



CASCADE
--- TOWNSHIP ---

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

CASCADE TOWNSHIP
OLMSTED COUNTY
PLANNING COMMISSION MEETING MINUTES

January 26, 2016

Commission Members Present: David Derby, John Friederichs, Dean Hegrenes, Gary Sieck, Cheryl Adolphson

Cascade Town Board Supervisors: Frissora, Heathman, Hoss, Laures and Sieck. David Meir, TCPA, and Steve Wilson (town clerk/treasurer) were also present. Also present were CUP applicants Pat Ryan and Jason Ryan, and Mark Hindermann

Call to Order 7:00 pm by Chairperson Dean Hegrenes

Pledge of Allegiance

Agenda Announcement and Review

Approval of Minutes

The minutes from the November 18, 2014 meeting were discussed. A motion to accept the minutes was made by Commissioner Derby and seconded by Commissioner Friederichs. All voted in favor, and the motion passed.

The minutes from the April 21, 2015 meeting were discussed. A motion to approve the minutes after revision to delete the noted items on page 2, was made by Commissioner Sieck (minutes previously approved on May 19, 2015) and seconded by Commissioner Friederichs. All voted in favor, and the motion passed.

The minutes from the May 19, 2015 meeting were discussed. These minutes had been previously approved at the August 18, 2015 planning meeting. A motion to accept the minutes was made by Commissioner Friederichs and seconded by Commissioner Derby. All voted in favor, and the motion passed.

The minutes from the August 18, 2015 meeting were discussed. A motion to accept the minutes was made by Commissioner Sieck and seconded by Commissioner Friederichs. All voted in favor, and the motion passed.

The minutes from the November 17, 2015 meeting were discussed. A motion to accept the minutes was made by Commissioner Friederichs and seconded by Commissioner Sieck. All voted in favor, and the motion passed.

Call to Audience, Not on subject of Public Hearing, no replies

Public Hearing Opening Statement by Planning Commission Chair

Public Hearing --->Conditional Use Permit C7-CUP-16-01 Application by Pat Ryan for Home-Based Car Repair Business in an Accessory Structure

David Meir presented the TCPA's findings regarding the application. A CUP is required in this A-4 zone because this home business will employ individuals who are not members of the household residing on the premises.

Mr. Ryan noted that the building inspector said it would be OK to add a bathroom facility, but the application for a septic system attached to the accessory structure alerted the TCPA concerning the need for a CUP. In addition to Mr. Ryan's son as the main employee, there could be occasional part time mechanics, as the business needs required. Mr. Ryan noted that their property is surrounded by the sand mine, they do not advertise this business, and they are agreeable to a single sign limited to 32 square feet in size.

Audience in favor:

Arlen Heathman, as a private citizen, spoke in favor of the CUP application.

Lenny Laures noted that East River Road will become a city street allowing easier access to the proposed business.

Audience not in favor:

The TCPA received three anonymous letters objecting to the application. Mr. Meir presented replies from the TCPA to these objections.

Mark Hindermann represented himself and Wilmar Investments LLC. He noted that the Olmsted County ownership database is not up to date. Because he had not seen the CUP proposal before the meeting, he requested a delay until the next Planning Commission meeting so he could study the CUP proposal. He stated concerns about this commercial development affecting adjacent property values.

Commissioners Work Session and Decision Regarding CUP-16-01

Commissioner Sieck commended the TCPA for their thorough review. Suggestions have been noted during the preceding discussion that should be incorporated into the final CUP.

Commissioner Derby agreed that enough information has been provided and the session should be closed.

Commissioner Adolphson noted that her questions had been answered in the presentations and agreed with the pending approval.

Commissioner Friederichs noted that his concerns for road conditions have been addressed.

Commissioner Hegrenes expressed his support for a visual buffer fence to shelter the business from the drive by public. The fence should be constructed in a timely manner. The well water should be monitored to be safe for human consumption or bottled water be provided in the business.

Commissioner Sieck moved and Commissioner Derby seconded a motion to approve the CUP-16-01 contingent on the revisions and additions discussed. All voted in favor, and the motion passed.

Update From Town Board

Future need for the Planning Commission to discuss and work on a land use plan that would be proactive, for example bicycle trails, canoe/kayak launch sites along the river. An assistant has been hired to work with Steve, her name is Shelley Pohlman. She has administrative assistant experience and web development experience.

Continuing Business

Due to the already lengthy meeting, the following items were postponed to the next meeting on February 16, 2016.

- January 5, 2015 Changes to Planning Commission Policy
- Ex officio issues
- Discussion of 4/2/2014 SBAR Regarding Definitions of “Park” and “Community Building”

New Business

Postponed until the next meeting

- Commission Review of Current Cascade Township CUP's
- Other Considerations for Review / Action by Planning Commission

Second Call to Audience, no replies

Motion made by Commissioner Sieck to adjourn, seconded by Commissioner Friederichs. All voted in favor, the motion passed, and the meeting adjourned at 10:13 pm.

Submitted: Cheryl Adolphson, Scribe

Cheryl Adolphson, Scribe

Dean Hegrenes, Planning Commission
Chair