



OFFICE OF COUNTY RECORDER
Olmsted County, Minnesota

I hereby certify that this document was filed in this office
on 10/05/2007 at 2:30:00 PM and was duly
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W MARK KRUPSKI-Co Recorder, by Deputy

Well Certificate: ☐ Received ☐ Not Required
Abstr. - yes ☐ no ☐
Fees:

Total \$46.00

Received from/return to:
TCPA

PO BOX 339
ROCHESTER, MN 55903

**CASCADE TOWNSHIP
CONDITIONAL USE RESOLUTION
NUMBER CUP-07-01**

WHEREAS, an application for a Conditional Use Permit on behalf of Lisa M. Van Getson, to allow for a home occupation in an accessory structure within a A-3 Agricultural District on a parcel of property addressed as 6415 West River Road NW, Rochester, MN and described as:

That part of the North Half of the Northwest Quarter of Section 11, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of said Section 11; thence on an assumed bearing of North 89°34'42" East a distance of 489.25 feet along the north line of said Section 11; thence South 00°25'18" East a distance of 103.89 feet; thence South 73°39'38" East a distance of 438.9 feet to the point of the beginning; thence South 77°59'43" East a distance of 280.88 feet to the centerline of West River Road Northwest; thence southwesterly a distance of 319.21 feet along the centerline of said West River Road Northwest along a curve concave to the southeast but not tangent with the last described line, said curve has a radius of 1432.39 feet, a central angle of 12°46'06", and the chord of said curve bears South 20°02'46" West; thence South 89°34'42" West, along a line not tangent to said curve, a distance of 388.57 feet; thence North 18°55'58" East a distance 396.49 feet; thence South 81°15'25" East a distance of 95.47 feet to the point of the beginning. Property parcel # is 74.11.22.070002

Parcel contains approximately 3 acres

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

[Handwritten signatures and initials]

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 Tuesday, March 20, 2007, 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:

FINDING OF FACT AND CONDITIONS:

The parcel is located within an A-3 Agricultural District

The applicant meets the "Criteria for Granting Conditional Uses" of the Cascade Township Zoning Ordinance and the applicant, has acknowledged and agreed to the following:

CONDITIONS:

1. All employees including the applicant must reside on the parcel or the permit is not valid.
2. No more than a total of thirty (30) clients, patient or practitioners may use the property per day. There shall be no more than five (5) treatment rooms located within the accessory structure.
3. A result of a water test showing that water supply meets current County standards.
4. Rest room facilities provided for customers, in the accessory building, and must be permitted by the township Septic Official.
5. No signage other than one non-illuminated sign measuring not more than one by one and one-half (1' x 1 ½') feet in area shall be allowed.
6. At least 16 hard surface parking spaces must be provided.
7. No over night business sessions allowed.
8. Hours of business shall not exceed: 8:00 AM to 9:00 PM Monday through Saturday.
9. Outside lighting shall be diffused or directed away from adjoining properties or public roads.
10. This CUP is not transferable.

11. The township officers or its staff shall be allowed to inspect the property during regular business hours.
12. No activity or storage outside of the accessory structure for the proposed use.
13. 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.
14. A "Certificate of Occupancy" must be issued by the Township Building Inspector prior to beginning the new use.

CONCLUSION:

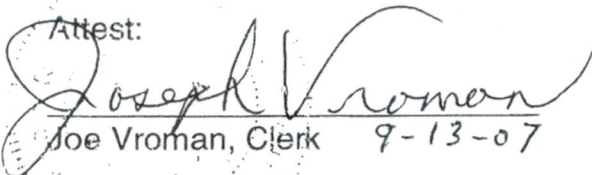
A motion by Dan Frissora and second Jay Hesley to approve the application, the motion carried with 3 yes votes and 0 no votes with Arlen Heathman abstaining.

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 20th day of March 2007.


Steve Nigon, Commission Chair

Attest:


Joe Vroman, Clerk 9-13-07

DISTRIBUTION:

County Recorder
Township Clerk
County Planning
Zoning Administrator
Applicant