



CASCADE
--- TOWNSHIP ---

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

CASCADE TOWNSHIP, OLMSTED COUNTY
PLANNING COMMISSION MEETING MINUTES
September 18th. 2018

Call to Order: 7:00 PM by Chairperson Adolphson

Roll Call: Commission Members Present:

Commissioner Cheryl Adolphson, Commissioner Nicole Brueck, Commissioner Dana Duffield and Supervisor Dean Hegrenes. Commissioner John Friederichs was not present.

Pledge of Allegiance

Attendees:

Cascade Clerk/Treasurer Sara Rudquist, Supervisor Arlen Heathman and four members of the general public.

Agenda Announcement and Review

Mr. Brad Brech was announced and welcomed as Associate Commissioner.

Approval of Minutes: The revised minutes from August 21st, 2018 were briefly reviewed and discussed. A motion to approve the minutes without changes was made by Supervisor Hegrenes and Commissioner Brueck seconded the motion. Three voted in favor, one abstained (Commissioner Adolphson) and the motion passed.

Call to Audience: None

CUP Maintenance reviews:

CUP -07-01 granted on behalf of Lisa M. VanGetson, PIN: 74.11.22.070002

Commissioner Adolphson led a discussion walking through and validating the points of the CUP. A motion to approve the CUP as in compliance was made by Supervisor Hegrenes and Commissioner Brueck seconded the motion. Follow-up review tentatively scheduled for October 2020. All voted in favor and the motion passed.

CUP -16-02 granted on behalf of Rochester Public Utilities, WestSide Energy Station
Attention: Mr. Craig F. Diekvoss PARID: 74.30.32.031163

Commissioner Adolphson led a discussion walking through and validating the points of the CUP. A follow-up item on Spill Prevention Plan to be sent to the Township Clerk was recorded. A motion to approve the CUP as in compliance with the noted follow-up item was made by Supervisor Hegrenes and Commissioner Brueck seconded the motion.

Follow-up review scheduled for October 2019. All voted in favor and the motion passed.

Public Hearing: None

Study Session: None

Continuing Business:

Reconciliation and Review: Olmsted County Subdivision and Platting Ordinances (2017) vs. Current Cascade Township Subdivision Ordinances (2003)

Commissioner Adolphson has recently completed her portion of the review and passed the changes onto the Township Clerk. Supervisor Hegrenes is waiting for input before continuing. Commissioners Brueck and Duffield have completed their portions.

New Business:

Request from Veit for clarification: email dated September 7, Aric Olsen, ..." Condition 3 in CUP-03-01-AMENDED states "All storage of full roll off units and source separation (recycling) shall be done inside the building." Condition 15 ..." TCPA to comment and provide advice:

Mr. Olsen (Veit) introduced the request to be able to store weatherproofed boxes as needed outside for short periods of time.

Input from Roger Ihrke (TCPA) advised that the request does not fit within the current CUP guidelines. This request requires a change to the CUP via public hearing. A change request to TCPA would be the next step.

Update from Town Board: Supervisor Hegrenes provided an update on the topics of the Township Board meeting of August 10th, 2018.

Round-the-Table: Commissioner Adolphson led a discussion on how does the Commission get a summary of the monthly County Sheriffs reports related to the Dog Park for he upcoming CUP review next month. The Town Clerk agreed to eMail the County Sheriff 's department to inquire on how easy it would be to provide this information. The next meeting is scheduled for October 16th, 2018.

Second Call to Audience: None

Adjournment: A motion to adjourn was made by Commissioner Brueck and Supervisor Hegrenes seconded the motion. All voted in favor and the motion passed. The meeting adjourned at 8:22 PM.

Submitted: Dana Duffield, Scribe

Dana Duffield, Scribe

Cheryl Adolphson, Chairperson

Cascade Planning Commission Review CUP 16-02 Rochester Public Utilities,
WestSide Energy Station

PIN 74.30.32.031163

Date of Review: September 18, 2018

Review Summary: In Compliance

Action Items: send copy of spill prevention to Clerk Treasurer

Follow up Items:

Date For Next Review: September 2019

CUP 16-02	Comply	Not Comply	Comments
The conditional use permit is approved subject to compliance with all other applicable governmental regulations.	Yes		MPCA, EPA, construction permits from Olmsted County, Rochester City, Cascade Township
The applicant operates the facility in compliance with all other applicable governmental requirements and regulations and that these facilities are operated in compliance with all Minnesota Pollution Control Agency (MPCA) requirements.	Yes		
Any violations of conditions in the permit, or violations of the MPCA conditions significant enough that the MPCA takes formal enforcement action against the operator of the facility, may result in town board actions to nullify the conditional use permit.	Yes		No violations
The operation will maintain a durable driving surface in a reasonably dust free condition. Also that the applicant meet all MPCA requirements for air, noise and odor emissions.	Yes		Asphalt driveways everywhere, no inspection by MPCA to date, quarterly reports submitted to MPCA
That the applicant shall take steps to control the deposition of mud and other material on 19 th Street NW caused by trucks going in and out of the site, especially during construction.	Yes		
The applicant's submittal packet shall become an integral part of the permit.	Yes		

That a locked gate and no trespassing sign and contact information must be posted at the entrance to the facility. This power generating area including solar arrays must be completely fenced.	Yes		Mr. Diekvoss showed pictures of the chain link fences and the locking system for gates with a warning sign that said "KEEP OUT" which satisfies the no trespassing sign condition.
Before any construction begins at the site the applicant must provide an engineered grading plan for review and obtain a grading/erosion control permit from the township. Plan shall include stormwater runoff calculations and designs of any proposed stormwater facilities.	Yes		Permit 17-02 from TCPA
Solar arrays shall comply with Section 10.52 of the Cascade Township Zoning Ordinance.	Yes		Permit 17-54 from TCPA
That the applicant maintain the site to meet the soil erosion standards of Section 10.20 C of the Cascade Township Zoning Ordinance.	Yes		Permit 17-02 from TCPA
Any lighting shall be defused downward and directed away from any roadway or adjoining properties. Solar arrays shall be placed in such a manner not to create glare along any of the present roadways or to the industrial sites south of the project.	Yes		
Provisions for handling all types of waste generated at the site must be provided for.	Yes		G3 designed septic, permit 17-35, Olmsted County contract for solid waste.
Storage of any fuels or lubricants shall be in containers approved by MPCA or the fire marshal. Secondary containment may be necessary.	Yes		Storage in Fire Department approved vessels and stored in building.
Any work done within the road right-of-way will require a permit from Cascade Township.	Yes		Rochester city water line and temporary driveway
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,	OK		

<p>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.</p>			
<p>Building plans shall be submitted to the Rochester Fire Department for review and comment.</p>	Yes		Rochester Fire Department have approved sprinkler and fire alarm systems
<p>A complete copy of the spill prevention plan must be provided to the township prior to the beginning of operations.</p>	pending		Spill prevention plan will be sent to the Cascade Clerk Treasurer
<p>Deliveries are restricted to the times of 7 AM to 5 PM Monday thru Friday</p>	Yes		
<p>Routine testing and maintenance of the diesel backup generator will be allowed between 7 AM and 5 PM Monday thru Friday.</p>	Yes		Personnel are on site 24/7

Cascade Planning Commission Review CUP-07-01 granted on behalf of Lisa M. Van Getson, PIN: 74.11.22.070002
 Date of Review: September 18, 2018
 Review Summary: In Compliance
 Action Items:
 Follow up Items:
 Date For Next Review: October 2020

CUP -07-01	Comply	Not Comply	Comments
All employees including the applicant must reside on the parcel or the permit is not valid.	Yes		All Contract
No more than a total of thirty (30) clients, patient or practitioners may use the property per day.	Yes		
There shall be no more than five (5) treatment rooms located within the accessory structure.	Yes		
A result of a water test showing that the water supply meets current County standards.	Yes		Copy provided to Clerk Treasurer today
Rest room facilities provided for customers, in the accessory building, and must be permitted by the township Septic Official.	Yes		
No signage other than one non-illuminated sign measuring not more than one by one and one-half (1' x 1-1/2') feet in area shall be allowed.	Yes		Light removed in 2017
At least 16 hard surface parking spaces must be provided.	Yes		Will be changed to asphalt surface in September 2018
No overnight business sessions allowed.	Yes		
Hours of business shall not exceed 8:00 AM to 9:00 PM Monday through Saturday.	Yes		
Outside lighting shall be diffused or directed away from adjoining properties or public roads.	Yes		
The Conditional Use Permit is not transferable.			No longer enforceable

The township officers or its staff shall be allowed to inspect the property during regular business hours.	Yes		Just contact Ms. Van Getson to arrange an inspection time.
No activity or storage outside of the accessory structure for the proposed use.	Yes		
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 conditions and experiences with the site	Yes		
A "Certificate of Occupancy" must be issued by the Township Building Inspector prior to beginning the new use.	Yes		