



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

2025 75<sup>TH</sup> ST. NE  
Rochester, MN 55906  
www.cascadetownship.us

CASCADE TOWNSHIP, OLMSTED COUNTY  
PLANNING COMMISSION MEETING MINUTES  
January 15th 2019

**Call to Order:** 6:00 PM by Chairperson Adolphson

**Roll Call:** Commission Members Present: Commissioner Cheryl Adolphson, Commissioner Brad Brech, Commissioner Nicole Brueck, Commissioner Dana Duffield, Supervisor Dean Hegrenes

**Pledge of Allegiance**

**Attendees:**

Cascade Clerk/Treasurer Sara Rudquist, Cascade Assistant Clerk/Treasurer Lois Freed, Supervisor Arlen Heathman, Members of the General Public: 2

**Agenda Announcement and Review**

**Approval of Minutes:** The minutes from November 20, 2018 were briefly reviewed and discussed. A motion to approve the minutes without changes was made by Commissioner Brueck and Commissioner Brech seconded the motion. All voted in favor and the motion passed.

**Call to Audience:** None

**Conditional Use Permit (CUP) Maintenance review:**

**CUP-11-01** granted to Steve Buehler PARID: 74.03.22.056358. Commissioner Adolphson led a discussion walking through and validating the points of the CUP. After discussion amongst the Planning Commission members, a motion to approve the CUP as in compliance was made by Supervisor Hegrenes and Commissioner Brech seconded the motion. Action recorded was to send Water Testing results annually to the Township Clerk. Follow-up review tentatively scheduled for January 2020. All voted in favor and the motion passed.

**Conditional Use Permit (CUP) Maintenance review:**

**CUP-16-01** granted to Patrick J. Ryan PARID: 74.14.41.079737. Commissioner Adolphson led a discussion walking through and validating the points of the CUP. After discussion amongst the Planning Commission members, a motion to approve the CUP as in compliance was made by Commissioner Brech and Commissioner Brueck seconded the motion. Action recorded was for Mr. Ryan to include the current Septic Invoice for the next review. Follow-up review tentatively scheduled for June or July 2020. All voted in favor and the motion passed.

**Study Session:** None

**Continuing Business:**

Reconciliation and Review: Olmsted County Subdivision and Platting Ordinances (2017) vs. Current Cascade Township Subdivision Ordinances (2003): The changes submitted by Roger Ihrke, TCPA have been made by the Township Clerk. Supervisor Laures continues to work with Olmsted County on his section.

**New Business:**

**Update from Town Board:** Supervisor Hegrenes and Commissioner Duffield provided an update on the topics of the Township Board meeting of January 14th, 2019.

**Round-the-Table:** There were brief discussions of the Quarry CUP details and CUP uniformity with regard to lighting of signs. The next meeting is scheduled for February 19th, 2019.

**Second Call to Audience:** None

**Adjournment:** A motion to adjourn was made by Commissioner Brueck and Commissioner Brech seconded the motion. All voted in favor and the motion passed. The meeting adjourned at 7:45 PM.

Submitted: Dana Duffield, Scribe

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Dana Duffield, Scribe

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Cheryl Adolphson, Chairperson

**Cascade Planning Commission Review 11-01** Steve Buehler 74.03.22.056358

Date of Review: January 15, 2019

Review Summary: In Compliance

Action Items: water quality reports annually

Follow up Items:

Date For Next Review: January 21, 2020

CUP 11-01	Comply	Not Comply	Comments
The use shall not create odor, dust, noise, electrical disturbance, glare, or vibrations noticeable outside of the structure, nor may the occupation constitute a neighborhood nuisance. Any outside lighting must be directed away from public roads and neighboring properties.	Yes		No complaints from neighbors
The uses shall not exceed either of the following: the state licensed residential facility may include six (6) or fewer residents; and the licensed day care facility may include twelve (12) or fewer non-residents. Each must be classified and counted separately from the other.	Yes		Youth day care started in 2019, youth ages between 10 to 17, supervised 1 to 1 with adults.
The applicant must obtain and maintain all applicable permits and licenses that are required by federal, state, and local agencies.	Yes		
The business may be inspected at any reasonable time by Township Officials to ensure compliance with this Conditional Use permit.	Yes		Township officials would contact Mr. Buehler before any inspection.
An impervious parking area must be provided for at least one parking stall per employee and an ample parking area for residents and visitors. There shall be no parking in the street. The permit holder shall also	Yes		

<p>provide adequate impervious surface, on the permit holder's property, for service delivery vehicles to turn around, and shall instruct service and delivery drivers not to turn around in public road or right-of-way.</p>			
<p>The applicant shall contact the Township Septic Inspector for a review of the sizing and compliance of the present waste water system prior to establishing this use. Approval by the Septic Inspector is required.</p>	Yes		
<p>The applicant shall have the water system reviewed and approved by any applicable authority(s), which includes at least Olmsted County Environmental Department and the Olmsted County Health Department. This may include water sampling and testing.</p>	Yes		Please send annual water test results sent to Cascade Clerk Treasurer.
<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.</p>	Yes		
<p>The permit holder shall provide the Town Board, through the Town Clerk, an annual report of average occupancy numbers</p>	Yes		Current contact is Dana Sigrist, Administration Manager, <a href="mailto:dana@smbrochester.org">dana@smbrochester.org</a> 507-424-656

and census information.			
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**Cascade Planning Commission Review CUP 16-01, Patrick Ryan, PARID:  
741441079737**

Date of Review: January 15, 2019

Review Summary: In Compliance

Action Items: Follow up Items: provide a current invoice for septic system maintenance at next review

Date For Next Review: June or July 2020

<b>CUP 16-01</b>	<b>Comply</b>	<b>Not Comply</b>	<b>Comments</b>
The use shall not create odor, dust, noise, electrical disturbances, glare, or vibrations noticeable outside of the structures.	Yes		
Any outside wall mounted lighting must be directed away from public roads and neighboring properties.	Yes		
The applicant must obtain and maintain all applicable permits and licenses that are required by federal, state, and local agencies.	Yes		Master in auto repair, registered business with State of Minnesota
The business may be inspected at any reasonable time by township officials to ensure compliance with this Conditional Use Permit.	Yes		
Impervious parking area must provide for parking of a maximum of 20 vehicles at any one time on the site. There shall be no parking in the street or on the road right-of-way.	Yes		15 vehicles at this time
No semi-trailers may be stored on the site.	Yes		
No more than ten (10) trailers that are the personal property of the owner may be present on the site at any one time.	Yes		3 at this time
The applicant to have the proposed and permitted septic system for the accessory structure installed and the accessory structure bathroom	Yes		

completed, no later than June 1 <sup>st</sup> , 2016.			
The applicant shall have the water tested annually to assure safe drinking water or provide bottled water, for employees and clients.	Yes		Bottled water
No more than five (5) individuals may be employed who are not members of the household residing on the premises.	Yes		Just Jason Ryan at this time
Said use shall not occupy an area of more than twenty-five (25%) percent of the total floor area of the dwelling and not more than one (1) accessory structure with a floor area of 4,000 square feet or less.	Yes		
The total surface area devoted to the home business including outside storage, parking areas, and accessory structure shall be limited to the minimum necessary to conduct the use, but not more than 20,000 square feet.	Yes		About 10,000 square feet at this time
Free-standing signage shall be limited to one (1) non-illuminated identifying sign measuring not more than 32 square feet in area.	Yes		Sign is 4 foot by 8 foot
No junk, unused vehicles, or salvage material may be stored on site. Any additional outside storage of equipment will require screening to block the view of said equipment from adjacent properties and the street. All garbage must be controlled in dumpsters and picked up regularly.	Yes		
A six (6) foot high stockade fence to surround the vehicle parking area on the south, east, and north sides shall be installed no later than	Yes		There is a short gap in the fence to provide access for the propane delivery vehicle.

November 1 <sup>st</sup> , 2016.			
Hours of operation are limited to 7:00 am to 9:00 pm, Monday through Saturday.	Yes		Saturday business is rare
This CUP 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.	Yes		