

**CASTLE ROCK TOWNSHIP
PLANNING COMMISSION PUBLIC HEARING
JANUARY 30, 2006**

The Planning Commission with the Task Force Committee of Castle Rock Township held a public hearing on Monday, January 30, 2006 at 7:00 p.m. at the Castle Rock Town Hall, 2537 240th Street West (corner of 240th Street and Biscayne Avenue) for the purpose of public input for the zoning ordinances and the comprehensive plan for the future of Castle Rock Township. Present were Jim Heiman Chair, Dave Nicolai Vice Chair, Dave Kammueler, and Bob Dubbels Commissioners, and Maralee Rother Secretary. Also present were Russell Zellmer, Randy Becker, Jane Bistodeau, Keith Bistodeau, Roger Randall, Norbert Kuhn, Delma Jennrich, Arthur Jennrich, Gary Piphon, Hugh Fischer, Jeff Johnson, Paul Irrthum, David Mumm, Kris Akin, Arlyn Lamb, Arlene Schmidtke, Kurt Shirley, Mike Long, Karen Hendren, Dennis Hendren, Arlo Finney, Mike Rademacher, Dianne Lamb, Conrad Adelman, Nina Mangelsen, Diane Randall, Joan McIntire, Gerald Mangelsen, Glen Dubbels, Dick Ozment, Dave Dubbels, Niel Peterson, PJ Peterson, Lisabeth Dilley, Bradley Baker, Ed Andersen, Dennis Kuhn, Chuck Hutton, Gloria Hutton, Buford Faust, Julie Scherbenske, Percy Scherbenske, Nick Lafontaine, Terrie Pearson, Gertrude Sieg, Reinhold Sieg, Jenell Gagne, Margarete Lucht, Marge Hulbert, Mike Devney, Gary Johnson, Dan Halvorson, Cathy Johnson, William Craigie, Linda Craigie, Anita May, Jim May, Bill Mulvihill, Steve Sowiejka, Ray Harstad, Kenny Quade, Mark Henry, Leonard Sargent, Bernice Tutewohl, Donald Tutewohl, Lee Dilley, Melvin Lively, Billie Jo Lively, Denise May, Richard Betzold, Denise Radcliffe, Ed Siegfried, Joan Uselmann, Cole Empey, Marlys Guildner, Tony Trevis, Kevin Norward, Marcia Hinz, Orren Lucht, Brian Bollom, Colin Garvey, Casey Kimber, Dee Churchill, Mary Dittberner-Adelman, Raymond Young, Joe May, Tom Kosir, Ralph Hanson, Lee Piphon, Delos Stapf, Tammy May.

Chair Jim Heiman called the meeting to order at 7:10 p.m. and the Pledge of Allegiance was recited.

Jim Heiman made introductions of the Planning Commission members and gave an explanation that the purpose of the meeting was that it would be informational and no decisions would be made at this time.

Norbert Kuhn introduced Task Force members David Mumm, Gary Piphon, Paul Irrthum, Kris Akin, Mark Wagenknecht, Mark Henry, Norbert Kuhn, and Kenny Betzold, who was not present. Norbert Kuhn gave an overview of the Task Force Mission/Purpose and explained the Task Force has been having meetings since May on the first and third Monday of each month. Norbert Kuhn reviewed the Agenda of the meeting.

Protecting Castle Rock Township Boundaries – Mark Henry

- Mentioned previous 6 month moratorium
- Discussed current discussions between Board of Supervisors and Farmington to define an Orderly Annexation Agreement.
- Read a statement of Orderly Annexation Agreement.
- Stated townships have little power in stopping annexations.

- Stated legislature seems to consider townships as land banks.
- Dave Nicolai stated history of annexation 10 years ago.

Norbert Kuhn asked the public to address questions to the Planning Commission and asked the public to address issues affecting the township as a whole, not individual properties.

A question was asked if Castle Rock Township should fight annexations?

- Difficult to argue.
- Very expensive
- If less than 60 acres there is very little Castle Rock Township can do.
- If less than 60 acres they can request a property split and Castle Rock Township can deny the split.

A question was asked if city automatically extends water and sewer to annexed property?

- No guarantee
- No set guidelines

A question was asked what the pro's and con's of annexation are?

- General consensus was that there are no pro's for Castle Rock Township
- Options? Give up the land or fight

Norbert Kuhn asked should Castle Rock Township spend tax dollars for lawyers etc. to defend against annexations? (seeking public input)

A question was asked if Castle Rock Township is given detailed information on how annexed lands will be used. Do we know if it will be used for "offensive or non-offensive" uses?

- Castle Rock Township is not informed as to uses of annexed land

Mark Henry stated that annexations need to be considered on a case by case basis, but an Orderly Annexation Agreement may give us the ability to negotiate terms.

David Mumm stated that lands being annexed must be zoned (in the "gaining" jurisdiction) so the public has the right to attend the meetings and provide input.

A question was asked if Farmington would listen to Castle Rock Township residents in zoning hearings?

- Jim Heiman answered that adjoining property owners would be heard – regardless of jurisdiction.

Also asked if Castle Rock Township would be notified how soon the annexed property would be developed?

- Castle Rock Township is not notified when or what it will be.

Economic and Fiscal Impact – Roger Randall and Gary Piphio

Roger reviewed diagrams containing tax distributions for both residential and commercial taxes.

- Residential property tax dollars: 46% school
32% county
17% township
5% other

Current ordinance is 1 house per quarter/quarter with 165' of road access.

A resident stated he was in favor of clustering so his children could build on his land and live near him as he grows older.

- Jim Heiman stated clustering would allow more land with home sites to be sold but costs may be higher for the township. Castle Rock Township has some clustered homes today, but they were grandfathered in prior to 1978. These home sites are in flood plains. Jim Heiman stated that when the current ordinance was written the thinking was that it did not make sense to use up 10 acres of farmland for a driveway to get a 1 acre home site on a sandy knoll.

A question was asked if Castle Rock Township had records to determine affect of housing on road maintenance costs?

- Mark Henry stated that Castle Rock Township has good records to determine the costs. Denser homes provide more tax dollars per mile, but when spread out the costs are higher.

A question was asked if the Met Council has any plans for Castle Rock Township?

- Jim Heiman said in a recent meeting Met Council defined Highway 50 as the southern border for commercial and industrial growth. They would like to see areas north fully developed before extending below Highway 50. Growth can be controlled by restricting sewer systems and city water infrastructure.

A landowner asked if other townships can annex our township lands?

- Answer was no. A higher level of jurisdiction can annex lower levels.

The Chair asked for further questions and being none, stated that the survey has been passed out and these could be turned in after the meeting or mailed to the Township and residents can also speak to the Task Force members with ideas and there will be more public meetings in the future.

Dave Nicolai made a motion and Dave Kammuller seconded to adjourn. Motion carried.

Meeting adjourned at 8:14 p.m.

Respectfully submitted,
Maralee Rother Secretary