



**CASCADE**  
--- TOWNSHIP ---

2025 75<sup>TH</sup> ST. NE  
Rochester, MN 55906  
[www.cascadetownship.us](http://www.cascadetownship.us)

**BOARD MINUTES**

**August 4, 2014**

Call to order at 6:00 pm at the Cascade Town Hall Board Room. All in attendance recited the Pledge of Allegiance.

Members present: Supervisor Harold Atkinson, Supervisor Laures, and Clerk/Treasurer Michael Brown

Members absent: Supervisor Heathman

Attendees present: Jim and Sandy Hoss, Jim and Judy Larsen, Don and Ardith Ottman, Char Brown (planning Comm.), Craig Johnson (Farmland LLC), Jeffrey Broberg and William Tointon (McGhie & Betts), Roger Irhke (TCPA)

Chairman Laures called for additional agenda items. Chairman Laures requested a discussion of the county septic ordinance under new business.

**Township Board Continuing Business.**

- A motion by Supervisor Atkinson to approve the minutes from the July 7, 2014 town board meeting as published and distributed. Second by Supervisor Laures.  
AYE: Atkinson, Laures  
NAY: None  
Motion Approved
- A motion by Supervisor Atkinson to approve and pay the Joint Powers bill (claim # 1655) of \$16,375.23. Second by Supervisor Laures with a noted concern about approving payment for claims submitted by him as a JPB employee.  
AYE: Atkinson, Laures  
NAY: None  
Motion Approved
- A motion by Supervisor Atkinson to approve and pay the remaining Cascade bills (claim #s 1638 – 1654) of \$6704.96. Second by Supervisor Laures.  
AYE: Atkinson, Laures  
NAY: None  
Motion Approved
- Clerk/Treasurer Brown reviewed the financial reports.

Total receipts in July 2014 were:

1. Checking interest of \$224.74
2. Reimbursement from Rochester TWP of \$32.28
3. First half 2014 property taxes of \$374,553.35
4. First half 2014 town aid from MMB of \$63.50

The Premier Bank account balance as of July 31, 2014 was \$332,159.88

The CTAS balance as of the start of this meeting is \$332,159.88

The total outstanding checks are:

1. Checks written at this meeting - \$24,933.39
2. CK #4222 - \$120.00

Ending CTAS balance on August 4, 2014 is \$307,106.49

Motion to approve the financial report was made by Supervisor Laures. Second by Supervisor Atkinson.

AYE: Atkinson, Laures

NAY: None

Motion Approved

- Sheriff Deputy's Report:  
Deputy Chad Miller provided an update on patrol activities. There were a total of 60 calls for service.
- Mail Review
- Meeting Review

## **Township Board New Business**

### 10. Majestic Meadows

Mr William Tointon of McGhie & Betts (developer's representative) addressed the board to request an informal discussion of five items of concern to the development.

#### 1. Variance for open space

Mr. Tointon noted that the Planning Commission had recommended the board consider a reduction of the open space requirement from 10% to 1.5% for lots greater than 2 acres. It was noted that the Planning Commission would be recommending this change to the sub-division ordinance but an update was not possible in time to accommodate this development. The developer is setting aside 1.6 acres (2.2%) contiguous to the environmental corridor. Mr. Tointon noted the various issues with setting aside private open space. It was noted the open space will be governed by a home owners association. A cash in lieu of proposal for the open space requirement was noted as a potential solution. Supervisor Laures noted that the discussion was conceptual only as a variance hearing will be held. Supervisor Atkinson



noted a concern about the state of the township ordinances and if they are still appropriate or should be amended. Chairperson Brown of the Planning Commission addressed the board to state the support of the Planning Commission for the applicant's request and to provide the background data and analysis supporting the suggested change. Supervisor Laures stated his belief that the current 10% requirement may be excessive for larger lot sizes. In response to the suggestion for cash in lieu of for open space. Supervisor Laures noted the attractiveness of being able to develop the trail in the environmental corridor. No commitments or assurances were made to the developer.

2. Variance for accessory structure.

The developer is proposing to preserve an existing pole shed which will not meet the ordinance requirements for accessory structures in an R1 zone. The developer stated they will be assessing the structure to determine the standards to which it was built. The board noted a concern regarding subsequent control on the use of the structure. No position of support or non-support was made by the board as a public hearing on the variance will be scheduled.

3. Trail Easements

The developer stated that providing access to the river on the west side is impractical due to the terrain. This was noted during an on-site meeting with the developer's representative and Supervisors Laures and Heathman. The developer is proposing utilizing the access from the Salley Hill development. The board and developer discussed requirements for trails and access requirements.

4. Connecting road to River Highlands

The developer is requesting clarification if the connecting road to River Highlands will be required. Supervisor Laures noted his belief the connecting road should be constructed. It was further noted that McGhie & Betts also managed the development for River Highlands and the future requirements for connectivity were established at that time.

5. Bio-Infiltration

Mr. Broberg reviewed the design and function of the bio-infiltration design being proposed for the storm water management of the development. Mr. Broberg addressed questions regarding maintenance and operation. It was noted by the board that the ultimate decision of suitability rests with the township engineer. Dissemination of the educational presentation prepared by WSB (parent company to McGhie & Betts) was authorized by Mr. Broberg.

During the discussion it was also noted the developer will need to resolve the outstanding fence law ruling in place between the Majestic Meadows property and Mr. Fred Daly. Per the request from Mr. Tointon, the clerk will forward for information a copy of the resolution used to terminate an earlier fence law ruling.

The developer has requested a special meeting of the Cascade Township Board of Adjustment and Appeals to hear the variance requests and a special meeting of the town board to act upon the preliminary plat recommendation of the Planning Commission (subsequent to their next meeting scheduled for August 19, 2014). By agreement, the special meeting will be held at 6:00 PM on August 21, 2014.

11. County Septic Ordinance (added at meeting by L. Laures)

Supervisor Laures noted the current work at the county to update the ISTS septic ordinance. Mr. Laures expressed a desire to have the township state an opinion on the ordinance regarding the vertical separation requirements. Clerk Brown expressed a concern with asking the township to state an opinion on a topic to which they have not been involved. Mrs. Brown of the audience expressed a concern that the topic introduced by Mr. Laures was not on the posted agenda and offered no opportunity for residents to understand the topic and seeking a statement was inappropriate. Mr. Laures noted his disagreement with the position of the county

Environmental Commission and was seeking a statement from the township regarding the conclusion of the Environmental Commission. Following discussion with the audience, no position was taken.

### **Township Board Discussion Items**

#### 12. Road Maintenance

Nothing noted except for a field driveway culvert at the Bier property on 60<sup>th</sup> Ave.

Motion by Supervisor Atkinson to adjourn. Second by Supervisor Laures.

AYE: Atkinson, Laures

NAY: None

Motion Approved. Meeting adjourned at 8:19 PM

Submitted: Michael Brown, Clerk/Treasurer



Michael Brown, Clerk/Treasurer



Leonard Laures, Chairman

