

PLANNING COMMISSION
CASCADE TOWNSHIP – OLMSTED COUNTY – MINNESOTA
September 30, 2008

Special meeting called to review the GDP (General Development Plan) and Zoning Change from A-3 to R-1 of 74 acres on Salley Ridge Lane NE.

Commission Members Present: Dan Frissora, Arlen Heathman, Jay Hesley, Tom Schwalen

Township Board Members Present (in the audience): Harold Atkinson, Lenny Laures

TPCA Representative: Roger Ihrke

Owner / Developer: Adam DeCook

- Cedric Schutz, Land Consultants (developer's engineer / surveyor)

Call to order at 6:35 PM

Hesley presented the agenda for the meeting.

1. Project Description (Cedric Schutz presented)

- Requesting approval to GDP and rezone of 74 acres to R-1. Development includes 8 acres that are already R-1. Total development of 82 acres with 26 single family lots.
- Development will have shared wells with 1 to 7 parties per well.
- Development will have individual septic systems.
- Part of development served by conforming public road from Highway 63. Rest of development served by private 33 foot wide roads. Roads will have 10 foot utility easement on each side.
- Newer existing home and sheds on the property will be move, other buildings will be demolished.
- Two existing shallow wells on the property will be plugged.
- Acknowledged that storm water plan is needed.
- Acknowledged the width to depth ratio variance may be required for some lots.

2. TPCA Evaluation / Recommendations (Roger Ihrke presented)

- Olmsted County has an issue with connectivity to the property to the North of the proposed development. Olmsted County does not want access from the property to the North to 75th street. Olmsted County may require access from the property to the North through the proposed development.
- With individual lot septic systems Olmsted County requires a density (not lot size) of 3 ½ acres (2 acre density is allowed with shared septic systems). Since the developer is proposing individual septic systems, that would require a reduction in the number of lots to 23 from the proposed 26.
- May require a roadway frontage variance.
 - Roadway is being built on a ridge so erosion is a potential problem.
- The plan does not contain the 10% allocation of open space.
- TPCA is not satisfied with the GDP and recommends not approving it at this time.
- Response from developer:
 - They have met with engineering firm (WHKS) to address Olmsted County's concern relative to the access road from the property to the North.
 - Did not provide open space because they feel the lot size and building site location provides enough open space.

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3. Public Comment / Questions

- From Horvath, 1321 Camelback Ct NE – What is a community septic system?
 - Explanation of community septic system provided – system shared by a number of home sites. Various designs. Same concept and owner responsibilities as with a shared well system.
- From Horvath, 1321 Camelback Ct NE – Concerned about connection from this development to the South.
 - Misunderstanding – the connection that was discussed is to the currently undeveloped property to the North of the proposed development.
- From McDougall (owner of property to the North), 1460 75th Street NW – What is the access road to the North?
 - At this time the County Highway Department does not want more connections to 75th Street. They have requested an evaluation of a connection through the proposed development (perhaps using one of the current private roads). Developer is meeting with engineers and the Highway Department to resolve the issue.
- From Frie, 1141 Camelback Ct NE – What is R1 zoning?
 - Single family homes on lots normally 2 acres or more in size.
- From Horvath, 1321 Camelback Ct NE – variances have been mentioned a number of times – how are they handled?
 - They are reviewed and not approved or approved as part of the Preliminary Plat review. The developer must show some form of hardship to obtain approval of variances. There are five or more public meetings before any lots can be sold.
- From Frie, 1141 Camelback Ct NE – Appreciates that developer is trying to maintain the feel of the neighborhood. What is the GDP?
 - The General Development Plan is the first step in the rezoning process.
- From Laures, 1520 75th Street NE – Concerns
 - No open space in the plan. Developer: felt that because of the size of the lots and the location of the home sites open space not needed. Will address this requirement.
 - Number and length of the private drives. Developer: private drives are planned because of the slope of the land and to reduce the amount of excavation required.
 - Two big lots are out of scale to the other lots in the project and with the lots in the existing development to the South. Questions if the developer has follow-on plans for those lots. Developer: has no additional plans for the two big lots. He plans to build on the largest lot and retain that area as is.
 - Does not like the overall concept and feels the GDP and rezoning request are incomplete and hastily done because of all the unaddressed requirements.
- From Vitale, 1137 Camelback Ct NE – Why the concerns about the big lots. Likes the open space between them and the new development.
 - Laures restates his concern and developer restates his intentions.
- From Hohberger, 1235 Camelback Ct NE – What is the plan for wells in the development?
 - Developer – plan is for shared wells with 1 to 7 lots per well.

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4. Commission Comments / Discussion / Recommendations

- Heathman
 - Too many conditions
 - Need to address TPCA and Olmsted County concerns
 - Why are we at this meeting, too many open issues, GDP lacking
- Schwalen
 - Objects to number and length of private roads
 - Developer mentioned problem with lot set backs
 - Motion to not approve the GDP and zone change
 - Motion did not receive a second
- Frissora
 - Development makes sense
 - Motion by Frissora to approve the GDP and zone change with the following conditions:
 - Lots must conform to density requirements – 23 lots with private septic systems
 - Required open space is added
 - If required, connectivity to the undeveloped property to the North is resolved
 - Heathman amend the motion to add – Eliminate as much of the private roads as possible
 - Heathman seconds the amended motion
- Motion fails on tie vote (Frissora and Heathman – yes; Hesley and Schwalen – no)
- Hesley motion to table the GDP and zone change until the next regularly scheduled Planning Commission meeting (October 21st, 2008)
 - Schwalen seconds the motion
 - Motion passed (Frissora, Hesley and Schwalen – yes; Heathman – no)
- Developer requests approval to build the entrance road.
 - Ihrke
 - Without Grading Plan the developer could build road but would be at risk of having to make changes based on approval of GDP.
 - Grading Plan could be presented to the Township Board and be allowed to go forward.
 - Planning Commission would have to recommend that course of action.
 - The Township Board then has to recommend the Grading Plan to the TPCA.
 - Question about Haverhill because road is in part of the development that is in Haverhill Township.
 - Ihrke believes Haverhill is waiting for Cascade to take action
- Motion by Frissora to recommend to the Township Board that on approval of the GDP that a Grading Permit for the entrance road be approved.
 - Heathman seconds the motion
 - Motion passed (Frissora, Heathman, Hesley and Schwalen – yes)

Heathman moved and Hesley seconded that the meeting be adjourned. Motion passed.

Meeting adjourned at 8:40 PM.