

PLANNING COMMISSION
CASCADE TOWNSHIP – OLMSTED COUNTY – MINNESOTA
April 21, 2009

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

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

TPCA Representative: Gary Pedersen

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.

Heathman moved and Lenz seconded to forego the reading of and to formally approve the Commission meeting minutes from meeting on 02/17/2009. (Minutes had previously been electronically approved). Motion passed. All members voting for the motion.

DeCook GDP

- All discussion and lot numbers refer to the GDP document distributed by the TPCA dated 4/13/2009 and should be used as a reference only.
Front yard set back variances might be required for some of the lots 12 through 21.
- TPCA comments / recommendations by Gary Pedersen
Access to Lot 10 – has been addressed – will be off Private Road labeled Outlot A.
 - The Public Road running to the North will require a cul-de-sac until that road is extended past the property line.
 - Concerned that because of the steep elevation on some lots changes to the lot layout may be required for the septic systems.
 - Loken property has actually gained size because of road layout but may require a new septic system.
 - Recommendation to the Commission to approve the GDP and the Rezoning Request pending:
 1. Resolution of MNDOT's objection to Lot 1 not meeting the 500 foot setback from the entrance of Sally Ridge Lane and Highway 63.
 2. Any lot of 4 acres or larger would have a deed restriction stating that the lot could not be sub-divided at a future time.
- In response to a question from the audience Gary explained the steps in the approval process.
 - After approval of the GDP and Rezoning Request by the Planning Commission the next step is review and action (approve or deny) by the Township Board. (Next meeting 2nd Monday in May. No public hearing at that meeting).
 - Haverhill Township also needs to approve the GDP and Rezoning request.
 - Preliminary Plat submitted for the approval process with a public hearing before the Planning Commission and approval by the Township Board.
 - Final Plat submitted for the approval process with a public hearing before the Planning Commission and approval by the Township Board.
- Meeting Opened for Public Comment on the GDP.
 - From Lynn Vitale (1137 Camelback Ct NE): Expressed concern about the set back for some of the lots along the public road.
 - Variances will have to be applied for and granted before lots can be built on.
 - From Leila Hess (1820 75th Street NE): Expressed concern about erosion from the back of lots 26 and 27. Has been an ongoing problem because of sandy soil conditions and run off. Invited the Commission and the developer to meet with her to see the extent of the problem.
 - Developer is aware of the erosion problem. Erosion control has to be addressed as part of the Preliminary and Final Plats.
 - From Chuck Horvath (1321 Camelback Ct NE): Expressed concern about the use of the two large lots.

- The deed restrictions required for approval of the development will legally prevent subdivision of any lot 4 acres or larger.
 - From Lois McDougall (1460 75th Street NE): Expressed concern about road through her property and about runoff and erosion from lots along her property line.
 - Proposed road only shows that there is possible for a possible road in the future – nothing will be done on her property as part of this development.
 - Developer is aware of the erosion problem. Erosion control has to be addressed as part of the Preliminary and Final Plats.
 - From Russ and Margaret Hinz (1536 75th Street NE): Expressed concern about road through their property.
 - Proposed road only shows that there is possible for a possible road in the future – nothing will be done on their property as part of this development.
 - From Chuck Horvath (1321 Camelback Ct NE): Expressed concern about runoff and drainage along the southern edge of the property.
 - From Leila Hess (1820 75th Street NE): Repeated concern about erosion, runoff and drainage along the northern edge of the property.
- Meeting Closed for Public Comment on the GDP.
- Frissora moved and Lenz seconded that the GDP be approved with the following requirements:
 - That a cul-de-sac will be installed at the north end of the public road adjacent to Lots 20, 21 and 23.
 - That MNDOT and Olmsted County 500 foot setback requirement for the driveway from Lot 1 to Highway 63 be addressed and resolved.
 - That a formal deed restriction preventing the subdividing of any lot that is 4 acres or larger be included in the deeds for those lots.
 - Motion passed with the stated requirements. All members voting for the motion.

DeCook Rezoning Request

- TPCA comments / recommendations by Gary Pedersen
 - Based on approval of the GDP the TPCA recommends approval of the rezoning request from A-3 to R-1.
- Meeting Opened for Public Comment on the Rezoning Request
 - From Lynn Vitale (1137 Camelback Ct NE): Asked if small businesses could be located in an R-1 area.
 - No. Some home based businesses allowed but very restrictive. Description of what is allowed was provided.
- Meeting Closed for Public Comment on the GDP.
- Heathman moved and Frissora seconded that the Rezoning Request be approved. Motion passed. All members voting for the motion.

Access Management Plan

- Discussion of the Access Management Plan with Town Members Atkinson and Laures.
- Planning Commission will begin work on drafting an Access Management ordinance for the Township at the next meeting.

Agreed to hold the regular meeting scheduled for May 19th to work on the Access Management ordinance and / or other business as needed.

Frissora moved and Heathman seconded that the meeting be adjourned. Motion passed. All members voting for.

Meeting adjourned at 8:30 PM.

Status: Approved
5/21/2009