

**PLANNING COMMISSION MEETING MINUTES: FINAL
CASCADE TOWNSHIP – OLMSTED COUNTY – MINNESOTA
February 21, 2012**

Commission members present: Michael Brown, Dan Frissora, Joe Kocer, Kevin Lenz, Arlen Heathman
Guests Present: Gary Pedersen (TCPA), Brian Hanson , Bill Tointon (McGhie & Betts), Jane Reiman and Bert Reiman , Greg Heppner , Brenda DeCook , Tami Olson, Steve Merry , S. Holtegard

Meeting called to order at 6:05 PM by Chairman Frissora

Com. Kocer moved to address new business first in order to be considerate of the time of the assembled audience. Lenz seconded. All voted in favor. Motion carried.

Com. Brown presented a review of the minutes from the January meeting along. This included the change suggested by Com. Frissora. A copy of the amended minutes was distributed. Com. Lenz moved to approve the minutes as amended. Frissora seconded. All voted in favor. The minutes were approved.

NEW BUSINESS

1. River Highlands Subdivision

For the assembled audience, Chairman Frissora provided an overview of the River Highlands Subdivision GDP request before Planninmg Commission and the purpose of the meeting.

Gary Pedersen of TCPA reviewed the staff recommendation and letter to the Planning Commission along with the key discussion points of the staff review.

The following clarifications regarding the GDP were offered by the developer:

1. the road will be public (Item B of the staff letter)
2. No discussion has yet been held with the DeCooks regarding transfer of outlot D (Item C of the staff letter)
3. Olmsted County has provided a letter essentially waving the river access requirement due to the existence of other access points within a half mile and the physical constraints (steep slope) of the property (Item D of the staff letter)
4. The developer did not offer a rationale for not meeting the public space set aside requirements (Item F of the staff letter)
5. Outlot C will be transferred via deed after platting (Item J of the staff letter)
6. A homeowners association will be created (Item K of the staff letter)

Per Gary Pedersen of TCPA, the zoning staff is satisfied with the GDP concept.

Bill Tointon of McGhie & Betts presented an overview of the proposal.

1. One well will serve the 9 properties
2. The grading plan will correct the excessive slope present on the property.
3. The expected timeline is to start development in Summer 2012.
4. The homeowners association will be financially liable for the drainage areas.
5. A variance or redesign of the outlots will be required in order to meet the 2 acre contiguous requirement (Item F of the staff letter). The point was made that the requirement for green space and outlots is more critical in developments with a community septic system that allows for lots smaller than 2 acres. With 2 acre lots, open space and green space is automatically created thus reducing the need for set-asides.

Chairman Frissora opened the meeting for public comment.

1. Brian Hanson asked if horses are allowed in R1 zoning. Per ordinance the answer is no.
2. Greg Heffner asked if there will be covenants covering the properties. Per Bill Tointon the answer is yes.
3. Greg Heffner asked if multi-family dwellings will be allowed as in the case of the property on Oak Meadow. Per ordinance this will not be allowed.

Chairman Frissora closed the meeting for public comments.

The commission discussion identified the storm water ponds (maintenance and control) and the green space/outlots as items of concern. As summarized by Com. Frissora, the feeling of the commission is that a compromise is possible on the green space/outlot concern.

Com. Heathman noted that the Haacks are not pleased with the location for connectivity to their property but as of now have no development plans.

Com. Lenz moved to approve the GDP and forward to the town board noting the commission's concern with the inadequate green/open space allowance. Brown seconded. All voted in favor. Motion carried.

2. Rezoning of River Highlands Subdivision and Vehrenkamp property

Gary Pedersen of TCPA provided an overview of the request to rezone the two subject properties. The inclusion of the Vehrenkamp property is intended to eliminate a small island of A3 zoning. The township zoning staff recommends accepting the zoning change request.

Chairman Frissora opened the meeting for public comment.

1. Brenda DeCook asked who is paying the fee for the Vehrenkamp zoning change request. Per Com. Heathman, as this was requested/offered by the township, the township will absorb this cost.

Chairman Frissora closed the meeting for public comment.

Com. Frissora moved to approve and pass to the town board the zoning change request for both properties. Lenz. seconded. All voted in favor. Motion carried.

Com. Brown moved to resume old business. Frissora seconded. All voted in favor. Motion carried.

OLD BUSINESS

1. Review of Town Board Activities

Com. Heathman provided an update of the key issues coming before the annual meeting. One item is the request for financial support by the Pleasant Prairie Cemetery. They will be asking for funding to help cover the gap between expenses and receipts caused by lower returns from their permanent fund. the second item is the request from the Zumbro Ridge and Hallmark Terrace trailer parks for the township to sponsor their grant applications for funding to help connect to the city sewer system. The obligations to be incurred by sponsorship are not yet well defined.

2. Discussion of updating the Cascade zoning ordinance.

Discussion of how to proceed with updating the ordinance. Com. Brown will consolidate the markups from each member for their sections. Com. Brown will also look at the possibility of placing the original documents on Google for distribution and editing. It is uncertain if the Word documents will upload correctly.

Com. Frissora moved to adjourn the meeting. Seconded by Brown. All voted in favor. Meeting adjourned at 8:12 PM.