

Cascade Planning Commission Review CUP 03-02 granted to Bernard Leitzen and Gary Lietzen, PIN: 74.24.21.082477

APRIL 18, 2017

Review Summary: In Compliance to our knowledge

Action Items:

Follow up Items:

Date For Next Review: April 2018

CUP -03-02	Comply	Not Comply	Comments
All vehicles must be located within a locked fenced area. The fence shall surround the existing lot(s).	Yes		Property owned by Leitzen brothers: Gary, Mark, and Dan. Steve Russell owns the Rochester Towing business and is responsible for maintaining compliance.
All vehicles, including junked and damaged vehicles, will be removed from the parcel within thirty (30) days after being released by the police or insurance companies.	Yes		Complications with legal titles make the 30-day removal not always possible. All vehicles are inside the locked fenced area.
The existing buffer-tree line surrounding the property shall be maintained by the applicant and additional screening will be done along the east side (along Highway 63) next to the chain link fence.	Yes		Trees were removed with the rebuilding of North Broadway. Privacy fencing has been added as a visibility barrier to south, east and north side of area.
No expansion of the existing impound lot(s), which is 63,825 square feet in size, shall be considered allowed without amending or applying for a new CUP. The impound lot is considered to be the area inside the chain link fence.	Yes		Mr. Leitzen stated that area inside fence is less than 63,000 square feet.
Install and maintain a portable toilet for employees or a Septic system that meets current	Yes		Portable toilet is inside the fenced area.

Cascade Township health standards.			
If any new lighting is added it shall be diffused or directed away from adjoining properties or public roads.	Yes		Three downward directed lights on separate poles inside the fenced area are lit automatically when skies are dark.
This CUP is not transferable; it is issued to Bernard and Gary Leitzen as the owners and Rochester Towing as the operator.	Yes		Not applicable
The township officers or its staff shall be allowed to inspect the property during regular business hours.	Yes		
Review of Conditional Use Permit. This Conditional Use includes, at the discretion of the Town Board, a periodic review to determine compliance with the conditions of the permit, and whether changed circumstances or conditions require changes to 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		
A Storm Water permit (MS4) shall be completed if required by the MPCA.	Yes		For leakage of toxic liquids such as motor oil, gasoline, etc, all employees are trained on necessity to use a clean up product like Floor Dry and to dispose of the product properly. Fire department typically removes toxic liquids at accident sites. If contaminated

			liquids on tow truck bed under the towed vehicle, the bed is cleaned with Floor Dry.
The driveway entrance must comply with the MDOT slope requirements and it is the applicants' responsibility to have the impound lot meet <u>all</u> applicable governmental agency codes and health requirements that may pertain to this application.	Yes		Typically have 3 full time employees, and all are trained in use of Floor Dry (see above). Driveway has been moved from old highway 63 to access from 41 st Street.