



CASCADE
--- TOWNSHIP ---

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

CASCADE TOWNSHIP
PLANNING COMMISSION MEETING MINUTES

March 21, 2023

Call to Order – Meeting started at 6:00 PM

Roll Call: Supervisor Brad Brech, Commissioner Gary Moore, Commissioner Cheryl Adolphson, Commissioner Chip Applegath and Commissioner Bruce Walk were all present.

Pledge of Allegiance

Attendees: Clerk/Treasurer Sara Rudquist, Jered Staton (TCPA), Mike Nigbur (Rochester Park and Rec), Roxy Stewart (Brogan Heating & AC), 2 citizens.

Approval of Minutes: Commissioner Moore made a motion to approve, seconded by Commissioner Applegath. Motion passed with 4 in favor, one abstention.

Call to Audience: Nothing to add to agenda.

Conditional Use Permit (CUP) Maintenance reviews:

- **04-01 Brogan Heating and Air Conditioning** was reviewed with Roxy Stewart and an associate representing Brogan and remains in compliance. Commissioner Moore made a motion to approve, with the next review of CUP 04-01 to take place in March 2025. The motion was seconded by Commissioner Adolphson and was approved, 5-0.
- **16-03 Rochester Park, Garden Plots and Dog Park** was reviewed with Mike Nigbur representing the Rochester Park Department and remains in compliance. Commissioner Applegath made a motion to approve, with the next review of CUP 16-03 to take place in January 2025. The motion was seconded by Commissioner Walk and was approved, 5-0.

Study Session: None

Continuing Business:

- **Status of Loy IUP 20-01 regarding field driveway:** Jered Staton (TCPA) provided an update that the Loy's do have verbal agreement with Olmsted County to leave the field driveway as is until completion of the 65th Street construction project. Signed documentation confirming this agreement is still in process and will be provided to the Town Board and the Planning Commission when completed. The existing IUP 20-01 will be altered as

appropriate based on the documented agreement with Olmsted County.

- **Status of requested letter from TCPA to Loy Show Barn regarding need for CUP:** Jered Staton reported that Mr. and Mrs. Loy are working with TCPA on a CUP application. A building inspection and engineering assessment for compliance with applicable codes for event facilities is required to support a CUP and is still in process.
- **Status of property at 5610 Valley High Drive West (just west of solar farm) regarding commercial business without proper zoning or CUP:** Jered Staton reported that Matthew Dohrmann, owner of the subject property has his engineering firm working with TCPA on a rezoning request for the subject property from Agricultural to Highway Commercial. The subject property is also part of future annexation plans with the City of Rochester, still in discussion phase, timing is TBD. When the rezoning proposal is complete and submitted, the Planning Commission will conduct a public hearing and make a recommendation to the Town Board. A CUP application will also be required to cover the businesses operating on the property.

New Business:

- **Township Board Updates:** The primary updates from the March 13, 2023 Town Board meeting are summarized in **Continuing Business** above.
- **A discussion on Hallmark Terrace Mobile Home Park** was introduced by Jered Staton for Planning Commission awareness, based upon the park's desire to add additional mobile home sites in the future which would be incremental to the currently approved SSD agreement.

Round-the-Table:

- Commissioner Adolphson provided a topographical map of the gravel pits in Cascade Township, along with discussion for the benefit of Planning Commission members who are not aware of the history of this mining operation business. The land containing the gravel pits is owned by Wilmar Investments LLC. Mathey/Milestone Materials is the operator of the mining business. If the mining operations fail to comply with the CUP (18-01), Mathey/Milestone would need to respond and fix the non-compliance. If the non-compliance is not fixed, the Town Board would then revoke the CUP from Wilmar Investments LLC.

Upcoming Meetings: A quorum of the Planning Commission may be present at these upcoming meetings: Township Board meeting, April 10, 2023; Next Planning Commission meeting will be April 18, 2023.

Adjournment: A motion for adjournment was made by Commissioner Applegath, seconded by Supervisor Brech. Motion was approved 5-0 and the meeting adjourned at 7:36 PM.

Submitted:

Gary Moore, Scribe

Cheryl Adolphson, Chairperson