

CASCADE TOWNSHIP
OLMSTED COUNTY – MINNESOTA
PLANNING COMMISSION MEETING MINUTES

JUNE 17, 2014

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

Other Attendees: Cascade Township Clerk/Treasurer Michael Brown, Administrator Roger Ihrke (TCPA) and David Meir.
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 THE AGENDA
4. APPROVAL OF MINUTES AS AMENDED

Motion of Commissioner Frissora to approve minutes of previous meeting. Seconded by Commissioner Heathman. Motion approved. Commissioner/Chairperson Char Brown read Notice for Public Hearing and Time Limits for the Hearing. Chairperson Brown read the Agenda and asked if there were questions. None were asked.

- A. Chairperson Brown opened hearing for Majestic Meadows (GDP). She asked Roger Ihrke (TCPA) for opening comments (GDP) will be discussed first, followed by the zoning change requirement.
 - a. Lower the open space requirement to 1.6% instead of the present 10%.
 - b. Existing environmental corridor would be used.
 - c. Majestic Meadows is a 73 acre parcel and would have 22 lots.
 - d. It is consistent with the county plan. Olmsted County Land Use Plan was handed out to the Commissioners.
 - e. Roger stated the property would be connected by road to River Highlands and the county road.

- f. Chairperson Brown asked why a variance was necessary for building on site. Roger stated that you must have an open space and building site variance.
- g. Plan calls for three retention ponds within the lots on the property.
- h. Pros and Cons were discussed.
- i. First lift would be put down in 2014 if time lines for plot approval are met.
- j. Commissioner Heathman asked if homeowners would maintain the ponds. Roger responded that a Homeowners Association would be taking care of the ponds.
- k. Commissioner Heathman questioned what number would be used for lot size - 3 or 3 ½ acres. Heathman also questioned the plans numbers.
- l. Commissioner Frissora asked if pond size was included in lot size. Roger's reply was "Yes, they are".

5. GENERAL DEVELOPMENT PLAN

Presenters: Bill Tointon and Mr. Johnson

Plans were bought in April, May and June is here now.

A. Discussion

- Would like to keep out building on lot three of plan which would require a variance.
- Request 1.6 acres of open space instead of 10% of total land.
- Public road access has been asked for and a verbal "yes" has been given by the county.
- McGhie & Betts is looking at alternative designs for ponds. (Vertical Infiltration) and environmental corridor.
- Restrictions to a Homeowners Association should include basin maintenance.
- Suggestion was made to turn in a plot plan when the building permit is granted.
- No permanent sign will be used on property.
- There is one open well on lot three of site.
- March 1999, 1.35 acres was rolling average on Olmsted County Land use map. (Filed with public records)
- Commissioner Frissora asked if drain tile ran through the property. Mr.Tointon did not know, so he will contact the ASC office to find out.

- Chairman Brown asked about existing septic systems. There is only one on site. Roger stated set back requirements are met for other lots. Tanks would have to be removed at present septic site.
 - Chairman Brown asked if other access points to the river have been considered. Ex. Sally Hills Environmental Paths, however, they are not open to the public until trails are improved.
 - Supervisor Arlen asked about turn lanes onto the property and variance for existing buildings.
6. Chairperson Brown called for comments in favor of the proposed site plan.
 - a. Mr. Lenny Laures spoke in favor of the site.
 - Questioned access to storm water ponds and easement for cleaning ponds.
 - Lenny said 1.6 acre open space is a question for me.
 - Also stated a variance for the out building may head to uses not favorable to future home owners.
 - b. Comments against.
 - Fred Daley stated rule on open space should be followed.
 - c. Closed public comments at 8:05 pm.
 7. Chairperson Brown declared discussion open for board comments.
 - a. Commissioner Frissora asked what is meant by future plans. How do we respond to future plan now.
 - b. Chairperson Brown asked about acreage size. 73.03 said survey will be done for plot plan. Roger of TCPA stated that no court house documents are accurate.
 8. Chairman Brown asked why a variance for a pole shed. Because it is a 3400 square foot building and a waste of a good building was the answer. It may be torn down if not up to code was another comment.
 9. Mr. Johnson talked about benefits of open space near Environmental corridors. It would make it wider.

10. Commissioners Heathman, Frissora, Brown and Schaap all made final comments.
11. Roger (TCPA) said developer is showing many things in Plan. Not hiding anything.
12. Commissioner Frissora made motion to approve plan. Supervisor Heathman seconded the motion. Chairperson Brown made amendment to include Considering access to the river from the west. Motion with amendment, Approved.
13. Roger asked for approval for R1 from A3 zoning for this Property. Said mining across the road would cause some Concern with traffic and noise, but it is not different from other R1 subdivisions.
14. Commissioner Schaap made a motion to approve the R1 Zoning. Seconded by Commissioner Frissora. Motion approved – all ayes.

15. TOWNSHIP BOARD REPORT – Supervisor Heathman
 - St. Mary's barn incident. Four deputies called.
 - Frito Lay trash issue was addressed.
 - Athelon Abatement Company discussed. Should be no commercial business in RA zone.
 - Kevin Binkley – most of his equipment is gone Hotel run on property for Mayo visitors.
 - Community building definition will be brought by Char Brown to next meeting.
 - Annual Financial audit will be June 18th.
 - Glen's Motor Coach would like to widen his driveway.
 - Cameron Drive NW black top is finished.
 - Garbage dumpster was discussed.
 - Township Board short course will be held June 19th at the Ramada Inn in Rochester. All supervisors, except Laures will attend.

16. Unfinished Business
 - a. Adopt rules of procedure

b. Motion by Commissioner Ron Schaap. Seconded by Commssioner Heathman.

Motion approved.

c. Illicit discharge ordinance

- Appeals would go to board of adjustment.
Page 3. Changed urbanized area – remove it.
- Section III. Remove phrase, “as describe on the attached map and in the definition” pp.3
- Section IIII. Any duties of Responsibility for Administration

d. Clerk Brown stated it would be in our best interest to use the county’s template.

e. Motion made by Commissioner Schaap to approve IDO as amended. Seconded by Commissioner Heathman.

Aye: Schaap, Heathman, Brown

Nye: Commissioner Frissora

f. Motion by Commissioner Frissora and seconded by Commissioner Heathman to adjourn the meeting at 9:12 pm.

Aye: Brown, Frissora, Heathman, Schaap

Nay: None

Abstain: None

Motion Approved.

Respectfully Submitted.



Ron Schaap, Scribe



Char Brown, Planning Commission Chair