



CASCADE
--- TOWNSHIP ---

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CASCADE TOWNSHIP
OLMSTED COUNTY
SPECIAL PLANNING COMMISSION MEETING MINUTES
OCTOBER 3, 2016

Call to Order: 3:06 pm by Chairperson Dean Hegrenes

Roll Call: Commission Members Present: Dean Hegrenes, John Friederichs, Cheryl Adolphson, (David Derby arrived at 3:45pm)

Pledge of Allegiance:

Attendees: Cascade Town Board: Arlen Heathman, Jimmy Hoss, Lenny Laures; TCPA: Roger Ihrke; Public: Janet Kittley, Mark Hindermann, Jean Hindermann,

Agenda Announcement and Review

Approval of Minutes: The minutes from the August 16, 2016 meeting were briefly discussed. A motion to approve the minutes was made by Commissioner Adolphson and seconded by Commissioner Friederichs. All voted in favor, and the motion passed.

Call to Audience: (NOT on subject of Friederichs Forest Development Public Hearing) There was no response; however Mr. Hindermann indicated he had an item for the meeting, unrelated to the Public Hearing, that he wanted Commissioner Derby present for. It was agreed to move that item to later in the meeting after Commissioner Derby's arrival.

Commissioners Derby and Friederichs recused themselves to the audience for the public hearing.

Public Hearing Opening Statement by Planning Commission Chair: As part of the opening statement, all were made aware that the following public hearing would be digitally recorded as part of the public record.

Public Hearing: Concerning the Friederichs Forest Subdivision Development.

Roger Ihrke summarized TCPA findings first. Those findings were documented in the TCPA Report that was updated with latest data in a package provided just prior to the meeting, and based on review of documents listed at the end of these Minutes under the heading "**Documents Presented for Review**" to the Commission. Many of the initial issues have been addressed. The items still needing work for a positive Staff recommendation are:

- There are 4 Variances needing approval by the Board of Appeals and Adjustment. They are:
 - Variance to the Cascade Subdivision Ordinance on Open Space size requirement.
 - Variances (two Variances) to the Lot width requirements of 120 feet at the building line for Block 1 lots 3 and 4.

- Variance for 10-foot utility easements on both sides of roadway. Easement currently was reduced to just one side (no easement on South side of the roadway due to steep slope).
- The Subdivision name and the Street names have been presented to Olmsted County GIS for review but response had not been received at the time of the meeting. Corrections to the Plat and inclusion of directional information and approved Roadway names should be included on an updated Plat prior to Preliminary Plat Approval by the Commission.
- Drainage easements may be required for the Storm Water Retention System and the Rain Gardens. Staff is looking to Township Engineer for recommendations concerning need for those easements.
- The engineering report raised some 4 items regarding the grading plan needing details for review that need to be resolved.
- The legal review, concerning primarily the Development Agreement, identified changes and corrections that need a response from Mr. Derby
- Consistent spelling of Friederichs on several documents is needed.

The proposed septic systems were appropriate, no contingencies.

The present residence on Lot 1, Block 1, will be excluded from the covenants but will be part of the Home Owners Association.

Water supply site will be specified after the preliminary plat, but before the final plat.

Cherrywood Drive will be graded and finished with gravel, but the cost for hard surface will be escrowed.

Overall, many people including Mr. Derby have done much to move this project forward, there are some details remaining to be resolved.

Applicant Presentation: Mr. Derby described the rain gardens that are proposed to manage rainstorm run off for each lot. He stated that he is willing to be flexible with the remaining legal and engineering concerns.

Public input in favor: Mr. Hindermann stated that Mr. Derby will do a good job in this proposed subdivision.

Public input neutral: Supervisor Heathman commented on the lack of a utility easement on the south side of Royal Oaks Drive. He also had concerns regarding the lack of access for heavy equipment to service the storm retention pond. Supervisors Heathman and Laures commented on the escrow account for the hard surfacing of the 'ghost road' (Cherrywood Drive) may not be sufficient in 2 decades to cover the cost. Do not want Cascade Township to be paying for the hard surfacing.

Public input not in favor: There were no replies from the public after 3 calls.

Commissioners' Work Session and Conclusion: Many questions were asked and answered during the public hearing. After discussion between Commissioners Hegrenes and Adolphson, Commissioner Adolphson moved and Commissioner Hegrenes seconded a motion to continue the consideration of the preliminary plat for Friederichs Forest to the regular Planning Commission meeting on October 18, 2016 at 7 pm. Both voted in favor, and the motion passed. By that date, it is expected that there will be 3 members of the Planning Commission to deliberate the Friederichs Forest Development.

Round-the-Table: There was a brief discussion of sequence for approval of preliminary plat by the Planning Commission and then consideration by the Cascade Town Board.

Second Call to Audience: The Cascade Town Board will study the development agreement and the attorney's comments.

Adjournment: Motion made by Commissioner Hegrenes to adjourn tonight's portion of the Public Hearing on Friederichs Forest, to be continued on October 18. It was seconded by Commissioner Adolphson. Both voted in favor, the motion passed, and the meeting adjourned at 5:21 pm for the initial part of the Hearing, which will be continued on October 18.

Submitted: Cheryl Adolphson, Scribe

Cheryl Adolphson, Scribe

Dean Hegrenes, Planning Commission
Chairperson

Documents Presented for Review:

- TCPA Staff Preliminary Plat Review (updated just prior to meeting)
- Quit Claim Deed
- Declaration of Covenants, Conditions, and Restrictions For Friederichs Forest
- Certificate of Organization for Friederichs Forest LLC
- Operating Agreement for Friederichs Forest LLC
- Supporting Data for Variance Request From the Provisions of Article IX.
- Development Agreement
- Zoning Map
- WHKS Response to Township Engineer's 9/26/16 Grading Plan Review
- Maintenance Declaration Agreement
- Updated Preliminary Plat
- Email from Township Engineer on 4 items needing review
- Olmsted County Public Works Review Letter
- Other Reference Documents:
 - WHKS Package: Specifications and Contract Documents for Friederichs Forest Estates
 - WHKS Package: Drainage Report and Hydraulic Computations