



# **CASCADE**

**--- TOWNSHIP ---**

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

## **Planning Commission Meeting Minutes March 17, 2020 6PM**

### **Call to Order at 6:01PM by Chair Nicole Brueck**

#### **Roll Call**

Present: Nicole Brueck, Brad Brech, Dean Hegrenes, Cheryl Adolphson, Joe Adamson

#### **Pledge of Allegiance**

#### **Agenda Announcement and Review**

It was noted that the public hearing for the proposed Trails of Cascade GDP and re-zoning request would replace the Study Session topic on the printed agenda.

#### **Approval of Minutes February 18, 2020**

Commissioner Adolphson motioned to approve the minutes as submitted. Commissioner Hegrenes seconded the motion. The motion was approved by a 5-0 vote of approval.

**Call to Audience:** No items from the audience.

#### **Conditional Use Permit (CUP) Maintenance Review -**

- The review of CUP 11-01 was held with Mr. Steve Buehler in attendance. The review minutes are being submitted separately. Commissioner Brech motioned to approve the CUP with the note that Mr. Buehler will send to Clerk Rudquist a septic pumping record. Commissioner Adolphson seconded the motion. The motion was approved by a 5-0 vote of approval.

#### **General Development Plan and Zoning change request presentation –**

Tom Meilander of Edina Realty, a representative for the developer Gene Reller started the presentation for the proposed Trails of Cascade development. This included the General Development Plan and the request for rezoning the area from A-3 Agricultural to R-1 Low Density Residential and one lot to Agricultural/Resource Commercial District-Low Intensive Low Impact. It was noted that there would be an HOA for the Trails of Cascade.

Bill Tointon of WSB Engineering continued the presentation and provided details of the GDP. It includes 37 residential lots and 1 commercial lot in the North –West corner of the property. He also included the County response to the GDP on roads and access, which requested changes to the proposal. The changes involved the access to county road 112/ 18<sup>th</sup> Ave NW, and planned connections to 73<sup>rd</sup> Street NW and Chippewa Drive NW. Bill said these concerns would be addressed in the preliminary plat.

Several questions from the Commissioners included storm water drainage, septic, sink holes, road and access location, open space and the commercial lot plans. All questions were answered with some taken as input to the future preliminary plat process.

### **Public Hearing on Trails of Cascade proposal.**

Commissioner Brueck started the Public Hearing by reading the rules/process of a public hearing. At that point the floor was given to Roger Irke from TCPA who explained the process of a new subdivision from GDP through final plat and the different reviews that would be held with the township.

Bill Tointon addressed the following questions from the Commission.

- Effect of possible traffic circle at CO 112 and US63. He stated that the corner commercial property has an easement built in the plan in case the interchange project ever moves forward.
- 18<sup>th</sup> Ave Culvert. He stated that when they do the storm water review for the preliminary plat, they will address the culvert size needed for the new access from 18<sup>th</sup> Avenue NW.
- Mound Septic systems. He stated that from the preliminary geological information, they expect 50% mound and 50% in ground septic systems.
- Grading plan. He stated that the grading plan would be completed during the preparation for the Preliminary plat. Additional in field work (Soil testing, surveying, etc.) needs to be completed before a grading plan can be completed.

Commissioner Brueck asked for any comments in favor of the proposed project. After three calls, none were made.

Commissioner Brueck asked for any comments opposed to the proposed project. After three calls, none were made.

The following questions came from residents:

John Paradise - 1357 Chippewa Drive NW: wants to make sure that the grading and storm water plans do not cause additional water problems for existing residents that border the proposed subdivision. Bill Tointon stated that the grading and storm water plans would not only ensure no new problems, but would seek to improve existing water situations.

Brad Brech – 7075 Mesabi CT NW: when Chippewa Drive is turned into a Cul-de-sac, who would be responsible for the cost of that work? Roger Irke responded that likely the county would bear the cost, but the developer could be asked to cover some or all of the cost. It would be worked out when the project was planned. Township would be part of the discussion.

Wade Lenz - 1569 Chippewa Drive NW: asked whether a park would be placed on open land in the new subdivision. Tom Meilander responded that currently, the developer is not planning any open land in the plat. If there was open land in the plat, it would become the responsibility of the HOA to determine its use. Next he asked who would be responsible to maintain the bike/walking path to Chippewa Drive if that was done. Tom Meilander responded that it would fall to the HOA for plowing and maintenance. If it becomes a road, it would be township responsibility. Next he asked for clarification on the location of the commercial lot. Bill Tointon showed the location on the GDP map.

Tony Knauer – 75<sup>th</sup> Street: Stated he liked the proposed connection to 73<sup>rd</sup> Street NW to the east. He then stated his concerns on the drainage/storm water and erosion in the area and wanted to ensure they were addressed in the plans. Bill Tointon state they would be factored into the engineering plans. He also asked that property marked be placed when the plat is surveyed.

Dave Lucas - 7203 Voyager Court NW: Asked if casing would be used for the water lines that cross the proposed new road. Roger Irke stated that current code is to use casing for any water lines that cross township roads.

Zane Shelley - 1413 Chippewa Drive NW: Asked if the HOA would affect Northwood trails residents. Tom Meilander stated that HOA would only be for the new subdivision. He then stated a concern that the shared well he is on is near the proposed road to Chippewa Drive NW. Roger Irke and Bill Tointon stated that the developer would be responsible for any issues that were caused by any new construction.

Mike Splittstoesser - 7270 Voyager Court NW: Voiced concerns on grading and storm water plans as his property is located at the South-East corner of the proposed subdivision. He provided additional insights on the current level of flooding. He also expressed concerns on the traffic levels and flows. Bill Tointon stated that the grading and storm water plans would not only ensure no new problems, but would seek to improve existing water situations.

Arlen Heathman – Township Supervisor: Stated current thoughts from a township perspective on the roads and traffic levels from what he has seen in other subdivisions. He noted that the township generally likes HOAs, as they provide a definite level of responsibility and contact and used the example of ponds/drainage sites as to how some HOAs work well, and how some do not. He noted that the connection to Chippewa Drive NW would only be maintained by the township if it was a roadway, and not a bike path/walkway.

Chair Nicole Brueck made a last call for comments, and seeing none, closed the public hearing at 7:32 PM.

### **Board Discussion on General Development Plan and Zoning change request**

The board discussed several items on the proposal, and listed four items for follow-up. They are:

- 1) What the final road and access plans will be and how the county comments will be addressed, including the access to the proposed commercial lot.
- 2) The variance between the ordinance and proposed plans on Open Space.
- 3) The need to ensure the grading and storm water plans prevent any issues for residents of the township.
- 4) Further information on the plans for the commercial lot in the proposal and the potential effect on township and its residences.

Commissioner Hegrenes then motioned to recommend to the Township Board the approval of the GDP noting the need for additional information on the four items listed:

- 1) What the final road and access plans will be and how the county comments will be addressed, including the access to the proposed commercial lot.
- 2) The variance between the ordinance and proposed plans on Open Space.
- 3) The need to ensure the grading and storm water plans prevent any issues for residents of the township.

4) Further information on the plans for the commercial lot in the proposal and the potential effect on township and its residences.

The motion was seconded by Commissioner Adolphson. The motion was approved by a 5-0 vote of approval.

Commissioner Brech motioned to recommend approval of the rezoning request to the Township Board noting the same items as listed for the GDP approval. Commissioner Adamson seconded the motion. The motion was approved by a 5-0 vote of approval.

**New Business:**

**Update from Town Board:** Supervisor Arlen Heathman provided an update on the topics of the Township Board meeting of March 9, 2020 and the Annual Township meeting on March 10, 2020. They included an update on the election, the Sewer Service District which is still awaiting state funding, West River Road Zoning Complaint, Dog Ordinance update, and 65<sup>th</sup> street road comments.

**Round-the-Table:**

- No topics.

**Second Call to Audience:** None

**Adjournment:** A motion to adjourn was made by Commissioner Adolphson and Commissioner Adamson seconded the motion. Motion passed by a 5-0 vote. The meeting adjourned at 8:29 PM.

Submitted: Brad Brech, Scribe

---

Brad Brech, Scribe

---

Nicole Brueck, Chairperson