

CASCADE TOWNSHIP
OLMSTED COUNTY – MINNESOTA
PLANNING COMMISSION MEETING MINUTES

MAY 20, 2014

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

Other Attendees: Cascade Township Clerk/Treasurer Michael Brown, Roger Ihrke (TCPA), Patrick Murphy (Triple M), Mark Welch (representing Triple M), Messrs. Johnson and Johnson (developers of the Haack property) Bill Tointon (McGhie & Betts, representing the Haack development), and six other township residents as recorded on the attendance log.

CALL TO ORDER BY CHAIRPERSON CHAR BROWN AT 7:00 PM.

Pledge of Allegiance

Commissioner Masog moved to approve the minutes from the previous meeting. It was seconded by Commissioner Heathman. Motion carried.

CALL TO THE AUDIENCE

Time limits announced. All present will have opportunity to speak.

NEW BUSINESS

1. Haack Subdivision Open Space requirement discussion was held on the 10% public space requirement in our township ordinance. Two percent was mentioned as the norm in other townships. Discussion paper, "The Trade-off Between Private Lots and Public Open Space in Subdivisions at the Urban-Rural Fringe" by Kopits, McConnell & Walls was given to all commissioners prior to meeting for review. After several comments, a motion by Commissioner Frissora, seconded by Masog was made to recommend the Town Board revise the sub-division ordinance to reduce the open space requirement for 20 acre subdivisions with 2 acre lots or more to 1.5% open space instead of 10%.

Aye: Brown, Frissora, Heathman, Masog, Schaap

Nay: None

Abstain: None

Motion Approved.

-Will move on to the Township Board for a final vote.

Chair Brown expressed that the open space requirement modification should happen in the context of a complete update of the sub-division ordinance and that may not occur within the time frame needed to allow the Haack property developers

to proceed. Chair Brown called for a motion for the Planning Commission to state its support for a variance to the open space requirement in lieu of an update to the subdivision ordinance. Subject to the terms of the preceding motion, Commissioner Frissora moved to state support for a variance. Commissioner Heathman Seconded.

Aye: Brown, Frissora, Heathman, Masog, Schaap

Nay: None

Abstain: None

Motion Approved.

Commissioner Frissora volunteered to represent the Planning Commission at the variance hearing.

Chair Brown noted that the Planning Commission requires submission material one week in advance.

2. Public Hearing – Rezoning request – Triple M Properties. Instructions for public hearing were given by Chairperson Char Brown. Staff would comment, then applicant, public comments and final commissioners will debate the matter.

- a. Roger Ihrke, TCPA Administrator, presented the rezoning of property from A-2 Agricultural Protection District to Triple M Properties Special District (IMPSP) as an interim development to allow for the construction of a trade shop on a 5.23 acre parcel of property located southwest of the intersection of 75th St. NW and Highway 52 off of Prairie Vista Drive NW.
- b. Applicant Patrick Murphy and applicant's representative Mark Welch commented the proposed building would be 90' x 160' steel framed for Tonna Mechanical. Patrick stated they plan to make it a "Net-0" building. No retail or subdivision of lot would be allowed.
- c. Public Comments – Michael Brown asked which of the allowed uses were permitted and which were conditional. TCPA suggested the language could be modified to set all the listed uses as permitted.
- d. Call for comments of opposition to the change. There were none.
- e. The chair closed the public comments

Motion by Commissioner Frissora, seconded by Commissioner Masog to approve rezoning of 5.23 acre parcel to the TMP SD subject to the modification that all listed uses are permitted.

Aye: Brown, Frissora, Heathman, Masog, Schaap

Nay: None

Abstain: None

Motion Approved.

3. Update from Commissioner Heathman on May 5th Township Board meeting was given as information.

4. Zoning Ordinance Definitions for Community Center and Park was presented by Commissioner Schaap. Motion was made by Commissioner Masog and seconded by Commissioner Heathman to adopt the language at the next zoning ordinance update.

Aye: Brown, Frissora, Heathman, Masog, Schaap

Nay: None

Abstain: None

Motion Approved.

Commissioner Schaap volunteered to present these updated definitions to the town board

5. CUP Audit Plan and Record was presented. Roger Ihrke answered questions concerning the applicable procedures for cancelling CUPs. He stated that property owners would have to sign a letter stating they do not have an issue with the CUP being cancelled. Motion by Commissioner Frissora and seconded by Commissioner Masog to present the Audit Plan and Audit Form to the Township Board.

Aye: Brown, Frissora, Heathman, Masog, Schaap

Nay: None

Abstain: None

Motion Approved.

Commissioner Heathman will review this item with the town board.

6. Motion by Commissioner Masog and seconded by Commissioner Frissora was made to request the town board to amend the Planning Commission Policy to allow TCPA and Township Treasurer/Clerk to be ex-officio non-voting members of the Cascade Township Planning Commission.

Aye: Brown, Frissora, Heathman, Masog, Schaap

Nay: None

Abstain: None

Motion Approved.

Chair Brown will present the request to the town board.

7. Approval of the template for opening Public Meetings was motioned by Commissioner Frissora and seconded by Commissioner Masog.

Aye: Brown, Frissora, Heathman, Masog, Schaap

Nay: None

Abstain: None

Motion Approved.

8. Motion by Commissioner Frissora and seconded by Commissioner Masog to table Cascade Township Planning Commission Rules of Procedure to our next meeting.

Aye: Brown, Frissora, Heathman, Masog, Schaap

Nay: None

Abstain: None

Motion Approved.

9. Discussion on the Illicit Discharge Ordinance. Will look at County Ordinance and use track change when making changes to fit Township Ordinance.

10. Round the Table – Chairperson asked for comments from commissioners. Discussion with Clerk Brown. The property next to Viet Industrial zone may need CUP. Need to investigate the property and it's use. Commissioner Frissora requested that for future meetings the meeting material be attached to a meeting notice. The chair informed Commissioner Frissora that all the meeting material was provided in one file. The chair denied the request for an additional meeting notice as the meeting dates and time are already established. Commissioner Frissora was advised he would need to manage his own calendar.

11. Motion by Commissioner Schaap and seconded by Commissioner Masog to adjourn the meeting at 9:04 pm.

Aye: Brown, Frissora, Heathman, Masog, Schaap

Nay: None

Abstain: None

Motion Approved.

Respectfully submitted by Ronald D. Schaap, Commission Scribe



Ronald D. Schaap, Scribe



Char Brown, Planning Commission Chair