



# Castle Rock Township

Since 1858

Dakota County, Minnesota

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

## PLANNING COMMISSION REGULAR MEETING

Monday August 22, 2022

The regular monthly meeting of the Planning Commission of Castle Rock Township was held on Monday August 22, 2022. Those participating were Jim Heiman, Braden Schuenke, Norbert Kuhn, Ken Betzold, and clerk Molly Weber. Max Litvinov was absent. Others in attendance were Grant Beyl, Bryan Voight, Jake Lindquist, Jerry Larson, Pete Schaffer, Kerry Hanifl, Greg Rappe, Suzanne Hanifl, Shane Jopke, Nichole Jopke, Dan Kutnink, Cheryl Whitten, and Steve Dohmen.

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:

- 07.25.22 PC Regular Meeting Minutes

Braden Schuenke made a motion to approve the regular meeting minutes of 07.25.22. Norbert Kuhn seconded. Motion carried.

### NEW BUSINESS:

- **Shane Jopke ~ Castle Rock Kennels 3671 250<sup>th</sup> Street** – see attached letter – Shane and Nichole stated they would like to buy Castle Rock Kennels and run it as it is for now but may want to get bigger down the road. Neighbor Dan Kutnink stated the Kennel is currently in violation of the Nuisance code 7.20 Animal Control letter H. Nuisances of the Ordinance Manual & stated it was originally approved for 20 dogs. Discussion was had and it was determined the current property owner would need to apply for a Conditional Use Permit amendment so the township has it on file.
- **Greg Rappe/Kerry Hanifl ~ 3891 275<sup>th</sup> Street West** – question on natural burial on their property – they were in with Suzanne Hanifl to request natural green burial of family members on their property. Burying of a body must be legally registered per the MN Department of Health. Hanifl research says the state of MN says it is fine and the county says it is fine. They plan to do a small area with trees/flowers and no embalming and no vault. Hanifl's were told the township requires a sealed vault (which means cement all the way around) just like was recently required on the Conditional Use Permit for Al Maghfirah Cemetery. Hanifl's were instructed to do more research with the state and county information they have and pass it onto the Clerk. The clerk will forward to Planning Commission members to also research it.
- **Cheryl Whitten/Dohmen Construction ~ New Construction Home – Prairie View Estates – PID#07-64400-02-020, Lot 2 Block 2** – Whitten's were missing the site plan. They will need a site plan to present to the Board of Supervisors showing 2 septic placement options, well placement, distance from center of road, all 4 property line setbacks. They were also advised of the \$5,000.00 escrow for their rain gardens that is required. Braden Schuenke made a motion to recommend approval for the permit application for a new construction home in Prairie View Estates for the Whitten's so lone as they provide a final site plan showing 2 septic placement options, well placement, distance from center of the road, and all 4 property line setbacks. Approval is recommended provided they meet all the required setbacks, of 15 feet from back, 10 feet from sides, 110 feet from center of road and the required well and septic setbacks. Ken Betzold seconded. Motion carried. Norbert Kuhn opposed.
- **Jake Lindquist ~ 25990 Alverno Avenue** – permit for house addition – Jake is taking down a garage and adding a tuck under garage and living quarters above it. He will need a new septic since he is going from 3 bedrooms to 4 bedrooms. He was instructed he will need 10 feet between structures or a firewall may be required. He will need to work with the Inspector on this. Ken Betzold made a motion to recommend

approval of the addition with Inspectron approving the septic & firewall. Norbert Kuhn seconded. Motion carried.

- Aaron Trigg ~ 4005 280<sup>th</sup> Street – informational questions listed in email – Planning Commission stated they need more information and someone to attend a meeting in order to get questions answered.
- Jeffrey Adelman ~ 24149 Chippendale Avenue West – possible questions on options for 2 car garage – nothing to discuss since Jeffrey was not present.

**UNFINISHED BUSINESS:** None

**PUBLIC COMMENT:** Grant Beyl & his contractor Bryan Voight were present to ask about doing a 40x40 remodel to an existing AG shed. He wants to expand the existing tack room into space for making wine for his AG winery. It takes 3 years before he can run the business so does not need the Conditional Use Permit for the business yet. Grant was told the building would more than likely need to be commercial if he plans to run the Winery business out of it. Once it becomes a business the Health Department and such will get involved. **Norbert Kuhn made a motion that Grant should go to Inspectron about the permit and find out if part or the full building would have to be converted to a Utility Building from AG. Ken Betzold seconded. Motion carried.**

Grant Beyl also asked if he had a buildable site but the Planning Commission informed him he would need to talk to his neighbor to see if he would transfer a building right to him.

**ADJOURN:**

Norbert Kuhn made a motion to adjourn at 8:38pm. Braden Schuenke seconded. Motion carried.

Date Signed:

9/26/22

Respectfully submitted:



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Molly Weber, Clerk

Attest:



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Jim Hejman, Chairman - Castle Rock Planning Commission