

Document No. **A1603391**
OFFICE OF THE COUNTY RECORDER
OLMSTED COUNTY, MN
I hereby certify that this document was filed
in this office on 04-19-2024 at 3:11 PM
MARY BLAIR-HOEFT - DIR. PROPERTY RECORDS/LICENSING
Fee Amount: \$46.00 by deputy: sk

*P47NE SW 19-107-14
74.19.31.031067*

CASCADE TOWNSHIP CONDITIONAL USE RESOLUTION NUMBER CUP-23-01

**"COVER SHEET ADDED BY OLMSTED COUNTY PROPERTY RECORDS OFFICE FOR RECORDING PURPOSES.
THIS PAGE IS NOW THE NEW FIRST PAGE OF YOUR DOCUMENT."**

CASCADE TOWNSHIP
CONDITIONAL USE RESOLUTION
NUMBER CUP-23-01

WHEREAS, an application for a Conditional Use Permit to allow for the operation of Crystal Clear Services, a commercial business owned by Matthew Dohrmann on a parcel of property owned by Matthew Dohrmann and legally described as:

The East Half of commencing at the Northwest corner of the East Half of the Southwest Quarter of Section 19, in Township 107 North, Range 14 West, Olmsted County, Minnesota, thence East 56 rods 14.02 links, thence South 56 rods 14.02 links, thence West 56 rods 14.02 links, thence North 56 rods 14.02 links to place of beginning, subject to County Highway Easements.

WHEREAS, the matter has been reviewed by the Zoning Administrator and a report submitted to the Planning Commission concerning the Conditional Use Permit request.

WHEREAS, a public hearing on the proposed conditional use was duly noticed and held by the Cascade Planning Commission at the Cascade Township Hall, 2025 75th Street NE, Rochester, MN on July 18, 2023.

NOW, THEREFORE, be it resolved by the Cascade Township Planning Commission as follows:

Motion and second to approve with the following Conditions

Conditions:

1. Approval of this CUP is contingent upon approval of re-zoning Mr. Dohrmann's parcel to Highway Commercial.
2. The applicant must obtain and maintain all applicable permits and licenses that are required by federal, state, and local agencies.
3. Any fuel or chemicals kept on site must be stored using acceptable methods in approved containers and properly permitted by the appropriate regulating agency.
4. Potable water and restroom facilities must be provided for employees and customers. Please refer to OSHA Standard Number 1910.141 for guidance.
5. A passing well test is required. If the current well is not suitable for human consumption, bottled water must be provided.
6. A septic compliance check is required.
7. Approval of this CUP is contingent on submittal and approval of a grading plan.
8. A building compliance review is required to ensure the building was constructed to meet all applicable codes.

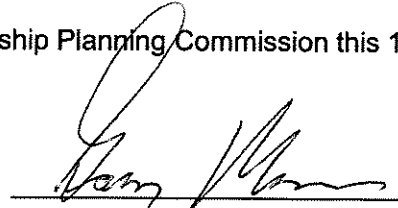
TCPA 4/19/24/28

9. Any business, other than Crystal Clear Services, occupying space on this property must be identified and their uses explicitly defined in a letter from the applicant. Any new business intending to lease space on this property must be communicated to the Township. A review of this CUP will be prompted when a new tenant is proposed at this property.
10. 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.
11. The business may be inspected at any reasonable time by township officials to ensure compliance with this Conditional Use Permit.
12. The storage of junk, unused/unregistered vehicles or equipment, and salvage material is prohibited.
13. Outside storage of equipment and material must be screened from public view. Screening shall have a minimum height of 6 feet.
14. All garbage must be contained in dumpsters and policed regularly.
15. No parking is ever allowed along Valleyhigh Rd NW.
16. Review of Conditional Use Permit: This Conditional Use includes, at the discretion of the Township, a periodic review to determine compliance with the conditions of the permit and whether changed circumstances or conditions require changes to the permit. The Township 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 a hearing, the permit may be amended based on changed conditions and experiences with the site.
17. Violation of the terms of the conditional use permit is subject to the provisions of the CUP and the Township CUP ordinances. Applicants shall have the rights and remedies provided in the CUP. Violations of the CUP may result in revocation of the CUP and the Township shall have all remedies available to it pursuant to its ordinances or otherwise available to it in law or equity. Notwithstanding the foregoing, in the event that the applicant fails to perform any terms and conditions of the CUP, the Township shall provide the applicant, in writing, a notice of default and the parties shall hold an initial meeting within ten (10) days following notice of such default for purposes of attempting to resolve the default on an amicable basis unless the Township determines that threat to health, safety or property require a shorter notice period. If the parties cannot resolve the matter, the Township may issue a notice of violation to the applicant setting forth, in detail, the action(s) that must be taken to remedy the alleged default and a reasonable time period for curing the default.
18. Reimbursement of township costs: If a permit is revoked, the permittee shall also reimburse the township for the township's reasonable costs, including restoration costs and costs of collection and reasonable attorney's fees incurred in connection with such revocation.

Conclusion:

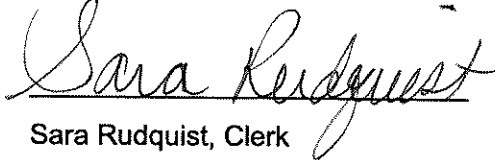
Motion carried with all in favor. The Cascade Township Planning Commission hereby grants a Conditional Use Permit per Section 4.02 of the Cascade Township Zoning Ordinance to allow for the operation of Crystal Clear Services.

Passed and adopted by the Cascade Township Planning Commission this 18th day of July 2023.



Gary Moore, Commission Chair

Attest:



Sara Rudquist, Clerk



DISTRIBUTION:

County Recorder
Township Clerk
County Planning
Zoning Administrator
Applicant

Drafted and Return to:

TCPA
4111 11th Ave SW, Room 10
Rochester, MN 55902