

**CASCADE TOWNSHIP
OLMSTED COUNTY – MINNESOTA
BOARD MINUTES**

February 2, 2009

Members present were: Chairman Lenny Laures, Supervisor Arlen Heathman, Supervisor Harold Atkinson and Clerk\Treasurer Joe Vroman.

Guests present: Deputy Val Coe

Call to order at 6:00 pm at The Calvary Evangelical Free Church Meeting Room. All in attendance recited the Pledge of Allegiance.

Sheriff Deputy's Report:

At 6:30pm, Deputy Val Coe updated the Board on her patrol activities for the past month. There were 37 calls for service in Cascade Township.

Township Board Continuing Business

- A motion by Heathman to dispense reading the minutes from the January meeting, seconded by Atkinson, motion approved.
- Supervisor Atkinson made a motion to pay the February Joint Powers bill of \$21,006.22, seconded by Heathman, motion approved.
- A motion to pay the remaining bills was made by Heathman, seconded by Atkinson, all voted in favor to pay the total bills of \$25,057.60, motion approved
- Treasurer Vroman gave the financial report at the meeting. The checkbook balance at the end of the January 5, 2009 meeting was \$295,720.62. Then added to that total the deposits in January, January checking interest of \$234.94, DeCook builders special meeting fee \$182.00, Diana Chute culvert check \$251.70, Olmsted County 2008 final tax settlement \$6,669.41 for a total income in January 2009 of \$7,338.05. Checks written at this meeting totaled \$25,057.60 for an ending checking balance on February 2, 2009 of \$278,001.07. Motion to approve the treasurers report was made by Atkinson, seconded by Heathman, motion passed.
- The parking ordinance was discussed briefly and suggestion made to put this item on the agenda for the annual meeting for discussion.

Township Board New Business

At 6:30PM, a motion was made by Supervisor Heathman to open the public hearing for the General Development Plan and Zone Change for the Salley Hill development on highway 63 north. This was seconded by Supervisor Atkinson, motion passed.

The application was to rezone from Agricultural (A-3) to low Density Residential (R-1) approximately seventy four acres to allow for suburban residential subdivision, a second application also included a General Development Plan (GDP). The GDP includes 87.4 acres,

about five acres of the proposal is located in Haverhill Township. It is proposed to have twenty-five single family residential lots.

Gary Pederson introduced the GDP and Zone Change, and developer Adam DeCook. The TCPA recommendations are,

Private drive should become public,

The 18 acre parcel, how to make it undividable,

Access to out lot A, B, C.

Chairman Laures asked for anyone in attendance to speak in favor of the development.

Bill Ryan, attorney for Adam DeCook spoke in favor about the access issue. He stated that to keep the large lot from subdividing by use of a restrictive covenant. He also referenced Section 5.8 of the Township Ordinance on private roads.

Mike Fritz of Land Consultants presented a new GDP dated Jan 5, 2009. A question to Mr. Fritz on the width of the easement and the request it be changed from 30 feet to 33 feet. He stated that would not be a problem to change.

Chairman Laures then asked for anyone in attendance to speak against the development.

Roger Seabright stated there wasn't any access to his private property to the North. Discussion followed. Laures stated that as a condition for preliminary plat approval that there need to be connectivity to the property North of the development.

Greg Malinaro owns property adjacent to out lot C in Zumbro Ridge. He uses outlet C as access to his drain field that comes through the Salley Development.

Lynn Vitale, questioned the future of the 18 acre lot subdivide.

Mark Seabright questioned the setback distance for a side yard. Answer is 10 feet from property line.

Motion by Atkinson to close the public hearing, seconded by Heathman, motion passed.

Board Discussion.

Atkinson stated that before he could approve the GDP, the developer would have to subtract the 18 acres from the total area, then the total lots to be refigured from the remaining area.

Heathman stated he disagreed with Atkinson about lot sizes. He has a problem with out lot D private road that more of that road needs to be a public road, not private.

Laures has issue with the amount of private roads and private driveways. Out lot and open spaces to be more accessible to the property owners. Reluctant to vote in favor for GDP.

Motion by Atkinson to disapprove the GDP per the reasons of the discussion, Laures seconded the motion for disapproval. The vote was 2 votes to disapprove, 1 vote to approve, motion passed to disapprove the GDP.

Then there was discussion on the Zone Change for this property. Gary Pederson stated that with the denial of the GDP, the zone change could be withdrawn.

Bill Ryan request to table the zone change until a later date. After some discussion, Mr. Ryan made a request to withdraw the zone change.

Gary Pederson stated he wanted this in writing to withdraw the zone change. Mr. Ryan concurred and produced a written request to withdraw the zone change.

Motion by Atkinson to open the public hearing on the zone change, seconded by Heathman, all voted in favor.

Gary Pederson stated that he had received a written request to withdraw the zone change.

Motion by Heathman to close the public hearing on the zone change because of written request to withdraw, seconded by Atkinson, motion passed.

Question from the Board, when do you approve the annual meeting minutes, and the answer is at the next annual meeting, not before at a regular monthly meeting.

Motion by Atkinson to accept the change to the FSA that has the grace period to make the Cascade plan in line with the Joint Powers Board plan, seconded by Laures, motion passed.

Meeting adjourned at 9:05 PM

Motion by Heathman, Seconded by Atkinson, motion passed.

Submitted: Joseph Vroman, Clerk