



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

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

April 18, 2017

Mr. and Mrs. Jarett and Kari Ruud  
5370 RIDGEVIEW DR NW  
ROCHESTER, MN 55901

References:

1. Cascade Township Conditional Use Permit (CUP) 2006-01 currently granted to Jarett and Kari Ruud, located at 6405 50 AVE NW, ROCHESTER, MN 55901 PIN: 74.07.11.064817
2. Our previous letter to you in January 2017.

Dear Mr. and Mrs. Ruud:

In January, you were sent a letter regarding a review of the referenced CUP planned for February 21, 2017, that was to be held at the scheduled Planning Commission Meeting that evening. Enclosed you will find a copy of that letter and the referenced CUP document, that was originally granted to Dennis and Sheri Hayden in 2007 for the property located at 6405 50<sup>th</sup> Avenue NW, Rochester, MN.

This certified letter is to inform you of the Cascade Township's intent to execute the process to terminate / revoke this CUP because the following reasons:

- Proposed use was never implemented by the original applicants or by you.
- CUP 2006-01 Condition 1 states that "The applicant must reside on the parcel or the permit is not valid." Your legal residence is not at the address for the CUP.
- The Planning Commission nor this office received any response from you on the original January letter, nor did you appear at the CUP review meeting on February 21, 2017.

The Planning Commission has therefore recommended termination of this CUP to the Town Board of Supervisors at the March 2017 Board Meeting. The Board accepted that recommendation. This letter is to inform you that there will be a required Public Hearing held to review this and other possible Cascade CUP actions. That Public Hearing is required by Minnesota Statute and will be called on behalf of the Board of Supervisors later this year or early next year by the TCPA, after the initial CUP process review cycle has been completed. You will be notified in advance of that hearing by the TCPA.

If you have any questions, please contact me.

Respectfully,

Sara Rudquist, Cascade Township Clerk / Treasurer  
2025 75th Street N.E.  
Rochester, MN 55906

Cc:

TCPA (Roger Ihrke <[roger@tcpamn.org](mailto:roger@tcpamn.org)>)

Sara Rudquist - Cascade Township Clerk / Treasurer ([cascadetownclerk@outlook.com](mailto:cascadetownclerk@outlook.com)),

Dean Hegrenes - Cascade Township Planning Commission Chair ([deanheg@gmail.com](mailto:deanheg@gmail.com)),

Cheryl Adolphson - Cascade Township Planning Commission Scribe ([pegasusvcs@gmail.com](mailto:pegasusvcs@gmail.com))

Enclosures (2)

1. Cascade Township Conditional Use Permit (CUP) 2006-01 currently granted to Jarett and Kari Ruud, located at 6405 50 AVE NW, ROCHESTER, MN 55901 PIN: 74.07.11.064817.
2. Our previous letter to you in January 2017.

NEVER  
OPENED



OFFICE OF COUNTY RECORDER  
Olmsted County, Minnesota

I hereby certify that this document was filed in this office  
on 2/26/2007 at 2:30:00 PM and was duly  
recorded as document number A-1127439

W MARK KRUPSKI-Co Recorder, by \_\_\_\_\_ Deputy \_\_\_\_\_P

Well Certificate: \_\_\_ Received \_\_\_ Not Required

Abstr. - yes \_\_\_ no \_\_\_

Fees:

Total \$46.00

2/26/07

**CASCADE TOWNSHIP  
CONDITIONAL USE RESOLUTION  
NUMBER CUP-2006-01**

**WHEREAS**, an application for a Conditional Use Permit by Dennis and Sheri Hayden, for the continuation and expansion of a storage business, as a home occupation, that is currently operated on a parcel of property zoned agricultural (A-3), described as:

Part of the NE corner of the NE ¼ of Section 7, T107N-R.14W, Olmsted County, MN. The pin # for the parcel is: 74.07.11.064817.

**WHEREAS**, the applicant(s) are asking the Cascade Township Planning Commission of the County of Olmsted, State of Minnesota, to be granted a Conditional Use Permit per Article IV of the Cascade Township Zoning Ordinance.

**WHEREAS**, the matter has been reviewed by the Zoning Administrator and he has submitted his report to the Planning Commission concerning the Conditional Use.

**WHEREAS**, home occupations are allowed in agricultural districts and may be located in accessory buildings, when approved and granted a conditional use permit.

**WHEREAS**, a public hearing on the proposed Conditional Use was duly noticed and held by the Cascade Planning Commission at the Rochester Covenant Church, 4950 31<sup>st</sup> Avenue NW, Rochester, MN after 6:30 pm on November 21, 2006 at which hearing all interested persons were given the opportunity to be heard.

**NOW, THEREFORE**, be it resolved by the Cascade Township Planning Commission as follows:

**Conditions:**

1. The applicant must reside on the parcel or the permit is not valid.
2. If and when the parcel is annexed into the City of Rochester the use will be regulated by the City of Rochester.
3. No expansion of the storage business shall be allowed without amending or applying for a new CUP.
4. Outside lighting shall be diffused or directed away from adjoining properties or public roads.

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5. This CUP is not transferable.
6. The township officers or its staff shall be allowed to inspect the property during regular business hours.
7. The applicant is limited to adding no more than two structures up to a total of 7,500 square feet, with neither of the structures exceeding 5,000 square feet in size.
8. No activity or storage outside of the structures.
9. Review of Conditional Use Permit. This Conditional Use includes, at the discretion of the Town Board, a periodic review to determine compliance with the conditions of the permit, and whether changed circumstances or conditions require changes to 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 conditions and experiences with the site.

CONCLUSION:

Motion by Daniel Frissora, second by Jay Hesley, to grant the conditional use permit with the conditions listed above per section 4.02 of the Cascade Township Zoning Ordinance. Motion carried unanimously.

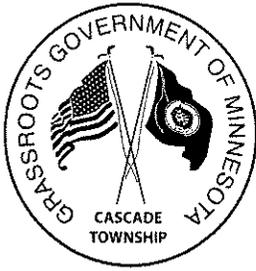
Passed and adopted by the Cascade Township Planning Commission this 21<sup>st</sup> day of November 2006.

  
Stephen Nigon, Chair

Attest:  
  
Joseph Vroman, Clerk

DISTRIBUTION:  
County Recorder  
Township Clerk  
County Planning  
Zoning Administrator  
Applicant

TCPA  
PO Box 339  
Rochester, MN 55903



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

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Rochester, MN 55906  
[www.cascadetownship.us](http://www.cascadetownship.us)

January 11, 2017

Mr. and Mrs. Jarett and Kari Ruud  
5370 Ridgeview Drive NW  
Rochester, MN 55901

RE: Cascade Township Conditional Use Permit (CUP) 2006-01 currently granted to Jarett and Kari Ruud, located at 6405 50 AVE NW, ROCHESTER, MN 55901 PIN: 740711064817

Dear Mr. and Mrs. Ruud:

Enclosed you will find a copy of the CUP document that was originally granted to Dennis and Sheri Hayden in 2007 for the property located at 6405 50<sup>th</sup> Avenue NW, Rochester, MN. This letter is to inform you that the Cascade Township Planning Commission intends to begin the process to close this CUP because the proposed use was never executed by the original applicants or by yourselves. Furthermore, Condition 1 states that "The applicant must reside on the parcel or the permit is not valid." Your legal residence is not at the address for the CUP. The Planning Commission is reviewing all CUPs starting in February 2017.

In doing this review, the CUP conditions listed will be reviewed by the Cascade Township Planning Commission and comments from the public are possible.

Please respond to the Cascade Assistant Township Clerk at the address below within 30 days of receiving this letter. The Planning Commission holds regular meetings typically the third Tuesday of each month at 7 pm. You will receive a reminder letter of the date for your CUP review that will include a checklist of the conditions being reviewed.

The Planning Commission will report their review findings to the Cascade Town Board of Supervisors. After a required public hearing, the Town Board could vote to terminate the CUP 2006-01.

If you have any questions, please contact one of us listed below at the mailing or email addresses provided.

Respectfully,

Sara Rudquist, Cascade Township Assistant Clerk

2025 75th Street N.E.  
Rochester, MN 55906

Cc: TCPA (Roger Ihrke <[roger@tcpamn.org](mailto:roger@tcpamn.org)>), Sara Rudquist - Cascade Township Assistant Clerk ([cascadeassistantclerk@outlook.com](mailto:cascadeassistantclerk@outlook.com)), Dean Hegrenes - Cascade Township Planning Commission Chair ([deanheg@gmail.com](mailto:deanheg@gmail.com)), Cheryl Adolphson - Cascade Township Planning Commission Scribe ([pegasusvcs@gmail.com](mailto:pegasusvcs@gmail.com))

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