



# Castle Rock Township

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Dakota County, Minnesota

2537 240th Street West, Farmington, MN 55024    [castlerocktownship.com](http://castlerocktownship.com)

## PLANNING COMMISSION REGULAR MEETING

Monday July 25, 2022

The regular monthly meeting of the Planning Commission of Castle Rock Township was held on Monday July 25, 2022. Those participating were Jim Heiman, Braden Schuenke, Norbert Kuhn, Max Litvinov, Ken Betzold, clerk Molly Weber. Others in attendance were Eric Ruud, Rene Cook, Jim Cook, Shelby Kuhn, Jon Juenke, Catherine Murphy, John Murphy, Victor Volkert, Bob Hart, Megan Meyers and Megan's father.

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 one change of adding Eric Ruud house move after the map project under New Business. Braden Schuenke seconded. Motion carried.

### CONSENT AGENDA:

- 06.27.22 PC Regular Meeting Minutes

Norbert Kuhn made a motion to approve the regular meeting minutes of 06.27.22. Ken Betzold seconded. Motion carried.

### NEW BUSINESS:

- **Map project questions for Lawyer and Planner** – Harry Davis from Bolton and Menk was present and Brian Wisdorf was present via speaker phone since the Board and Planning Commission had questions on density for residential. The maps show a lot of buildables where the Board and Planning Commission don't believe there are buildables. After some discussion it was decided that Harry Davis will reach out to the Met Council on wordage. The map project will be on hold until this is clarified. Harry will go through the Ordinance Manual to check for consistency throughout the manual. **Norbert Kuhn made a motion that Harry Davis and Brian Wisdorf work together with the Met Council to get this clarified. Ken Betzold seconded. Motion carried.**
- **Eric Ruud for Shirley Ruud** ~ 1917 240<sup>th</sup> Street West (this is listed as 1915 240<sup>th</sup> Street West on Dakota County website)– approval from Public Hearing findings of 07.25.22 – both houses are in the same PID#. There is 200 feet in between. **Ken Betzold made a motion to approve the house being moved in for Eric Ruud. Braden Schuenke seconded. Motion carried.**
- **Jim and Renee Cook** ~ 24402 Denmark Avenue permit request for an AG shed – Cook's were advised that this needs to be an accessory building not an AG building. **Norbert Kuhn made a motion to approve the accessory building for the Cook's at 24402 Denmark Avenue. Braden Schuenke seconded. Motion carried.**
- **Megan Meyers** ~ PID#07-00100-50-020 – reconvene question about building on 22690 Blaine Avenue – existing building has been torn down. There are already 4 residences there. Existing house was vacant 7-10 years. 2.5 acres are required. 2/3 of a mile long driveway already exists. Page 21, letter C. of the Ordinance Manual States: If a nonconforming use is discontinued or a nonconforming structure is not used for a period of one year, further use of the structures or property shall conform to this Ordinance. Mr. Meyers stated this has been zoned residential since 1994 and he feels like the township is taking back what the Meyers were given. He wants to keep it how is was, since took down old house wants to just build a new one. **Norbert Kuhn made a motion that this is not a buildable due to the following: 1. Lack of road frontage, 2. Distance from road-length of driveway, 3. 4 houses in the 160 already, the 1 acre parcel is in 2 sections. This is not a rebuild since it was vacant for so long per section 5.03, letter C of the Ordinance Manual. Ken Betzold seconded. Motion carried.**
- **Victor Volkert & Sonja Freeland for Robert & Kathryn Hart** ~ parcel split of 2 parcels off of the 45.01 acres on PID#07-03100-76-014 – Subdivision Agreement – Braden Schuenke made a motion to approve the 4 parcel splits with the correct documentation per each of the 4 parcels. **Ken Betzold seconded. Motion carried.**

- **Shelby Kuhn ~ 3142 255<sup>th</sup> Street West – questions on house remodel** – Shelby was in for information purposes. They would like to add a garage to the south with a living area above it and 1 bedroom to the east on the main floor. She was advised the setback for septic is 10 feet. Shelby was emailed information for septic inspectors and Inspectron. She was advised if they move their driveway to the west they will need to be 50 feet from the property line.
- **Fee schedule changes** – discussion was had on fee schedule changes to present to the Board for final approval.
- **Corner of 250<sup>th</sup> & Biscayne** – the Township has an easement to this corner. Ken Betzold recommended that John Murphy come to the Board if he has any issues. Township was told by the County to take out the Y at that corner and make it a T intersection. Murphy is fine with us taking the gravel out of the right of way. Murphy's asked they get a phone call prior to doing the work. They are fine with the Township getting this done.

**UNFINISHED BUSINESS:** None

**ADJOURN:**

Norbert Kuhn made a motion to adjourn at 9:40pm. Ken Betzold seconded. Motion carried.

**Date Signed:**

08/22/22

**Respectfully submitted:**

Molly Weber

Molly Weber, Clerk

**Attest:**

Jim Helman

Jim Helman, Chairman - Castle Rock Planning Commission