

CASCADE TOWNSHIP  
OLMSTED COUNTY – MINNESOTA  
Planning Commission Meeting Minutes

July 16, 2014

Planning Commission Members present: Chair Person, Char Brown, Ron Schaap, Scribe, and Commissioners Arlen Heathman and Chuck Masog. Absent: Dan Frissora

Other Attendees: Cascade Township Clerk/Treas. Michael Brown, David Meir, (TCPA) These are advisory Ex-officio members. Other township residents as recorded on the meeting attendance log.

1. Roll Call
2. Pledge of Allegiance
3. Announcement of Agenda
4. Approval of Minutes. Motion of Commissioner Arlan Heathman, seconded by Commissioner Masog. Motion Approved
5. Chairperson Char Brown read the Agenda. Point of order was explained.
6. Declared Pubic Hearing Open – Majestic Meadows (GDP) TCPA Spokesman Dave Meir began by handing out an updated PP Review with an attached Grading Plan Review. Updates were spelled out by Mr. Meir. Fred Daly parcel was corrected to A3 zoning. Also other changes and additions that were requested were made. Discussion continued.
7. August 20 has been scheduled to go before the Environmental Commission.
8. Access to a trail and private easement were discussed. During the discussion comments were made that a trail between lots 7 and 8 would not be a good location.
9. Slope easement was discussed.
10. Developers could make cash donations for a trail to the outer area. Developers feel it would not be a trail used by the homeowners.
11. Right turn lane off Co. Rd. #133 was approved.
  - New septic system will be put in for existing dwelling

- Existing well will be closed and sealed on lot 3
- Bottom of page 8 change to U.S Highway 63 on new preliminary plat.
- pp. 8- Change road name Majestic Circle NW to Majestic Drive NW.

12. Olmsted County Report was discussed.

- Stake where septic systems will be placed to eliminate driving over area.
- Grading Plan was discussed.
- All revised plans will be given to G.G.G.
- Dave said adjustments must be made to drain entire area.
- Chairperson Brown commented that soils are not suited for road beds to the entrance to subdivision. Soil 285A. Asked what risk mitigations are available. Soil type 340b is not suited for drainage fields on lots 7, 8 and 9.
- Part b of question. Are there farm drainage tiles on these lots?
- Commissioner Masog asked if you need DNR approval because of river. Dave said plat shows no construction near the river.
- Commissioner Heathman had concern for out-lot having no access.
- Also questioned how deed restriction worked. Dave said all homeowners would own a portion of the out-lot. Open space would be covered by homeowners association.
- Clerk Brown questioned work from G.G.G. as to what data he used for calculating the drainage plan of the property.

Bill Tointon, Terry and Craig Johnson and Jeff Broberg – Geologist were given time to address commission.

- June 24 – They filed plan with TCPA
- Consideration of access down to the river and clean-up were discussed.
- Roger I. told Bill, grading plan does not need to be approved before preliminary plat approval.
- Bio infiltration basins will be used for MS4 plan.
- Adam Parker spoke about drainage plan.
- Jeff addressed soils for roadways (geotec fabric will be used) Common practice.

- Out lot was discussed. Sally Hills Plat was handed out and discussed.
13. Commissioner Heathman questioned the bio infiltration system.
- It was stated that this system is accepted by the MPCA.
  - They will be inspected to see if they are working - should stabilize in one year.
14. Jeff Broberg stated MS4 permits have priority on design and filtration during construction of final phase. Will put no water in the right of way.
- Jeff explained it is an on going study on design with this new system.
  - G.G.G. will fix the problems we had questions about.
  - Major inspection will happen after two years.
16. Clerk Brown will receive e-mail with more explanation of the B.I. Basins.
17. Discussion on soil types led to the conclusion that mound septic systems would be required on most lots.
18. Discussed Environmental Corridor.
- A public trail, in Jeff's opinion, would not work on property.
  - Cash donation by developer could be given for trail on other side of river. '
19. Clerk Brown asked if G.G.G. encountered a 1936 Fence Law. Right hand, Left hand law.
20. Meeting Open for Public Comment.
- In Favor – no speakers.
  - In Opposition – Fred Daley
  - Discussion of lot size and rolling average of lot size was explained.
  - After third call there were no more speakers.
  - Public comments were closed.
21. Bill Tointon asked for the floor
- In 1996, a 3 ½ acre lot in Olmsted County's general use plan was a rolling average.
  - Commission had a discussion.
22. Clerk Michael Brown asked for a 60 day extension for approval of plat. Variance requires will take time. August 20 will be the next Environmental Commission meeting.

23.. Chairperson Brown said she was uncomfortable passing this tonight.

- Commissioner Masog asked for an update on Zoning and Planning Ordinance.

24. Motion made and seconded to continue hearing until next meeting, Tuesday, August 19<sup>th</sup> at 7:00 pm. Approved and passed unanimously.

25. Send all questions to Dave at TCPA.

26. Will skip update from Township Board because of the late hour.

27. Will open it up to Public Hearing again. Approved..

- New definition for road use agreement.
- Instruction for storm water.
- Last item – Update on Vacation Rental property. (Serenity Home Network) Town Board not going to enforce the ordinance, neither is the County.

28. Round table discussion was held.

29. Motion to Adjourn at 10:10 pm. Motion by Meathman, Seconded by Mazog. Motion carried.

Respectfully Submitted,



Ronald D. Schaap, Scribe



Char Brown, Planning Commission Chair