



Doc No. A- 1392687  
OFFICE OF COUNTY RECORDER  
OLMSTED COUNTY, MINNESOTA

I hereby certify that this document was filed in this office  
for record on --March 21, 2016 11:00 AM  
W. MARK KRUPSKI - Co. Recorder  
Well Certificate: \_\_\_\_\_ Abstract: \_\_\_\_\_ by deputy: ms  
Fee: \$46.00

TCPA  
4111 - 11TH AVENUE SW, RM 10  
ROCHESTER, MN 55902

PT NE SE -> 14-107-14  
74.14.41.079737

**CASCADE TOWNSHIP  
CONDITIONAL USE PERMIT  
RESOLUTION NUMBER CUP-16-01**

**WHEREAS**, an application has been submitted by Pat Ryan for a Conditional Use Permit (CUP) in Cascade Township. The proposed Conditional Use Permit – on a 4.54-acre parcel of property in an A-4; Agricultural-Urban Expansion District - would allow the operation of a home-based car repair business in an accessory structure.

The property is legally described as:

Parcel #: 74.14.41.079737  
SECT-14 TWP-107 RANGE-014 5.00 AC TH PT SE1/4 DES AS FOL: BEG AT THE NE CORNER OF THE SE1/4; TH SLY AL E LN SE1/4 S00°22'03"E 595FT NECOR OF EX PARCEL; TH WLY AL N LN OF SAID PARCEL N89°23'03" W 366.01FT; TH N00°22'03"W 595.3FT TO N LN SE1/4; TH AL N LN S89°20'16"E 366.02FT TO POB SEC 14 107-14

**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 and;

**WHEREAS**, a public hearing on the proposed Conditional Use was duly noticed and held by the Cascade Planning Commission at the Cascade Town Hall, 2025 75<sup>th</sup> Street NE, Rochester, MN after 7:00 pm on Tuesday, January 26<sup>th</sup>, 2016, at which time all interested persons were given the opportunity to be heard, and;

**WHEREAS**, the matter has been reviewed by the Zoning Administrator, in accordance with the applicable standards and provisions, as included in their report. Based upon this review Staff recommends approval of this application for a Conditional

(NIC)

3-21-2016  
ms  
TCPA

## Use Permit.

**NOW, THEREFORE, BE IT RESOLVED**, by the Cascade Township Planning Commission that Pat Ryan be granted a Conditional Use Permit on a 4.54-acre parcel of property in an A-4; Agricultural-Urban Expansion District allowing the operation of a home-based car repair business in an accessory structure.

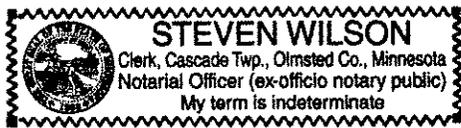
1. The use shall not create odor, dust, noise, electrical disturbances, glare, or vibrations noticeable outside of the structures. Any outside wall mounted lighting must be directed away from public roads and neighboring properties.
2. The applicant must obtain and maintain all applicable permits and licenses that are required by federal, state, and local agencies.
3. The business may be inspected at any reasonable time by township officials to ensure compliance with this Conditional Use Permit.
4. Impervious parking area must provide for parking of a maximum of 20 vehicles at any one time on the site. There shall be no parking in the street or on the road right-of-way.
5. No semi-trailers may be stored on the site
6. No more than ten (10) trailers that are the personal property of the owner may be present on the site at any one time.
7. The applicant to have the proposed and permitted septic system for the accessory structure installed and the accessory structure bathroom completed, no later than June 1<sup>st</sup>, 2016.
8. The applicant shall have the water tested annually to assure safe drinking water or provide bottled water, for employees and clients
9. No more than five (5) individuals may be employed who are not members of the household residing on the premises.
10. Said use shall not occupy an area of more than twenty-five (25%) percent of the total floor area of the dwelling and not more than one (1) accessory structure with a floor area of 4,000 square feet or less.
11. The total surface area devoted to the home business including outside storage, parking areas, and accessory structure shall be limited to the minimum necessary to conduct the use, but not more than 20,000 square feet.
12. Free-standing signage shall be limited to one (1) non-illuminated identifying sign measuring not more than 32 square feet in area.
13. No junk, unused vehicles, or salvage material may be stored on site. Any additional outside storage of equipment will require screening to block the view of said equipment from adjacent properties and the street. All garbage must be controlled in dumpsters and picked up regularly.
14. A six (6) foot high stockade fence to surround the vehicle parking area on the south, east and north sides shall be installed no later than November 1<sup>st</sup>, 2016.
15. Hours of operation are limited to 7:00 am to 9:00 pm, Monday through Saturday.
16. 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

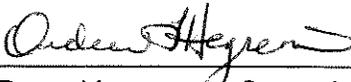
also elect, upon adoption of an appropriate resolution following verification of a complaint that a condition has been violated to conduct a review of the permit. Said review shall only take place following written notice to the owner of the subject property and a duly noticed public hearing.

A motion was made by Gary Sieck and seconded by David Derby to approve the application with conditions as listed above. The motion carried with all votes in favor of said motion.

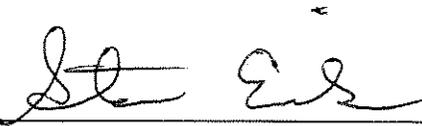
The Cascade Township Planning Commission hereby grants a Conditional Use Permit per Article IV of the Cascade Township Zoning Ordinance.

Passed and adopted by the Cascade Township Planning Commission this 26<sup>th</sup> day of January 2016.



  
\_\_\_\_\_  
Dean Hegrenes, Commission Chair

Attest:

  
\_\_\_\_\_  
Steve Wilson, Clerk

DISTRIBUTION:  
County Recorder  
Township Clerk  
County Planning  
Zoning Administrator  
Applicant