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Olmsted County, Minnesota

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PO BOX 339
ROCHESTER, MN 55903

**CASCADE TOWNSHIP
CONDITIONAL USE RESOLUTION
NUMBER CUP-2002-01**

WHEREAS, an application for a Conditional Use Permit by Rochester Ready Mix, 412 2nd Ave. NW, Rochester, MN, to operate a Concrete Plant on a parcel of property zoned Industrial, described as:

The East Half of the E 260 feet of the W 1520 feet of that part of the SE ¼ of Section 29, T107N-R14W, Olmsted County, MN, which lies northerly of the right of way line of the Dakota Minnesota and Eastern Railroad; and The W 1260 feet of that part of the SE ¼ of Section 29, T107N-R14W, Olmsted County, MN, which lies northerly of the northerly right of way line of the Dakota Minnesota and Eastern Railroad.

WHEREAS, the applicant(s) are asking the Cascade Township Planning Commission of the County of Olmsted, State of Minnesota, to be granted a Conditional Use Permit per Article IV of the Cascade Township Zoning Ordinance.

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

WHEREAS, the manufacturing of concrete is allowed in an Industrial District upon the granting of a Conditional Use Permit.

WHEREAS, a public hearing on the proposed Conditional Use was duly noticed and held by the Cascade Planning Commission at the Rochester Covenant Church, 4950 31st Avenue NW, Rochester, MN after 6:30 pm on January 15, 2002 at which hearing all interested persons were given the opportunity to be heard.

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

Conditions:

1. Before a building permit may be issued for the temporary plant or permanent facility, the following plans shall be submitted and permits issued by the appropriate authority:
 - a. Erosion control plan
 - b. A grading permit
 - c. Stormwater management plan
 - d. Well permit; if applicable

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e. Septic permit

1. Portable toilets may be allowed while the temporary plant is in use.
2. An approved grading/drainage plan must be adhered too while the temporary plant is in use and during the entire construction process. Any drainage facilities constructed, including storm water basins, shall be maintained and kept in good working order by the applicant.
3. The applicant must provide a right turn lane and by-pass lane on 19th Street Northwest at both access points to the proposed use. The applicant shall work with the Town Board on proposed design. Applicant shall pay all construction costs with final acceptance by the Town Board. Roadwork shall be completed by the end of the 2002 construction season unless the Board agrees to other terms.
4. No other road access will be allowed without prior township approval.
5. Signage shall meet all setback requirements.
6. One hard surfaced parking space for each employee along with five customer spaces and at least one handicapped space shall be provided.
7. Outside lighting shall be diffused or directed away from adjoining properties and public roads.
8. A truck washout basin for excess concrete shall be constructed. Design of the excess concrete basin shall be approved by Township Planning. Basin shall be constructed as designed and maintained by the applicant. If an alternate type of truck washout system is proposed by the applicant, it must be of a type approved by the Minnesota Pollution Control Agency and the construction documents signed by a licensed engineer.
9. Applicant shall be required to meet with the Cascade Township Planning Commission on an annual basis until the permanent plant is completed. After the permanent plant is completed a bi-annual meeting shall be required.
10. The applicant shall maintain the site is a relatively dust free condition.
11. Conditional use permit shall not be transferable. If the property is sold or leased to another party, a new application for a conditional use permit must be submitted.
12. The township officers or its staff shall be allowed to inspect the property during regular business hours.
13. No work will be allowed within the setbacks areas to Cascade Creek unless approved by the Minnesota Department of Natural Resources. The applicant shall work with Olmsted County Soil and Water on recommended planting between any disturbed areas and Cascade Creek.

14. The applicant will be required to provide a site plan designed and signed by a licensed engineer showing the flood boundaries prior to any construction on the site. If these plans indicated any activity within the flood boundaries a new conditional use permit shall be required.

15. No truck traffic shall be allowed to enter or exit across Cascade Creek and onto US Highway 14.

CONCLUSION:

Motion by Stephen Nigon, second by Arlen Heathman, to grant the conditional use permit with the conditions listed above per section 4.02 of the Cascade Township Zoning Ordinance. Motion carried unanimously.

Passed and adopted by the Cascade Township Planning Commission this 15th day of January 2002.


Harold Atkinson, Vice-Chair


Joseph Wroman, Clerk

DISTRIBUTION:
County Recorder
Township Clerk
County Planning
Zoning Administrator
Applicant

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