

**PLANNING COMMISSION  
CASCADE TOWNSHIP – OLMSTED COUNTY – MINNESOTA  
July 21, 2009**

Commission Members Present: Dan Frissora, Arlen Heathman, Joe Kocer, Kevin Lenz, Tom Schwalen  
Township Board Members Present (in the audience): Harold Atkinson, Lenny Laures  
TCPA Representative: Roger Ihrke

Call to order at 6:30 PM.

Frissora presented the agenda.

Lenz moved and Heathman seconded to forgo the reading of and to formally approve the Planning Commission meeting minutes from meeting on 06/16/2009. (Minutes had previously been electronically approved.) Motion passed. All members voting for the motion.

**Salley Hill Preliminary Plat**

- Developers: Adam DeCook
  - Mike Fritz (Land Consultants)
  - Daren Sikkink (WHKS)
- Schwalen expressed displeasure with again receiving an incomplete package with a number of hand outs that must be reviewed in a short time of the Planning Commission meeting.
- Ihrke presented the TCPA comments on the Salley Hill Preliminary Plat. The TCPA has not seen much of the information handed out at the meeting.
  - The Haverhill's Town Board has approved the Preliminary Plat pending Cascade Township's approval.
  - Developer needs to provide a plan for the maintenance of the roads before the Township Board will approve the Preliminary Plat
  - G-Cubed has 8 items documented in a 6/26/2009 email that must be addressed in the Final Plat. In addition the Final Plat must show easements for the wells and waterlines.
    - Memo dated 7/20/2009 from M James Associates indicates that these items will be addressed in the Final Plat.
- Lack of a permanent plan for storm water containment - currently only have temporary plan.
  - Daren Sikkink (WHKS) storm water a challenge for the development. Design does have temporary basin. Does not have approved temporary or permanent basin.
- Lack of a grading plan.
- On going concern about the quality of the buildable area in the open spaces.
- Sikkink (WHKS) to address the design modification requests in the WHKS memo to G-Cubed dated 7/21/2009. (Note: G-Cube had not received the memo at the time of the Planning Commission meeting). References are to items in the memo and sheet references are to sheet number in the Salley Hill specification.
  - Sheet 3, Item 1: Streets have a 24 feet wide paved roadway with a 2 foot shoulder on each side for a total width of 28 feet. Normally, streets in the Township have a 24 feet wide paved roadway with a 3 foot shoulder for a total width of 30 feet.
    - After discussion TCPA recommends approving the design modification.
    - Note: There is a conflict in the Townships Subdivision Ordinance - Table in Article V Section 5.1 states local street width should be 30 feet including shoulders but two of the diagrams in Figure 5.6 show the total width to be 28 feet wide (24 feet roadway and 2 foot shoulders on each side.)  
Lenz moved and Heathman second to correct the error in the Ordinance to consistently show a 30 foot width (24 feet of roadway and 3 foot shoulders on each side).
  - Sheet 3, Item 3: The 4:1 up-slope on areas where there are curbs. Laures stated that steep up-slope causes problems with plowed snow falling back on to the roadway because of the steep slope.
    - Developer states that changing the grade would require a grading permit for them and they would have to move materials stored in the area to allow for the grading.
    - Schwalen suggested moving the road to the south. Developer states that is difficult because of the steep drop-off to the south.

- Proposed resolution is to have an 8 foot flat area with a steeper slope behind the flat area.
    - Open pending review and approval of the modification by TCPA.
  - Sheet 8,9,10, Item 1: Same problem as previous item because of curbs and limited area.
    - Open pending review and approval of the modification by TCPA.
  - Sheet 14, Item 2: Straight distance on Gansner Road to Salley Ridge Lane not 50 feet - only 38 feet.
    - After discussion TCPA recommends approving the design modification.
  - Sheet 14, Item 3: Straight distance on Kullmann Lane to Salley Ridge Lane not 50 feet - only 43 feet.
    - After discussion TCPA recommends approving the design modification.
- DeCook questioned the fees charged by G-Cubed.
  - Ihrke explained the reviews, will provide a fee schedule and a list of required inspections.
- Lenz asked about erosion control because of the steep areas in the area being developed.
  - Sikkink (WHKS) as required erosion control blankets will be used in steep areas.
- Ihrke stated because of the incomplete areas of the Preliminary Plat the Township has notified the developer that the approval will take 120 days rather than 60 days.
  - Next Township Board meeting is 8/3/2009.
  - Environmental Commission is scheduled to review the Preliminary Plat at their 8/19/2009 meeting.
  - The Township Board will not approve the Preliminary Plat until it is approved by the Environmental Commission which means the earliest the Township Board can meet to review the Preliminary Plat will be 9/8/09 meeting.
- Schwalen asked about the status of the Salley Ridge Lane entrance from Highway 63.
  - MNDOT has not responded to proposal.
  - Have agreement with Thein.
  - Do not have an agreement with Loken.
- Heathman states that the Preliminary Plat does not show access (easements) to Open Space (Outlots A and B) from the development - specifically Outlot B.
  - DeCook states access not being shown pending the resolution if Outlot B being a public area / park.
- Lenz moves and Kocer seconds that the Preliminary Plat for Salley Hill be approved based on TCPA approval of the following open items/issues:
  - MNDOT approval of Salley Ridge Lane entrance from Highway 63 (also requires vacation agreement from Loken - Thein has agreed).
  - Environmental Commission approval of the Preliminary Plat.
  - Approval of the grading plans in the curb areas where there are steep slopes - 8 foot flat space for snow removal.
  - Heathman concerned about the number of incomplete items in the presentation.
  - Motion passed. All members voting for the motion.

#### **Access Management Plan**

- Heathman moves and Lenz seconds to table discussion of the Access Management Plan. Motion passed. All members voting for the motion.
- The Access Management Plan will be reviewed at the 8/18/2009 Planning Commission meeting.

#### **Clip N Dip Grooming and Boarding Conditional Use Permit**

- Owners: Rick and Anne Wing
- Ihrke presented the TCPA comments and recommends approval.
  - TCPA recommends specification of maximum number of dogs that can be housed at the business. Owner agrees to a limit of 50 dogs but states they seldom have more than 25.
  - TCPA Conclusions:
    - Item 1 - no special permits are required.
    - Item 4 - owner agrees to a limit of 50 dogs.
    - Items 2, 3, 5, 6, 8, 9, 13, 14, 15, 16 - owner agrees.
    - Items 7, 10 - are removed.
    - Item 11 - will get water tested.

- Item 12 - owner will limit sign.
- Frissora moves and Schwalen seconds to open the meeting for public comment. Motion passed. All members voting for the motion.
  - Atkinson suggests that the owner should be required to verify vaccinations and licenses of the dogs being boarded.
    - Frissora (and others) comment that it would be impossible for the owner to verify valid license for each dog.
    - Wing already requires proof of up to date vaccinations for rabies, diphtheria and kennel cough (same requirement as other boarding businesses).
- Kocer moves and Lenz seconds to close the meeting for public comment. Motion passed. All members voting for the motion.
- Lenz moves and Schwalen seconds to approve the Conditional Use Permit with the following restrictions:
  - Maximum number of dogs that can be boarded at anytime is 50.
  - One sign of up to 32 square feet with lighting directed away from adjoining property and public roads will be permitted.
  - Owner will have drinking water tested and provide results to the TCPA.
  - Owner will continue to verify vaccination records of all dogs boarded.
  - Motion passed. All members voting for the motion.
- Based on approval Ihrke will start Building Permit process.

Schwalen moved that the meeting be adjourned. Second by Frissora. Motion passed. All members voting for the motion.

Meeting adjourned at 8:30 PM.

Status: Approved 09/16/2009