



CASCADE
--- TOWNSHIP ---

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

CASCADE TOWNSHIP, OLMSTED COUNTY
PLANNING COMMISSION MEETING MINUTES

November 15, 2022

Call to Order – Meeting started at 6:00 PM

Roll Call: Supervisor Brad Brech, Commissioner Gary Moore, Commissioner Cheryl Adolphson, Commissioner Chip Applegath, and Associate Commissioner Joe Adamson were all present.

Pledge of Allegiance

Attendees: Clerk/Treasurer Sara Rudquist, Supervisor Arlen Heathman, Roger Ihrke (TCPA), Jered Staton (TCPA), Bradley Bobbitt (Rochester Public Transit), Dan Coyle (Kimley-Horn Engineering), and 4 citizens.

Approval of Minutes: Supervisor Brech made a motion to approve, seconded by Commissioner Applegath. Motion passed 5-0.

Call to Audience: Nothing to add to agenda.

Rezoning Application from A-3 to R-1 and Public Hearing (Dennis Thein): Commission Chair Cheryl Adolphson opened by stating the ground rules and process for the hearing. Roger Ihrke (TCPA) gave an overview of the application, staff review and staff recommendations, as outlined in his letter (on record) to the Cascade Township Planning Commission and Town Board dated November 5, 2022. Comments were heard from the audience. Supervisor Brech made a motion to present the application for zoning change to the Town Board with a recommendation to approve with staff findings and recommendations. Commissioner Applegath seconded the motion. Motion was approved 5-0. The hearing was recorded for reference.

Conditional Use Permit (CUP) Application and Public Hearing:

Park and Ride Lot, City of Rochester, CUP-C22-01 –Park and Ride proposed for construction at the SW quadrant of the Highway 52 and 75th Street interchange. MNDOT is transferring ownership of the approximately 5.73 acre parcel to the City of Rochester. Jered Staton (TCPA) gave an overview of the application, staff review and staff recommendations, as outlined in the letter (on record) from TCPA to Reviewers dated November 7, 2022. Comments were heard from the audience, including Dan Coyle, representing Kimley-Horn Engineering, and Bradley Bobbitt representing Rochester Public Transit, followed by further discussion among Commission

members. As indicated in the staff review, there are several outstanding questions/conditions which must be resolved before a recommendation can be made to approve a CUP. In addition, the Commission noted the need to add a statement to the proposed CUP language that any access or road improvements required, as well as road maintenance, replacement and snow plowing will be done at the applicant's expense. Supervisor Brech made a motion to table this CUP application until further design completion and reviews can be accomplished to answer the current open questions. To accomplish this, the Commission requests that the Cascade Town Board have TCPA staff send a letter to the applicant requesting a 60 day extension for responding to the CUP application. The motion was seconded by Associate Commissioner Adamson. Motion was approved 5-0.

After further discussion, a second motion was made by Supervisor Brech, seconded by Associate Commissioner Adamson, to rescind the previous motion and change the word "table" to "continue". This motion passed 5-0, so the CUP-C22-01 application will be further addressed in Continuing Business at the December meeting.

Conditional Use Permit (CUP) Maintenance review: None

Study Session: None

Continuing Business:

- Planning and Zoning update status: The updated document has been sent to Olmsted County and is in process for registration and posting.
- CUP-20-02 application for UnWired Tower project – The Town Board must have a public hearing to declare the CUP application void due to no activity. This item is addressed as part of a combined motion under New Business.

New Business:

- Status of Loy IUP 20-01 – regarding field access driveway
- Status of Loy Show Barn regarding need for CUP
- Residence just west of solar farm on Valleyhigh Road NW – commercial operation including multiple small business with no zone change or permitting in place.

- After discussion on the above Continuing Business and New Business items, Supervisor Brech made a motion, seconded by Commissioner Applegath, to request the Township Board to have TCPA staff send letters notifying property owners of non-compliance as follows:
 - o Letter to Loy's (6914 60th Ave NW) notifying out of compliance with IUP 20-01, field driveway.
 - o Letter to Loy's notifying out of compliance due to no CUP for operation of Loy's Show Barn.
 - o Letter to UnWired, LLC, notifying them that a public hearing will be held by the Town Board to declare CUP-20-02 application void due to no activity.
 - o Letter to the owner of the property immediately west of the solar farm on Valleyhigh Road NW notifying out of compliance for operating commercial business without proper zoning or CUP.

The motion passed 5-0.

- Update from Town Board: Supervisor Brech provided an update from the November 14, 2022, Town Board meeting. Trails of Cascade final plat was approved. The Subordinate Service District (SSD) for Zumbro Ridge Estates open issues continue in discussion with Olmsted County. The personnel policy for Cascade Township was approved.

Round-the-Table: None

Upcoming Meetings: Next Planning Commission meeting will be December 20, 2022.

Adjournment: A motion for adjournment was made by Supervisor Brech, seconded by Associate Commissioner Adamson. Motion was approved 5-0. Meeting adjourned at 7:29 PM.

Submitted:

Gary Moore, Scribe

Cheryl Adolphson, Chairperson