



# Castle Rock Township

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Dakota County, Minnesota

2537 240th Street West, Farmington, MN 55024

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## PLANNING COMMISSION REGULAR MEETING

Monday September 26, 2022

The regular monthly meeting of the Planning Commission of Castle Rock Township was held on Monday September 26, 2022. Those participating were Jim Heiman, Braden Schuenke, Norbert Kuhn, Ken Betzold, Max Litvinov, and clerk Molly Weber. Others in attendance were Jay Donnelly, Jerry Larson, Victor Volkert, Ken Schentzel, Al Freeland, Pete Schaffer, Jana Kutnink, and Mark Henry.

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:

- 08.22.22 PC Regular Meeting Minutes

Braden Schuenke made a motion to approve the regular meeting minutes of 08.22.22. Ken Betzold seconded. Motion carried.

### NEW BUSINESS:

- Jana Kutnink ~ Castle Rock Kennels 3671 250<sup>th</sup> Street – Conditional Use Permit questions – would like to apply for Conditional Use Permit to run with 50 kennels and 8 outdoor play areas. Jana stated she is operating as it was the day she bought it. Public Hearing for Conditional Use Permit was set for Monday November 28, 2022 @ 6:30pm.
- David Marsh/M and J Services ~ permit application for the Schentzel's @ 22795 Annette Ave for house addition and deck – Braden Schuenke made a motion to approve the house addition and deck @ 22795 Annette Ave for the Schentzel's. Max Litvinov seconded. Motion carried.
- Pat and Janie Tutewohl ~ 25660 Biscayne Ave ~ permit for garage addition – was not present. Need to come to next Planning Commission meeting since the Planning Commission has questions on the request.
- Noah Finch ~ information only for 25457 Chippendale Ave – was not present-must come to Planning Commission if requesting the question be acted on.
- Victor Volkert ~ information only for PID#07-03100-29-010 – question if buildable – person bought this 4.09 acre property in 1980 and was told it was buildable per Victor Volkert. So Victor's questions are: 1. Is it buildable, 2. What was the thinking when the shared driveway was allowed for the other parcels around it. Currently there are 4 dwellings there. Norb Kuhn made a motion to pass this onto the Board but later withdrew that motion. Lots were subdivided in 2002. Ken Betzold made a motion to recommend to the Board that the Planning Commission feels according to the Ordinance that PID#07-03100-29-010 is not buildable. The only way to make it buildable is to have road frontage. The Planning Commission also had a question on the 3 pre-existing lots if there is an easement to those lots with no road frontage. Norbert Kuhn seconded. Motion carried.
- Conditional Use vs Interim Use – Interim Use is more strick & can be pulled if the conditions are not followed. Planning Commission recommends Interim Use Permit going forward but suggested changes to the Ordinance Manual with a Public Hearing for the changes.
- Recommendation for findings of Cluster Residential Density – vision between the Planning Commission and Board of Supervisors, 1 per 40 acres. MET Council did not help much. For 40 year up until now anyone could move buildables. Norbert Kuhn made a motion to keep it as it is, what the Ordinance states per the Township Lawyer and Township Planner which is 4 houses per 160 acres. Braden Schuenke seconded. Motion carried. Ken Betzold opposed on the grounds that we should keep doing it the way we have been.
- Set date for Public Hearing to accept Fee Schedule Changes – Public Hearing was set for Monday October 24, 2022 @ 6:45pm to discuss Fee Schedule Changes.

**UNFINISHED BUSINESS: None**

**PUBLIC COMMENT:** An email complaint was sent in but we did not have clarification of what was going on so they will have to come before the Board.

Mark Henry was in to discuss concerns of Ordinance 2009-4 being taken out of the Ordinance Manual. He stated this needs to go back in to protect us. It is the Public Utility Right of Way Ordinance.

**ADJOURN:**

Norbert Kuhn made a motion to adjourn at 8:47pm. Braden Schuenke seconded. Motion carried.

**Date Signed:**

10/24/22

**Respectfully submitted:**

  
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Molly Weber, Clerk

**Attest:**

  
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Jim Heiman, Chairman - Castle Rock Planning Commission