



CASCADE
--- TOWNSHIP ---

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

CASCADE TOWNSHIP, OLMSTED COUNTY
PLANNING COMMISSION MEETING MINUTES
August 15, 2017

Call to Order: 7:00 pm by Chairperson John Friederichs

Roll Call: Commission Members Present: Dean Hegrenes, Cheryl Adolphson, John Friederichs, Supervisor Lenny Laures. Absent: David Derby.

Pledge of Allegiance

Attendees: Cascade Clerk/Treasurer Sara Rudquist, Cascade Assistant Clerk/Treasurer Lois Freed, Supervisor Jimmy Hoss, Supervisor Arlen Heathman, Supervisor Mike Black, Dennis Kieffer – CUP applicant, Brenda DeCook - Salley Hill Development, Roger Ihrke – TCPA, Rick Wing - CUP 09-01, two township residents.

Agenda Announcement and Review

Approval of Minutes: The minutes from the July 18, 2017 meeting were briefly reviewed and discussed. A motion to approve the minutes with the revision to show that David Derby did not attend the July 18 meeting was made by Supervisor Laures and seconded by Commissioner Adolphson. All voted in favor, and the motion passed.

Call to Audience: no response

Public Hearings (including respective Study Sessions and Recommendations)

Salley Hill Final Re-Plat Review:

Mr. Ihrke summarized that all but one of the Final Plat Requirements have been met. The exception is the definition of the Drainage Easements. Mrs. DeCook stated that their attorney will add the Drainage Easement definition to the Plat. Commissioner Hegrenes moved and Commissioner Adolphson seconded the following motion: the Planning Commission recommends that the Cascade Town Board approve the Final Re-Plat of Salley Hill providing the definition of Drainage Easements is added and that the Cascade Town Board continue to pursue the Loken driveway and Outlot D issues to closure. All voted in favor, and the motion passed.

Dennis Kieffer CUP Application:

Mr. Ihrke reminded the Commission that Cascade Township ordinances require that all industrial districts need to have a CUP. This CUP application has two parts: first, a manufactured residence/dwelling for Mr. Keiffer to be located outside the flood plain, second, storage of manufactured/mobile homes on the industrial site. Because the storage location is mostly flood soils category #495, anything stored there would need to be quickly moved before flooding or there would need to be considerable engineering efforts to raise the elevation.

The septic and water for the residence will be provided by a hookup to Hallmark Terrace facilities.

Two members of the public spoke in favor of the application. Damage from vandalism and partying will be prevented by Mr. Kieffer living full time on site.

No one spoke against the application.

After discussion with Mr. Kieffer, Supervisor Laures moved that the Planning Commission approve a modified CUP to allow one residential building outside of the flood plain, but no storage of manufactured/mobile homes. Commissioner Hegrenes seconded the motion. All voted in favor, and the motion passed. TCPA will draft a modified CUP for Mr. Kieffer.

CUP Maintenance reviews:

CUP 09-01 Conditional Use Permit on behalf of Rick and Anne Wing – Home-based Business

Rick Wing was present and answered questions about compliance with conditions. Summer weekends are very busy and may have 50 animals. Normal weekday animal count would be about 20. The parking lot is asphalt and concrete; it is sized for 6 to 8 typical vehicles. No water for human customers, animal water comes a shared well with a neighbor. Need to document well water testing in the future. This is strictly a family business with no outside employees, and animal health documentation is maintained. Commissioner Hegrenes moved to accept current compliance with CUP 09-01 with the next review in October 2019, Commissioner Friederichs seconded the motion. All voted in favor, and the motion passed.

Continuing Business

Status of CUP -07-01 Conditional Use Permit on behalf of Lisa M. Van Getson, Home Occupation in an Accessory Structure.

A site visit with Ms. Van Getson is scheduled for 2pm on August 22 by Mr. Ihrke and Supervisor Heathman. As noted in the June 20 minutes, there are some concerns regarding the square footage in use in the accessory structure and regarding the floral arrangement business activities in the detached garage.

New Business

Town Board updates: Supervisor Laures discussed the next steps in the Wilmar Investments/Cascade Township lawsuit will involve engineers from both sides negotiating specifics for how the criteria for sound and dust mitigation will be met. This may take a few months to complete. After that the Town Board will consider rezoning the site, then the CUP conditions will be presented to the Planning Commission.

Response /Planning Commission Recommendation Regarding Commissioner David Derby: Planning Commissioners serve at the request of the Town Board. With Mr. Derby being absent for 4 consecutive meetings (April, June, July and August), this issue will be presented to the Town Board at the September 11 meeting.

Schedule for Remaining CUP Maintenance Reviews (1st cycle)

September see below

CUP 13-02 Office/shop, nursery/garden center, mini-storage – Bryan Schoeppner -
November after construction season

CUP 16-01 Home based Auto repair Business – Pat Ryan – Mr. Ihrke will send a letter to Mr. Ryan describing lack of compliance visible from public roadway and report back to the Planning Commission

CUP Maintenance Reviews Scheduled for September 19

CUP 11-01 Adult Day Care – Steve Buehler (Dana Sigrist, Administration Manager)

CUP 07-01 Home Occupation in an Accessory Structure - Lisa M. Van Getson

Round-the-Table: Next meeting will be September 19, 2017.

Second call to Audience: Mrs. DeCook stated that they will continue to maintain an attractive appearance on Outlot D in front of Mr. Loken's residence.

Adjournment: Motion to adjourn made by Supervisor Laures, seconded by Commissioner Adolphson, all voted in favor, the motion passed, and the meeting adjourned at 9:26pm.

Submitted: Cheryl Adolphson, Vice Chair acting as Scribe

Cheryl Adolphson, Vice Chair/Scribe

John Friederichs, Planning Commission
Chairperson

Addendum: Cascade Planning Commission Review CUP -09-01 Rick and Anne Wing, 5959 Valleyhigh Rd NW, Rochester, MN, PARID: 741923075220

Cascade Planning Commission Review CUP -09-01 Rick and Anne Wing, 5959

Valleyhigh Rd NW, Rochester, MN, PARID: 741923075220

Review Summary: In compliance with conditions as of August 15, 2017

Action Items:

Follow up Items:

Date For Next Review: October 2019

CUP – 09-01	Comply	Not Comply	Comments
The applicant must obtain all applicable permits that are required by federal, state, and local agencies.	YES		
Outside lighting shall be diffused or directed away from adjoining properties or public roads.	YES		Security light on pole
A building permit must be issued prior to construction of any structures on the parcel.	YES		
No more than fifty (50) dogs/household pets will be allowed on the parcel at any time.	YES		Some summer weekends very busy with 50 or a few more animals. Normally have about 20 animals at any one time.
No dog shall be kept that habitually barks or cries between the hours of 8:00 PM and 6:00 AM.	YES		
The dogs are not to be allowed to “run at large” at any time. (“Run at large” is defined as being off the premises of the property owner).	YES		
Hours of operation open to the public shall not exceed 6:00 AM to 8:00 PM.	YES		
An impervious area must be provided for parking spaces for customers. A sufficient “turn-around” area must be provided on the parcel for vehicles. No parking allowed on the public road or easement and no vehicles are allowed to back onto the public road.	YES		Enough parking for 6 to 8 typical vehicles.

<p>A result of a water test showing that the water supply meets current County standards and that the existing well meets County's standard per Article V Section 5.00 of the County's Well Ordinance. Or bottled water may be provided to customers and employees as an alternative to drinking well water.</p>	<p>YES</p>		<p>No water for human customers. Dog water is filtered. Shared well with one neighbor, need to have well test results available.</p>
<p>One sign may be placed on the property up to 32 square feet in size to note the location of the business.</p>	<p>YES</p>		
<p>Dust control will be provided for the parking lot. If the Town Board receives complaints, additional dust control may be required.</p>	<p>YES</p>		<p>Surfaces are concrete and asphalt</p>
<p>The business may not exceed the equivalent of one full time employee.</p>	<p>YES</p>		<p>No employees, family does all the work.</p>
<p>If the property is transferred or leased the new operator/owner must meet with the Town board formally before taking over operation of the business.</p>	<p>OK</p>		
<p>Review of Conditional Use Permit: The Conditional Use Permit includes, at the discretion of the Town Board, a periodic review to determine compliance with the conditions of the permit. The Town Board may also elect, upon adoption of an appropriate resolution following verification of a complaint that a condition has been violated to conduct a review of the permit. Said review shall only take place following written notice to the owner of the subject property and a duly noticed public hearing. Following such hearing, the permit may be amended based on changed</p>	<p>YES</p>		

conditions and experiences with the site.			
Vaccines must be current for the following: distemper, rabies and kennel cough. Documentation must be kept on site for each animal.	YES		