



Castle Rock Township

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PUBLIC HEARING MEETING MINUTES

6.11 Clustering Ordinance Amendment

November 28, 2022 @ 6:00 p.m.

A Public Hearing Meeting of the Planning Commission of Castle Rock Township was held on Monday November 28, 2022. Those participating were Jim Heiman, Norbert Kuhn, Ken Betzold, Braden Schuenke, Max Litvinov and Molly Weber.

Others in attendance was Pete Schaffer.

Jim Heiman called the meeting to order at 6:00 pm. and the Pledge of Allegiance was recited.

PURPOSE OF THE MEETING

The purpose of the hearing is to consider, hear from the public, and act to make a recommendation to the Township Board regarding amendments to Ordinance 6.11 CR Clustering. All persons desiring to be heard in person or in writing will be heard at this time.

Amendments to Ordinance 6.11 CR Clustering were discussed. BJ Elvestad gave some background to the information the Planning Commission received for review prior to the meeting.

A resident asked what clustering is and were advised it is moving building rights from one place to another. In 2020 the rules for how you can have more than 4 houses per ¼ section was mistakenly omitted from the Ordinance. Planning Commission and Board of Supervisors have been allowing it recently, for example this past summer a 5th buildable was approved in a ¼ section.

One part of the Ordinance contradicts another part and it needs to be corrected to make everything cohesive. Resident, Arlyn Lamb stated that back when he was on the Planning Commission it was 1 house per 40 acres unless subdivided before 1978 only one house per 40 acres.

Planning Commission feels they need guidance from the Planner or Lawyer and they need time to review. The first Ordinance was just AG but the 2020 Ordinance update includes AG and RR1. Lawyer stated we need to break out AG and RR1 and have separate verbiage.

Ken Betzold made a motion to recommend to have a joint meeting with the Planning Commission, the Board of Supervisors and Planner, Harry Davis after the holidays to decide how to proceed with Ordinance 6.11 Clustering. Max Litvinov seconded. Motion carried.

Braden Schuenke made a motion to recommend the Planning Commission review the 2010, 2013 and 2020 Ordinance (when RR1 was added) along with the current and proposed amendment at the next Planning Commission meeting in order to prep for the joint meeting. Norbert Kuhn seconded. Motion carried.

Ken Betzold made a motion to adjourn the Public Hearing for 6.11 Clustering Amendment. Braden Schuenke seconded. Motion carried.

Date Signed

2/27/2023

Respectfully submitted,

Molly Weber, Clerk

Attest:

Braden Schuenke, Vice-Chair - Castle Rock Planning Commission