



CASCADE

--- TOWNSHIP ---

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

CASCADE TOWNSHIP OLMSTED COUNTY-MINNESOTA PLANNING COMMISSION MEETING MINUTES

November 21, 2023

Call to Order: The meeting was called to order by Commissioner Moore at 6:00 pm.

Roll Call: Commissioner Gary Moore, Commissioner Chip Applegath, Commissioner Bruce Walk, Commissioner David Lucas, Supervisor Dean Hegrenes (acting as Alternate Commissioner), were present. Supervisor Brad Brech, and Associate Commissioner Joe Adamson were absent.

Pledge of Allegiance

Attendees: Clerk/Treasurer Sara Rudquist, Jered Staton (TCPA), Supervisor Arlen Heathman, Mark M. Hennessy, and Steve Whicker (Eagle Brook Church), Kent Keller (NW Development Rochester LLC – Property Owner), and eight citizens.

Call to the Audience for Changes or Additions to Agenda: Nothing to add or change to the agenda.

Approval of Minutes: Minutes from the July 18, 2023, meeting was reviewed. Commissioner Lucas made a motion to approve. Motion was seconded by Commissioner Walk. Motion passed 5-0.

Public Hearing:

Commission Chair Moore opened the hearing by stating the rules and protocols for comments and questions. An announcement was made that the hearings were being recorded. One resident (Lori Johnson) asked about receiving a copy of the recording and the minutes. The Commission accepted that request and Sara will work with the resident to provide at the time of approval of the minutes. A time limit of 5 minutes was set by the Commission for each individual's public comments and questions.

Conditional Use Permit Application – CTCUP-23-02: an application by Eagle Brook Church for a Conditional Use Permit to establish a church and parking lot on a 40-acre parcel of land in an A-2; Agricultural Protection District zone. (Reference TCPA CTCUP-23-02 Package dated 11/15/2023).

- Jered Staton summarized the proposed CUP, along with TCPA staff review and recommendations. Mark Hennessy presented the overall interest of the Eagle Brook Church to construct this worship center on the 40-acre parcel. The church currently worships at the Civic Center and has a current congregation of approximately 500 members. Anticipated growth and planned capacity of the complex is designed at 1,000 members. Mr. Hennessy summarized their worship service format, additional activities, and schedules of such that were planned on a weekly basis, anticipated parking and traffic generated. He also expressed a willingness to

address concerns voiced at the hearing. Discussion about documented operational times of events during the week led to a recommendation by Commissioner Moore to consider uniform scheduled time throughout the week and weekend days. That item will be addressed by Mr. Hennessy and Jered Staton of TCPA.

- In parallel with the presentations of the package, the Commission had questions and comments in the following areas:
 - Olmsted County Public Works had met with the applicant and has discussed the proposed access points. Those access points will not meet the Olmsted County Access Management Ordinance as shown on the application. An access permit will be required for access onto CSAH 44. In addition, turn lanes, right of way, bypass lanes, and right of way expansion for future expansion of roadway will need to be required. A completed traffic impact report is required before an access permit is considered. Details are outlined in the email dated November 14, 2023, from Monica Hansen.
 - Buffer yards options are to be discussed with applicant by Jered Staton.
 - Water and sanitary system that is proposed seem to be okay.
 - The list of 13 items recommended as conditions of the CUP by the TCPA were highlighted.
 - Hours of operation should be addressed due to some inconsistencies of events and hours posted. Jered and Mr. Hennessy to work that item including the recommendation of Commissioner Moore's.
 - CER of the farmland was summarized. Mr. Keller stated the soil was not very productive due to its terrain and composition – it is quite sandy. CER is estimated to be in 50's (below CER of 60).
 - Mr. Hennessy stated there would not be any towers, antennas, steeples, or tall structures on the site that would be a potential interference with current airstrip landing and takeoff operations that periodically occur on the adjoining property to the west of this parcel.
 - The Commission had concerns about the level of traffic on 75th Street (CSAH 44) due to this facility in addition to the recently constructed park and ride. It seems that the traffic study is needed and should take those future traffic loads into account on what is now a 2-lane roadway until east of the intersection of Prairie Vista Drive NW.
- Chairman Moore asked three times for positive comments in support of the CUP and three times for negative comments opposing the CUP. Public comments were given as summarized below:
 - Jered Staton indicated that there were 2 inputs he had received via phone call prior to the meeting. Neither of these residents were present at the meeting. One contact was in favor of the CUP and one contact was neutral in their response.
 - There were no “in favor / support of” comments nor were there any “not in favor / against” the CUP direct statements in response to the Chairman Moore invitation. However, there were several concerns raised by some of the residents who live directly across 75th Street NW on the north side of the road. Some of these concerns are summarized as follows:
 - The proposed driveway access to the church complex, as shown in the proposal, would be directly across the driveway entering the properties of houses to the north side of the roadway.
 - The Olmsted County Public Works Comments email stated that:
“Dedication of Right of Way along CSAH 44 will be required.” “Right of Way of up to 125 feet will be required for future expansion of roadway to match official map to the west.”
This is of major concern for one of the homeowners across 75th Street, as 125' would dissect their current living room on the home.

- There were questions and possibly concerns about the number of hours the complex would have activity and what types of activities were planned. Mr. Hennessy addressed some of those in the meeting in response, but this remains as perhaps something to be elaborated on further.
 - There was a question as to plans for any recreation fields, trees, planting, etc. to help beautify the property. Note: this should be addressed along with the potential addition of buffer yard options as Jered Staton mentioned in the overview.
 - Depending on the grading planned, there may be a concern about flooding into the residential property north of the planned Church property. A previous Hwy 52 improvement caused flooding that had to be rectified by changes some years back. Since the residences are so close and at lower elevation than some of the property to the south where the church / parking lot is planned, there is an interest that proper grading plans are reviewed and enforced to ensure proper drainage before, during, and after construction.
 - Regarding expansion in future, since there are around 500 to 700 members now, with an outlook of 1,000 possible members, there is a concern about parking lot expansion, and looking at parking lots and lot lights so close to residential parcels across the road.
- After closing the calls for / against, Mr. Keller offered his support for the project. He stated he did not want to influence the earlier discussions as he is the landowner; however, he is not a current member of the church. He did not want to come across as having a conflict of interest. He stated he has had an excellent relationship with the Church leadership, congregation, and Mr. Hennessy throughout this planning process and believes that it is a project that Eagle Brook Church has every intention of doing a good job of and taking into consideration the concerns noted and working with principals in trying to resolve. He added that he and the Church have an agreement contingent upon approval of the CUP.
- **After Commissioner discussion and consultation with Jered Staton of TCPA, the Commission voted unanimously for “Continuation” of this public hearing at the next Planning Commission Meeting on Tuesday, December 19th at 6:00 pm.** The Olmsted County Public Works Comments regarding a completed traffic impact report, obtaining an access permit, and clarification of right of way requirements, turn lane requirements, are key critical input required to allow further consideration. In addition, the Commission needs to review the TCPA recommended additional 13 items to be considered by the Commission (see last 2 pages after Note: paragraph in the referenced package from TCPA). **No further meeting continuation notices will be sent.** If required input is not available in time for the continuation of the hearing, Jered Staton will issue a request for an extension to allow for completion of the required material. This action will be required to comply with the 60 Day Rule of MN Statutes.
- At this point, Chairman Moore offered audience use of the large meeting room if they chose to continue discussions with Mr. Hennessy or Jered Staton outside of the resumed Planning Commission Meeting, such that the remaining Planning Commission business could be conducted in the Board Room.

Conditional Use Permit (CUP) Maintenance Reviews:

- CUP – 09-01 – Rick and Anne Wing, owners of Clip and Dip Grooming and Boarding. This CUP was reviewed and found to be complying in all areas. No follow-ups or actions were required. Motion to rule this CUP in Compliance received unanimous Commission approval. Vote was 5-0. Next review was scheduled for November 2025.

- CUP – 13-02 – Brian Schoeppner and Tammy Schoeppner, Schoeppner, Inc. This CUP was reviewed and found to be complying in all areas. No follow-ups or actions were required. Motion to rule this CUP in Compliance received unanimous Commission approval. Vote was 5-0. Next review was scheduled for November 2025.

Study Session: None

Continuing Business:

- **Status of Loy IUP – 20-01:** Jered Staton provided an update on status of Loy IUP – 20-01. Cascade Board directed TCPA to go to the building inspector for defining required actions for the show barn. One male and one female bathroom will be required. They must be permanent installations, not portable. There was an additional mobile home item. The barn required actions will go on for a while prior to finalization. The sign appears to be gone but seems to be put back up for events. So, more work needs to be done at this point.
- **CUP - 20-01, West Side Solar:** Commissioner Moore had made contacts with Dick Bierbaum from RPU as well as with a contact he provided in the company that is the main facility contact. Commissioner Moore and Supervisor Hegrenes to determine who the recommended participants are for the review based on contacts made and ownership handoffs documented earlier by the parties involved in CUP, construction, ownership transfer / turnover, operation and maintenance, site, and facility ownership / transfer, etc.

New Business:

- Township Board Updates: Supervisor Hegrenes provided a brief general update from the Town Board meeting.

Upcoming Meetings: A quorum of the Planning Commission may be present at these upcoming meetings: Township Board Meeting, December 11, 2023; next Planning Commission Meeting will be December 19, 2023.

Adjournment: A motion for adjournment was made by Commissioner Applegath, seconded by Commissioner Walk. The motion was approved 5-0 and the meeting adjourned at 7: 45 PM.

Respectfully submitted,

Dean Hegrenes (for Brad Brech, Scribe)

Gary Moore, Chairperson