

Cascade Planning Commission Review CUP 04-01 granted to Brogan Heating and Air/Conditioning by Thomas Brogan, PIN: 74.31.43.031186

Date of Review: March 21, 2023

Review Summary: In compliance. The owner of record for this property is now Roxy Stewart (daughter of Thomas Brogan). Keep same mailing address for business.

Action Items: Sent water test results to Township Clerk.

Follow up Items:

Date For Next Review: March 2025

CUP – 04-01	Comply	Not Comply	Comments
At least one parking space per employee.	yes		
Any outside lighting must be defused and directed away from public roads and neighboring properties.	yes		
The Conditional Use Permit is approved subject to compliance with the applicable Government requirements, including, but not limited to the Minnesota and Olmsted County Health Departments and Minnesota Pollution Control Agency.	yes		Freon products are recycled with a plan that includes the local recycling service of Gustave A. Larson Co. Sealants currently in use are water based and no VOCs.
Any hazardous wastes reclaimed or generated at the site shall be disposed of according to Minnesota Pollution Control Agency guidelines and/or requirements. All appropriate waste generation permits shall be applied for and received prior to completion of the addition. Copies of these permits shall be forwarded to the Township Planning Department.	yes		Freon products are recycled with a plan that includes the local recycling service of Gustave A. Larson Co. Minimizes the number of tanks of Freon stored on site.
A compliance check for the septic system shall be provided prior to issuing building permit. Should plumbing be added to any of the buildings a septic	yes		Gopher pumps the septic every three years. No plumbing has been added.

permit will be required.			
Results of a water test showing that the water supply meets current County standards shall be submitted to the Township Zoning Administrator.	Yes		Ms. Stewart has sent water test results to the Township Clerk
The Conditional Use Permit is not transferable.	Reviewed		Applicable
No storage of materials or trucks within 25 feet of neighboring parcels.	yes		
The applicant shall keep all gravel surfaces on the property in a dust-free condition.	yes		
The applicant must meet the applicable building code requirements prior to expanding the use upon the property.	yes		
Review of Conditional Use Permit: The Conditional Use Permit includes, at the discretion of the Town Board, a periodic review to determine compliance with the conditions of the permit. The Town Board may also elect, upon adoption of an appropriate resolution following verification of a complaint that a condition has been violated to conduct a review of the permit. Said review shall only take place following written notice to the owner of the subject property and a duly noticed public hearing. Following such hearing, the permit may be amended based on changed conditions and experiences with the site.	yes		Because this CUP is in compliance at this time, there have been no complaints, and assuming no future complaints, the next review will be in 2025.
The applicants' are allowed up to 13,560 square feet of total gross floor area, any proposal to exceed this amount would require a new or amended CUP to be approved by the Township prior to construction.	yes		Not applicable unless business expanded