approval on June 13, 2023.

- **Gregg Rappe and Kerry Hanifl**
  - 3891 275<sup>th</sup> Street West
  - Discuss plans to demo the old house

They are requesting an extension on taking down the existing house. They would like to build a utility building before they tear down the old house since they use it for storage. Their 6 month after Certificate of Occupancy into their new home expires August 2023. (this is the deadline in which the old house was supposed to be demolished). Their construction guy said it would take at least a year to get a utility building put up. They will need to get septic re-hooked up since the septic for the farm is in the old house. (this will be a process). The new building will not go where the old house is. They were advised the new structure must meet all the setbacks. Planning Commission stated they must come in before August with drawings and placement of setbacks, septic and well otherwise old house must be torn down. The other house on the property is a 1861 pump house. **Norbert Kuhn made that until we have an application and plans for a new building that are presented and approved by the Planning Commission and Board of Supervisors, the demo permit will stay in tack for the August deadline date. Extension of Demo Permit will be addressed at that time. Braden Schuenke seconded. Motion carried.**

- **Aaron Ahlers**

- 612.86.3943

- Question about a land swap of 1 acre between 3486 220<sup>th</sup> Street East and 3456 220<sup>th</sup> Street East

Aaron was not present so nothing to discuss

- **Braden Schuenke and Max Litvino** ~ need reappoint for 3 more years

Jim Heiman made a motion that Braden Schuenke stay on Planning Commission for another 3 year term.

Norbert Kuhn seconded. Motion carried. Norbert Kuhn made a motion that Max Litvinov stay on the Planning Commission for another 3 year term. Jim Heiman seconded. Motion carried.

- **Select Chair and Vice Chair**

Jim Heiman made a motion for Braden Schuenke be Vice Chair for one year term. Max Litvinov seconded.

Motion carried. Braden Schuenke made a motion that Jim Heiman be Chair for one year term. Max Litvinov seconded. Motion carried.

Planning Commission stated concerns about getting potholes fixed and chloride going. There was a discussion that Castle Rock Township owns a small road grader that someone is interested in buying.

**UNFINISHED BUSINESS:**

- N/A

**PUBLIC COMMENT:**

- N/A

**ADJOURN:**

Norbert Kuhn made a motion to adjourn at 8:45pm. Braden Schuenke seconded. Motion carried.

**Date Signed:**

06/26/23

**Respectfully submitted:**

Molly Weber  
Molly Weber, Clerk

**Attest:**

Jim Heiman  
Jim Heiman, Chairman  
Castle Rock Planning Commission