

**PLANNING COMMISSION
CASCADE TOWNSHIP – OLMSTED COUNTY – MINNESOTA**

November 17, 2009

Commission Members Present: Dan Frissora, Arlen Heathman, Joe Kocer, Kevin Lenz, Tom Schwalen

Township Board Members Present (in the audience): Harold Atkinson, Lenny Laures

Call to order at 6:35 PM.

Frissora presented the agenda.

Kocer moved and Lenz seconded to forgo the reading of and to formally approve the Planning Commission meeting minutes from the meeting on 9/15/2009. (Minutes had previously been electronically approved.) Motion passed. All members voting for the motion.

After a brief discussion Schwalen moved and Lenz seconded to approve the proposed Access Management Ordinance that the Commission has been working on for several months. Motion passed. All members voting for the motion. Schwalen will send electronic copies to the Township Board members.

Salley Hill Preliminary Plat

Developers and Representatives present:

Adam DeCook (Developer)

Brenda DeCook (Developer)

Cedric Schutz (Land Consultants)

Mike Fritz (M James Associates)

Heathman reported that the TCPA was not attending because they have not had time to complete their review of the revised Preliminary Plat.

Heathman reported that GGG has also not completed their review of the revised Preliminary Plat.

Heathman reported that the Grading Plan and other items are being worked on.

Developer reported that the Environmental Commission has completed their review and that the developer has complied with all requirements and recommended changes.

Developer summarized the following changes to the original Plat:

Outlot A and a new Outlot B have been combined into a continuous open space that meets the 10% requirement for open space. Access to the open space is provided through a private drive that serves several adjoining lots. (Suggestion was made to just call it Outlot A.)

The original Outlot B (in the NW corner) has been removed.

Changes in the Outlot configuration resulted in change to the lot sizes of Lot 1 Block 2 (now 17.93 acres) and Lot 1 Block 2 (now 15.05 acres). These two lots are covered by an agreement that they cannot be subdivided while they are part of Cascade Township. Heathman reported the lawyers are working on this agreement. Septic system and well locations have been finalized and noted on the Plat.

Drainage basins have been established and are noted on the Plat.

Right of way of Salley Ridge has been changed to include out Outlot.

Lenz moved and Kocer seconded to conditionally approve the Preliminary Plat as presented based on:

The TCPA completing their review and approving the Plat

GGG completing their review and approving the Plat

Motion passed. All members voting for the motion.

After a brief discussion Frissora moved and Heathman seconded to change the start time for the Planning Commission from 6:30 PM to 7:00 PM. Frissora, Heathman, Kocer, Lenz voted

yes. Schwalen voted no. Motion passed. Schwalen will notify Joe Vroman of the change so the Township web site can be updated.

Schwalen moved that the meeting be adjourned. Second by Lenz. Motion passed. All members voting for the motion.

Meeting adjourned at 7:20 PM.

Status:Approved 01/20/2010

<http://cascadetownship.wordpress.com/2010/01/20/planning-commission-minutes-november-17-2009/>