

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

June 16, 2009

Commission Members Present: Dan Frissora, Arlen Heathman, Jay Hesley, Kevin Lenz, Tom Schwalen

Township Board Member Present (in the audience): Lenny Laures

TCPA Representative: Gary Pedersen

Developers: Adam DeCook, Bryce and Brenda DeCook
Cedric Schutz and Mike Fritz (Land Consultants)
Daren Sikkink (WHKS)

Call to order at 6:35 PM.

Hesley presented the agenda.

Motion by Frissora to table the Old Business on the agenda and start with New Business.
Second by Heathman. Motion passed. All members voting for the motion.

Lenz moved and Frissora seconded to forgo the reading of and to formally approve the Planning Commission meeting minutes from meeting on 05/19/2009. (Minutes had previously been electronically approved.) Motion passed. All members voting for the motion.

Heathman introduced two candidates (Mike Brown and Joe Kocer) who are being considered by the Township Board to replace Jay Hesley who will be resigning from the Planning Commission.

Schwalen moved that Frissora be elected Chairman of the Planning Commission. Second by Lenz. Motion passed. All members voting for the motion. Frissora took control of the meeting.

Lenz moved that Schwalen be reelected Secretary of the Planning Commission. Second by Frissora. Motion passed. All members voting for the motion.

Salley Hill Preliminary Plat

Gary Pedersen presented the TCPA position on the Salley Hill Preliminary Plat. The TCPA has not seen the revised Plat that was made available at the meeting.

Cedric Schutz responded to the 14 issues from the TCPA.

Heathman moved that the meeting be opened for public comment on the Preliminary Plat.

Second by Hesley. Motion passed. All members voting for the motion.

From Leila Hess (1820 75th Street NE):

Concerned about traffic on Highway 63. A bypass lane and right turn lane will be added to Highway 63 at Salley Ridge Lane NE.

Concerned about erosion at the hammerhead at the end of Siems Lane NE. A catch basin is planned for Lot 5 to manage the erosion problems in the area.

Will there be fencing on the property line. Fencing is up to the individual property owners.

Concerned about the wetlands. All wetland areas have be identified. Development is not touching any wetlands. There will be no loss of wetland area as the result of the development.

What is meant by controlled access along Highway 63? That means there can be only one entrance to the development from Highway 63.

Concerned about the proximity of septic system to the her property line. Misunderstood where her property line was located on the Plat. There will be mound systems on the lots adjoining her property.

From Lenny Laures (1520 75th Street NE) representing himself as a local landowner. Laures suggests that Outlot B Open Space be made into a public park area with open access to the public. Laures stated that in discussions with other landowners in the area they also favor making the Outlot B a public park. Section 9.0 Requirements For Open Space is viewed as giving the Town Board authority to make this area a public park. Discussion followed as to if the wording of 9.0 really means public in its usage of the terms "local or neighborhood". This issue is a Township Board issue and will need to be addressed when the Plat is reviewed by the Board.

The developer is opposed to making Outlot B a public open space.

Schwalen moved that the meeting be closed for public comment on the Preliminary Plat.

Second by Lenz. Motion passed. All members voting for the motion.

Schwalen asked about the handling of existing well, septic systems and buildings on the original home site.

Well will be capped - permit required.

Septic tanks will be crushed and filled.

Asbestos abatement and lead paint removal has been preformed on the buildings and they will be burned as training for the Rochester Fire Department.

Schwalen asked if any variances will be required - front yard setback and minimum lot width.

Developer stated none will be required.

Frissora questioned the designation of Kollman Road as a private drive or private road.

The name has been changed to Kollman Lane and is correctly identified as a private drive.

Heathman asked what is the status of approvals required for the portion of the development located in Haverhill Township.

They have approved the GDP and zoning charge and will review the Preliminary Plat at the Township Board meeting on 06/17/2009.

Summary of remaining open issues (number for reference from the TCPA memo on the Plat):

6. Applicant needs to show where the building quality open space is located. Specifically on outlots A and B.

10. Septic information needs to be submitted to septic inspector for review.

11. Approval by the Olmsted County Environmental Commission.

14. Approved Stormwater Plan and Roadway Construction Plan by Township Engineer.

New item 15. Show the layout of the outlots and new entrance for Salley Ridge Lane NE.

New item 16. MINDOT approval for the location of driveways for Lot 1 and the Loken property.

Based on the open items listed above the TCPA recommends tabling the Preliminary Plat approval until those items are addressed. Major concern is that the septic system review might change the layout of the lots in the development.

Hesley moved that the TCPA recommendation be followed and that the Preliminary Plat be tabled until the open issues are addressed. Second by Schwalen. Motion passed. All members voting for the motion.

Planning Commission will meet on July 21st at 6:30 PM to review the Preliminary Plat. No notices will be sent to the public since there will not be any open public comments at that meeting.

Lenz moved that discussion of the Access Management Plan be tabled until the next Planning Commission meeting. Second by Heathman. Motion passed. All members voting for the motion.

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

Meeting adjourned at 7:45 PM.