



CASCADE
--- TOWNSHIP ---

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

CASCADE TOWNSHIP, OLMSTED COUNTY
PLANNING COMMISSION MEETING MINUTES
July 18, 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, Associate Planning Commission Nicole Brueck, Linda and Anthony Knauer.

Agenda Announcement and Review

Approval of Minutes: The minutes from the June 20, 2017 meeting were briefly reviewed and discussed. A motion to approve the minutes with revisions on page 2 (“...a Quit Claim Deed...” changed to “...property transfer...” for Outlot D to Mr. Loken from the DeCook family.) was made by Supervisor Laures and seconded by Commissioner Hegrenes. All voted in favor, and the motion passed.

Call to Audience: no response

CUP Maintenance reviews:

CUP -07-02 Conditional Use Permit on behalf of Linda and Anthony Knauer – Mobile Home-Second Dwelling. Mr. Knauer stated that the septic tanks were pumped in spring 2017, there are two septic tanks, but a common drainfield that is sized for 8 bedrooms. Concerning the criteria for maintaining this CUP, circumstance A is not applicable at present, circumstance B will likely be met in 2018 (2 of 3 adults are over age 60 now), circumstance C will also likely be met in 2018 with a change in farming practices. Based on the current situation with circumstances B and C not strictly in compliance, but nearly in compliance and likely to be in full compliance in 2018, Commissioner Hegrenes moved to accept this CUP review with a subsequent review no later than September 2018. Motion seconded by Commissioner Friederichs. After brief discussion, all voted in favor, and the motion passed.

The Cascade Town Board will be notified of the status of this CUP review at their next regular meeting in July 2017.

CUP 09-01 Conditional Use Permit on behalf of Rick and Anne Wing – Home-based Business Rick and Anne Wing were not present. An email exchange between Mr. Wing and Sara Rudquist regarding any need to attend this CUP review meeting was discussed. Commissioner Hegrenes moved and Supervisor Laures seconded a motion to send Mr. and Mrs. Wing a certified letter informing them of the necessity to attend the next Planning Commission meeting to review their CUP or provide a date when they would attend a Planning Commission meeting. The letter will also clarify that if a CUP review does not happen, the Planning Commission will assume that the

CUP 09-01 is no longer needed and the Cascade Town Board will be notified. If Mr. and Mrs. Wing do not reply to the letter, their attendance at the next regularly scheduled meeting will be expected. Commissioner Hegrenes will draft the letter, Commissioner Friederichs will sign the letter, and Sara Rudquist will send it by certified mail. 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.

There has been no follow up between Ms. Van Getson and Roger Ihrke of the TCPA. Supervisor Laures moved that Commissioner Friederichs contact Roger Ihrke and ask Mr. Ihrke to draft a letter to Ms. Van Getson to request a scheduled site visit by Mr. Ihrke and one or more Planning Commissioners to Hermitage Farm. Commissioner Adolphson seconded the motion. All voted in favor and the motion passed. As noted in the June 20 minutes, there are some concerns regarding the square footage in use and regarding the floral arrangement business activities.

New Business

Town Board updates: Supervisor Laures noted that Nicole Brueck has been approved as an Associate to the Planning Commission. The preliminary replat for the Salley Hill subdivision was approved. Regarding Outlot D, more historical information from Haverhill Township is needed by the attorney to assess potential liability. There will be a closed Town Board Meeting on July 21 with Mr. Bayliss regarding the quarry settlement. Supervisor Laures noted a need for review and updating of the Subdivision Ordinances (originally prepared in the early 1990s) regarding road engineering, design, and many other considerations.

Attendance Requirements for Planning Commission members: Commissioner Derby has not attended the April, June and July meetings. By not attending three consecutive meetings, he is in violation of the Removal for Cause item (B) of the Planning Commission Policy. Supervisor Laures moved that Sara Rudquist send a letter to Commissioner Derby to notify him of this violation and ask what his future intentions are regarding being on the Planning Commission. Commissioner Adolphson will draft this letter, and it will be revised and approved by the other Planning Commission members. The motion was seconded by Commissioner Hegrenes, all voted in favor and the motion passed.

CUP Maintenance Reviews Scheduled for August 15

CUP 09-01 Home-based business - Ricky and Anne Wing

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

Commissioner Hegrenes moved and Commissioner Friederichs seconded a motion to postpone the three remaining CUP reviews (CUP 11-01, CUP 13-02, CUP 16-01) until October or November 2017. All voted in favor, and the motion passed.

Round-the-Table: Next meeting will be August 15, 2017.

Second call to Audience: no response

Adjournment: Motion to adjourn made by Commissioner Hegrenes, seconded by Commissioner Friederichs, all voted in favor, the motion passed, and the meeting adjourned at 9:08 pm.

Submitted: Cheryl Adolphson, Vice Chair acting as Scribe

Cheryl Adolphson, Vice Chair/Scribe

John Friederichs, Planning Commission
Chairperson

Addendum: Planning Commission Review CUP -07-02 Conditional Use Permit on behalf of Linda and Anthony Knauer – Mobile Home-Second Dwelling – PIN 74.02.21.053757

Cascade Planning Commission Review CUP 07-02 Linda and Anthony Knauer PIN 74.02.21.053757

Review Summary: Nearly in compliance with both circumstances B. and C. and the Knauers expect to be in full compliance during 2018

Action Items:

Follow up Items:

Date For Next Review: September 2018

CUP -07-02	Comply	Not Comply	Comments
The mobile home must be removed from the property once the criteria as listed below are no longer met.			
Good well water test shall be submitted, if a good water test cannot be pulled from the existing well, a new well would be required.	YES		
A septic certification should be provided from the septic system for the mobile home and must be brought in to compliance, if it is currently failing.	YES		
Applicant must provide a copy of their septic permit to make sure the septic system is sized appropriately for the dwelling and the mobile home, (which are both attached to the same system). If the system is not sized large enough, the applicant must have the system appropriately sized before issuing the CUP.	YES		Septic tanks were pumped in spring 2017. System is designed for 8 bedrooms with separate tanks and a common drainfield.
Cascade Township Planning Commission granted the CUP with the conditions listed above and if at least one of the following criteria is met: (continued next page)			

<p>1. One mobile home as a second dwelling on a lot, under one or more of the following circumstances:</p>			
<p>A. When there is a need to provide health care services to residents of either of the dwellings;</p>			<div data-bbox="1013 495 1156 590" style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;">No</div>
<p>B. When all adult residents of either of the dwellings are sixty (60) years of age or older;</p>			<div data-bbox="1013 663 1276 758" style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;">Anticipated In September 2018</div>
<p>C. When at least one of the adult occupants of each dwelling is employed full time in general farming activities carried out on the parcel.</p>			<div data-bbox="1013 783 1325 877" style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;">Anticipated Summer 2018</div>