

**PLANNING COMMISSION  
CASCADE TOWNSHIP – OLMSTED COUNTY – MINNESOTA  
July 20, 2010**

Commission members present: Michael Brown, Dan Frissora, Arlen Heathman, Joe Kocer, Kevin Lenz  
Guests Present: Cedric Schutz (Land Consultants), Adam DeCook (Salley Hill Dev.), Brenda DeCook (Salley Hill Dev.), Harold Atkinson, Leila Hess, Lois McDougall, Lynn Vitale, Nan Frie, Sandy Hohberger, Tom Miller, Pat Miller, Gary Pedersen (TCPA)

Meeting called to order at 6:57PM by Chairman Frissora  
Com. Lenz moved to approve the minutes, as distributed, for the June 15, 2010 Planning Commission meeting. Second by Kocer. All voted in favor. Motion passed.

Supervisor Atkinson of the Cascade Town Board provided an update on the town hall building proposal. The drawings are now available. Bids are expected back by the August 2, 2010 board meeting at which time the bids will be opened. There is a 30 day period to award the bid. the township reserves the right to reject any or all bids.

At 7PM Chairman Frissora initiated the discussion of the Salley Hill Final Plat request. Com. Brown moved to open the meeting for public comment. Second by Lenz. All voted in favor. Meeting opened for public comment on the proposed final plat for the Salley Hill development.

Leila Hess (1820 75th St. NE) voiced a concern over the noise of the work being done on the development property adjacent to her property. Adam DeCook stated that the work to date had been tree clearing, silt fence installation and mowing. As the grading permit had not yet been issued, no construction work had started. The current activities do not extend past 10PM but Adam DeCook volunteered to work with the neighbors to address any noise concerns. He further stated that when the road building begins it is expected to be complete within 2-6 weeks.

A subsequent discussion of applicable noise ordinances ensued. Per Gary Pedersen of TCPA there are no applicable noise ordinances and the Cascade Township noise ordinance is intended to address nuisance activities such as incessant dog barking. No further action with regard to the noise discussion was taken.

Sandy Hohberger (1235 Camelback Ct. NE) inquired if the public access to the river was to be a park. Gary Pederssen of TCPA stated that this would not be a park but simply an access to the waterway. Parking accommodations will be part of this access.

Nan Frei (1141 Camelback Ct. NE) inquired if the public access was open to the general public. Per TCPA and the developer, the access is open to anyone.

Sandy Hohberger inquired if the overflow basin to be created as part of the development located behind her property would be continually full. Per Cedric Schutz, the intent is to keep this basin dry at times other than overflow conditions. This basin is unconnected to the dry run behind the homes on Camelback Ct. Adam DeCook added that the basins will be the maintenance responsibility of the home-owner's association.

Nan Frei inquired about the development timeline. Per Adam DeCook the timeline is 1 week to permit and approximately 4 weeks to construct the roads. This will be followed by the utility installation. The blacktop installation will follow the utilities but it is not likely to occur this year.

Lois McDougall (1460 75th St. NE) inquired about getting a copy of the latest plat. Com. Heathman provided the most recent copy to Lois McDougall and Gary Pedersen stated that interested parties may obtain a copy simply by contacting the TCPA office.

Sandy Hohberger inquired about the restrictions on subdividing the large lot adjacent to Camelback Ct. It was stated that the controlling documents contain legal language prohibiting subdivision of this lot for as long as the property is under the jurisdiction of Cascade Township.

No other public comments were offered.

Gary Pedersen of TCPA provided the commission with a copy of the letter from Olmsted County stating that the driveway to the lots, and public access point, accessed from 75th street must be aligned with the entrance to the quarry. Gary also stated that as described in the staff report numerous issues remain to be resolved and for that reason the recommendation is to table any action on the final plat request.

Adam DeCook inquired why Haverhill township can not be approached for approval prior to the next Cascade Planning Commission meeting. Gary Pedersen stated that the timing for public notice is gated by the application for the road vacation and the information required by the Haverhill town board should be complete prior to approaching the board. It was stated that if desired, Adam DeCook could contact TCPA to arrange to have his petition presented at the next Haverhill town board meeting if he felt he would be able to complete all the necessary paperwork. The option for further action was left with Adam DeCook.

Com. Brown inquired of TCPA staff what assurance there was that tabling the final plat discussion due to pending issues would not result in the same circumstance at the next meeting. Gary Pedersen stated that there were no assurances the next meeting would not be subject to continued or similar final plat submission deficiencies. Com. Kocer noted the long history of missing, late, or last minute document submissions for the previously approved preliminary plat.

Com. Kocer moved to continue the public comment session at 7PM on Tuesday August 17, 2010 during the next regularly scheduled Planning Commission meeting. Second by Lenz. All voted in favor. Motion passed. The public comment session will be continued at 7PM on Tuesday, August 17, 2010 during the next regularly scheduled Planning Commission meeting.

Com. Brown moved to table the Salley Ridge final plat discussion to the next Planning Commission meeting on Tuesday, August 17, 2010. second by Kocer. All voted in favor. Motion passed.

Com. Brown moved to adjourn. Second by Lenz. All voted in favor. Meeting adjourned at 7:37 PM.