



Castle Rock Township

Since 1858

Dakota County, Minnesota

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

PLANNING COMMISSION REGULAR MEETING

Monday June 26, 2023

The regular monthly meeting of the Planning Commission of Castle Rock Township was held on Monday June 26, 2023. Those participating were Jim Heiman, Braden Schuenke, Max Litvinov, Norbert Kuhn, Ken Betzold and Clerk, Molly Weber. Ken Betzold was absent. Others in attendance were Pete Schaffer, Tom Harstad, Nick Rehtzigel, Bob Hart, Kerry Hanifl, Greg Rappe, Kathy and Gary Johnson.

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. Ken Betzold seconded. Motion carried.

CONSENT AGENDA:

- 05.22.23 PC Regular Meeting Minutes – **Braden Schuenke made a motion to approve the 05.22.23 PC Regular Meeting Minutes. Max Litvinov seconded. Motion carried.**
- 06.19.23 Public Hearing Minutes~7.21 Solar Electric Systems – **Norbert Kuhn made a motion to approve the 06.19.23 Public Hearing Minutes~7.21 Solar Electric Systems. Ken Betzold seconded. Motion carried.** Braden Schuenke abstained as he was not present for the meeting.

NEW BUSINESS:

- **Tom Harstad**

- Permit request for addition to an existing garage
- 2750 245th Street East

Tom plans to dismantle the existing shed and raise it up 4 feet. He is adding on a floating style 8-foot lean-to. Setbacks look good. Inspectron is reviewing this permit. It will be a pole shed style. **Braden Schuenke made a motion to recommend approval for a remodel with a small addition to an existing garage for Tom Harstad @ 2750 245th Street East. Max Latvinov seconded. Motion carried.**

- **Nicholas Rehtzigel**

- Permit for an AG shed
- 2981 255th Street West

Nicholas's has about 15 tillable acres. He helps his dad farm to the North and East of him. Shed will be 50' x 100' with 18-foot sidewalls. Setbacks look good. **Ken Betzold made a motion to approve the 50' x 100' AG shed for Nicholas Rehtzigel @ 2981 255th Street West. Braden Schuenke seconded. Motion carried.**

- **Gary Johnson**

- Permit for shed/storage building
- 22280 Berring Avenue

Gary is looking to do a 24' x 40' shed. He is 24' from property line to the North. **Norbert Kuhn made a motion to approve the 24' x 40' shed for Gary Johnson at 22280 Berring Avenue. Max Litvinov seconded. Motion carried.**

- **Gregg Rappe and Kerry Hanifl**

- Permit for shed
- 3891 275th Street West

Their plan is to build this shed 40' x 60' for storage and bathrooms and an office. They currently only have 1 employe. There are 2 12' x 24' bathrooms and an additional smaller one. They have people visit and volunteer there. The building is for their customers who they sell meat to right off their property. They are building this building for the future since

they need to tear the old one down. This sounds like a Commercial building not an AG building. It is to store files, saddles, refrigerator with vaccines and farm market stuff. Planning Commission is concerned since each agreement Hanifl's make with the Township, they end up changing something in the midst of it. They are doing this shed based in the letter from the lawyer in which they were advised they need to take the old house down. They have a cattle ranch and sell direct sales right off the ranch. They are selling food to the public so they have foot traffic which makes the building no longer qualify as an AG building. They plan to have some retail where people come to buy stuff. They were advised that eventually they will need an Interim Use Permit. They plan to build the building regardless. They have incomplete information so cannot be acted on. They were advised the Township Board needs to make the final decision of an extension for tearing down the old house. They plan to get set up to build the shed in the Spring. **Ken Betzold made a motion to recommend the permit presented is tabled because of the lack of information. Permit is incomplete and cannot be acted on. They will need to come back to the Planning Commission in July with complete engineered plans with footings, foundation, trusses, walls, etc. Norbert Kuhn seconded. Motion carried.** Jim Heiman recommended approval for a one-month extension on the tear down of the old house. Norbert Kuhn seconded. Motion carried.

- Solar Information (email from Kathleen Hachfeld forwarded to you) – need to add to the Solar Checklist – verify if property is in AG Preserve or Green Acres.

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:

07/24/23

Respectfully submitted:



Molly Weber, Clerk

Attest:



Jim Heiman, Chairman

Castle Rock Planning Commission