



**CASCADE**  
--- TOWNSHIP ---

2025 75<sup>TH</sup> ST. NE  
Rochester, MN 55906  
[www.cascadetownship.us](http://www.cascadetownship.us)

CASCADE TOWNSHIP, OLMSTED COUNTY  
PLANNING COMMISSION MEETING MINUTES  
NOVEMBER 15, 2016

**Call to Order:** 7:02 pm by Chairperson Dean Hegrenes

**Roll Call:** Commission Members Present: Dean Hegrenes, Cheryl Adolphson, interim member Lenny Laures (John Friederichs, excused absence)

**Pledge of Allegiance**

**Attendees:** Cascade Town Board: Arlen Heathman, Jimmy Hoss, Lenny Laures; Township Cooperative Planning Association (TCPA): Roger Ihrke; John Johnson, Chair of Haverhill Township Board and Planning Commission.

**Agenda Announcement and Review**

**Approval of Minutes:** The minutes from the October 18, 2016 meeting were briefly discussed. A motion to approve the minutes was made by Interim Commissioner Laures and seconded by Commissioner Adolphson. All voted in favor, and the motion passed.

**Call to Audience** (NOT on subject of Public Hearing): no response

**Public Hearings Opening Statement by Planning Commission Chair:** The following public hearings are digitally recorded as part of the public record.

**Public Hearing - Continuation of Public Hearing Salley Hill Subdivision Re-Plat**

Roger Ihrke summarized TCPA findings first. No material has been received by the TCPA from the attorney representing the developer. Replatting is complicated with many document updates needed for correct property descriptions, etc. The 120-day time for consideration ends on December 29, 2016. TCPA recommends that the re-plat be denied.

Public Input in favor: three calls no reply

Public Input not in favor: John Johnson questioned the purpose of outlot D for Mr. Lokken; Mr. Lokken's property value is diminished because he does not have a clear title. An easement and settling the status of Outlot D would uncloud Mr. Lokken's title.

**Commissioners' Work Session and Decision Regarding Salley Hill Subdivision Re-Plat:**

After considerable discussion concerning legal advice and history of the original Salley Hill Subdivision Plat, Commissioner Hegrenes volunteered to review minutes from the original Salley

Hill plat approval concerning the original road agreement. Interim Commission Lares moved that the Planning Commission deny approval for the Salley Hill Re-Plat to the Cascade Town Board because the documents required have not been provided to the TCPA and because the developer was not present at this meeting to address whether they wanted to request an extension to the 120-day period ending December 29, 2016. Commissioner Adolphson seconded the motion, all voted in favor and the motion passed.

**Continuing Business**

The Cascade Town Board members in attendance provided an update of the Cascade Town Board meeting of November 1.

**New Business**

Developing a work plan for CUP reviews will be postponed until Commissioner Sieck is able to attend. Commissioner Adolphson volunteered to draft a template form letter.

**Round-the-Table**

No response

**Second Call to Audience**

No response

**Adjournment** Motion made by Interim Commissioner Lares to adjourn, seconded by Commissioner Adolphson. All voted in favor, the motion passed, and the meeting adjourned at 8:15 pm.

Submitted: Cheryl Adolphson, Scribe

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Cheryl Adolphson, Scribe

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Dean Hegrenes, Planning Commission  
Chairperson