

Cascade Planning Commission Review 13-02 Bryan Schoeppner PIN

74.01.11.065575 Lacey LLC

Date of Review: November 21, 2023

Review Summary: In Compliance

Action Items: None

Follow up Items: None

Date For Next Review: November 2025 Planning Commission Meeting

CUP 13-02	Comply	Not Comply	Comments
The site plan provided by McGhie and Betts, Inc. dated 7/3/13 shall be marked as "Exhibit A" and will become a part of this conditional use permit.	N/A		Not Applicable today
The use shall not create odor, dust, noise, electrical disturbances, glare, or vibrations noticeable outside of the structures. Any outside wall mounted lighting must be directed away from public roads and neighboring properties. In addition, the applicant shall provide security lighting within the storage area and provide adequate measures to assure that said security lighting does not disturb the neighboring properties.	Yes		
The applicant must obtain and maintain all applicable permits and licenses that are required by federal, state, and local agencies. Any amendment to the Town's MS-4 permit, which may be required because of this development, shall be paid for by the developer.	N/A		Not Applicable today – no ongoing permits apply
The business may be inspected at any reasonable time by township officials to ensure compliance with this Conditional Use Permit.	Yes		
Impervious parking area must provide for at least one parking	Yes		

<p>stall per employee and ample parking area for customers. There shall be no parking in the street or on the road right-of-way. Additionally, a large enough area must be kept free from traffic and other obstructions for delivery vehicles to turn around in without backing out onto US Highway 63.</p>			
<p>That the applicant maintain and forward to the Township, a contract with a licensed service provider to have the 1600 gallon septic holding tank pumped annually and/or more often as needed. There will also be annual reporting on the system condition and pumping needs to monitor the potential need for a larger holding tank or an actual septic system.</p>	Yes		Provided routinely between reviews to Cascade Township Clerk/Treasurer
<p>The septic holding tank alarm, that alerts the existence of high effluent levels, be kept in working order.</p>	Yes		
<p>Storage unit lease(s) shall be revised to include the Olmsted County Sheriff's office Best Practices language.</p>	Yes		
<p>Based on flow rates outlined in the septic code the number of employees onsite shall be limited to 17 full-time equivalent employees.</p>	Yes		
<p>The applicant shall have the water tested annually, or provide bottled water, to assure safe drinking water for employees and clients.</p>	Yes		Bottled water provided
<p>This CUP 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</p>	Yes		Next review November 2025

<p>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.</p>			
<p>No junk, unused vehicles, or salvage material may be stored on site. Construction materials, if stored outside, must be kept neat in appearance. Any additional outside storage of equipment will require screening to block the view of said equipment from adjacent properties and the street. No outside storage of any kind will be allowed within storage unit area. Access aisles within storage unit area shall be kept free and clear of debris and storage. Access aisle width shall be maintained at the distance indicated on the plan or greater. All garbage must be controlled in dumpsters and picked up regularly.</p>	<p>Yes</p>		
<p>This Conditional Use Permit allows the primary business of a building contractor's sales office and shop; a self-storage business; and the tenant business of a landscape nursery/garden center. If the landscape nursery/garden center should cease to operate 12 months or more, that use will no longer be allowed under this Conditional Use permit. If the owner/applicant wishes to rent the tenant space to a different landscape/nursery business – as long as there has been no more than a 12 month break in the use – he may do so. If the owner/applicant wishes to rent that space to a different type of business the owner/applicant must come before the Planning and Zoning Commission for</p>	<p>Yes</p>		<p>The Landscape Nursery/Garden Center has ceased to operate for more than 12 months at the time of this review.</p>

approval of that use change. No matter what type of business occupies the tenant space, the total number of employees on the site – between both businesses – shall not exceed 17 full-time equivalent employees.			
Schoeppner Construction; self-storage; and In-Bloom Lawn & Garden Center – or any other business that may in the future be approved for this site – shall limit their hours of operation from 6:00 am to 9:00 pm.	Yes		Storage Area client entry limited by Key Pad Access to 6:00 AM to 9:00 PM.
The owner shall provide fencing around the entire storage unit area and in addition, Buffer Zone C or greater – as defined in the Cascade Township Zoning Ordinance – along the entire west side of the storage unit area.	Yes		
The applicant will obtain an approved access plan from the Minnesota Department of Transportation.	Yes		Not Applicable today
The applicant will allow the owners of adjacent properties to review security camera recordings of the storage unit area to confirm preservation of privacy.	Yes		No property owner requests to date. Note – camera recordings provided to Sherriff's Office as requested.