



CASCADE **— TOWNSHIP —**

2025 75TH ST. NE
Rochester, MN 55906
www.cascadetownship.us

CASCADE TOWNSHIP PLANNING COMMISSION MINUTES

August 19, 2014

Call to order at 7:00PM at the Cascade Town Hall.

Members Present: Commissioners Brown, Frissora, Heathman, Masog, and Schaap

Members Absent: none

Ex-Officio members present: Clerk/Treasurer Michael Brown, Roger Ihrke TCPA

Attendees present: Bill Tointon and Jeff Broberg (WSB), Mark Welch (Township Engineer), William Fitzgerald, Leonard Laures

1. Announcement & Adjustment of Agenda

Chair Brown announced the agenda and called for adjustments to the agenda items. None were requested.

2. Approval of Minutes

Mr. Heathman requested that the minutes be amended to state on page 2 that the grading plan is required prior to final plat. Ms. Brown requested the minutes be amended to state other meeting attendees as reflected on the meeting attendance log.

A motion by Mr. Masog to approve the minutes from the July 15, 2014 Planning Commission meeting as amended above. Second by Mr. Heathman

AYE: Brown, Frissora, Heathman, Masog, Schaap

NAY: None

Motion Approved

3. Call to the Audience

Chair Brown invited the audience to speak on any item not already on the agenda. No one requested to speak.

4. Public Hearing Continued: Majestic Meadows Preliminary Plat

Mr. Ihrke provided an update to the staff report. The outstanding items have been addressed. The only notable changes were made at the request of the county GIS department to modify the road names and the applicant has agreed to the changes. Staff recommended moving the plat forward for board action. Staff noted the time sensitivity of the application and the need for board review time.

Chair Brown noted the options available to the commission for proceeding with the preliminary plat.

- Approve
- Approve with conditions
- Continue the hearing
- Deny
- Continue to a special meeting (added by Mr. Ihrke)

The applicant was invited to speak. Mr. Tointon addressed the commission to provide an update on the plat approval criteria and drainage items as noted by the township engineer. The applicant added notations per the request of the township engineer. The applicant is scheduled for a special meeting of the Board of Adjustment to hear the variance request and a special meeting of the Town Board to hear the preliminary plat request.

Mr. Broberg (WSB) provided a review of the infiltration basin storm water management design for the development. A Homeowners Association (HOA) will be responsible for maintenance and repair. In response to questions from the commission, Mr. Welch stated his agreement with the structure proposed based on the under drain design.

Mr. Frissora inquired about how the maintenance and repair would be funded by the HOA. The applicant clarified that the HOA is liable and further language confers liability to the properties in case of HOA disbandment.

Mr. Welch summarized his review of the plat and recommended approval based on his review. Ms. Brown recognized Mr. Welch for his work to clarify and work with the MPCA to correct the language of the storm water manual.

Mr. Ihrke reviewed the grading permit process and the multiple review steps that are required.

Mr. Masog inquired about the annual inspection costs for the basins. Per Mr. Welch the typical price is \$500.

Chair Brown opened the meeting for Public Comments.

After three calls no one choose to speak in opposition

After three calls no one choose to speak in support

Mr. Lenny Laures spoke in general about the proposed development

Chair Brown closed the public comments.

Mr. Heathman inquired about the fence law issue that affected the property line between Majestic Meadows and the Daly property. Mr. Johnson asked for an explanation of the issue. Mr. Heathman provided background. Clerk Brown described the process for removing the fence law ruling.

Mr. Heathman discussed the contingencies pending for approval of the preliminary plat including the variances and Environmental Commission review. Ms. Brown added a request to note field delineation for the septic and well areas, and storm water spaces.

Mr. Masog asked if there were any remaining concerns with the outlot/open space. Mr. Heathman noted this matter was contingent upon board approval of the variance.

Mr. Schaap moved to recommend approval of the preliminary plat with the following contingencies:

1. Environmental Commission approval
2. Field delineation of the well septic and storm water facilities
3. Approval of the open space variance
4. Approval of building variance

Mr. Frissora seconded the motion

AYE: Brown, Frissora, Heathman, Masog, Schaap

NAY: None

Motion Approved

Chair Brown declared a 5 minute recess.

5. Update from Town Board

No update available due to board member absence from the board meeting.

6. Unfinished Business

Ms. Brown reviewed the pending updates for the township zoning ordinance (definitions and alignment with updated Olmsted County ordinance). It was also noted the construction storm water ordinance needs to be drafted and incorporated by reference. TCPA was tasked to provide draft language for a vacation rental ordinance. Discussion regarding the need and intent of an ordinance ensued.

7. Commission General Discussion

Mr. Ihrke notified the commission of a pending zone change application for the Wilmar property on 55t St. for the proposed quarry expansion. TCPA provided a brief history of the discussions between the township and the applicant. Discussion ensued regarding the process and scope of the project proposed subsequent to the zone change if approved. TCPA anticipates notification going to 250 individuals. A significant turn out is anticipated. Mr. Ihrke noted that if the township does not wish for a project of this nature to proceed, the time to say no is at the zone change stage. Once the zone change is granted, a CUP is essentially guaranteed and it is just a matter of what conditions can be applied. Mr. Ihrke stated it is typical that a commission will hear all the information at one meeting and debate/decide at a subsequent meeting. It should be anticipated the process will take the allowed 120 days. Mr. Heathman stated his desire not to extend the decision more than one meeting. Mr. Ihrke stated that the township is restricted to considering land use and does the request meet the criteria of the ordinance.

No other discussion items were offered.

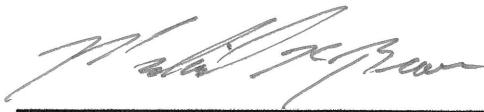
Motion by Mr. Schaap to adjourn. Second by Mr. Masog.

AYE: Brown, Frissora, Heathman, Masog, Schaap

NAY: None

Motion Approved. Meeting adjourned at 9:28 PM

Submitted: Michael Brown, Clerk/Treasurer

A handwritten signature in cursive script, appearing to read "Michael Brown", written above a horizontal line.

Michael Brown, Clerk/Treasurer

A handwritten signature in cursive script, appearing to read "Char L. Brown", written above a horizontal line.

Char Brown, Planning Commission Chair