

PLANNING COMMISSION

CASCADE TOWNSHIP – OLMSTED COUNTY – MINNESOTA

June 15, 2010

Commission members present: Michael Brown, Dan Frissora, Arlen Heathman, Joe Kocer, Kevin Lenz

Guests Present: Rick Hettwer (SMMPA), William Friederichs and two associates

Meeting called to order at 7:00PM by Chairman Frissora

Com. Heathman introduced Michael Brown as the replacement for outgoing Com. Tom Schwalen.

Chairman Frissora moved to name Com. Brown as the Planning Commission scribe, seconded by Lenz. Commissioners Frissora, Heathman, Kocer, and Lenz voted in favor. Brown did not vote. Motion passed.

Com. Kocer moved to approve the minutes of the April 29, 2010 Planning Commission meeting, seconded by Lenz. All voted in favor. Motion passed.

Com. Heathman reviewed the outcome of the most recent town board meeting (June 8, 2010). The electorate approved the preparation of architectural drawings and the solicitation of bids for the proposed town hall addition. Final approval of the financing for the town hall addition was withheld until firm bids are secured and impact to tax assessments is understood. Heathman, from his discussion with the Olmsted County Auditor, discussed two potential mechanisms for assessing the eventual finance charges. One option would apply as a part of the assessed property tax against the value of the property while the second would apply as a special assessment of a fixed value against each property. No decisions have been made.

OLD BUSINESS

None.

NEW BUSINESS

1. SMMPA request for a conditional use permit for a 161 kV power transmission line

The commission members previously received a copy of the Environmental Comment Checklist and Supplemental Information and the TCPA staff review of the same. Com. Kocer inquired if the response from MNDOT was a concern requiring action or a notation for future consideration. As the future overpass of 60th avenue over Hwy 14 has yet to be designed and as the intersection is in the city of Rochester, the response of MNDOT was taken as informational and not an issue to prevent granting of the conditional use permit.

Mr. Rick Hettwer representing SMMPA spoke before the Planning Commission. He addressed the concern from MNDOT and discussed how the accommodation of the future overpass/ interchange might be accommodated. Mr. Hettwer stated that he accepts and agrees to the five

(5) conditions listed by TCPA staff for issuance of the Conditional Use Permit. He further indicated that the construction is slated to complete by year end and may start within a month or two.

Com. Kocer moved to approve the issuance of the Conditional Use Permit subject to the conditions listed by TCPA staff, seconded by Brown. All voted in favor. Motion passed.

2. Township resident inquiry regarding parcel partitioning and rezoning.

Mr. William Friederichs, representing the property at 6300 West River Road, inquired about the process and requirements for partitioning and rezoning a parcel currently held in an estate. He stated a desire to partition the property into two parcels and possibly rezone the resulting parcels. Mr. Freiderichs was advised that the two requests could be processed concurrently by contacting TCPA. Mr. Freiderichs was further alerted to the potential impact of property access from West River Rd. Per Olmsted County, no additional accesses will be approved for connection to West River Rd. Accordingly, Mr. Freiderichs will need to provide access to both the resulting parcels from the existing access or an access previously established. Mr. Freiderichs stated he would pursue this inquiry with the county and/or TCPA.

3. Outdoor Wood Boilers.

Com. Kocer moved to bring the subject of outdoor wood boilers up for discussion, seconded by Heathman. All voted in favor. Motion passed.

The previously tabled issue of outdoor wood boilers was opened for discussion. It was noted that beyond the initial concern identified by Mr. Haddon Carryer, there are no other known instances of outdoor wood boilers or nuisance wood stoves. It was further noted that the neighbor with the outdoor wood boiler has taken all reasonable steps to mitigate the impact of the outdoor wood boiler on Mr. Carryer's enjoyment of his property even though any potential township regulation of outdoor wood boilers would not apply to this installation. The planning commission also noted that there is a lack of technical consensus regarding the impacts of outdoor wood boilers and an absence of federal, state, or county regulatory guidance.

In consideration of the lack of federal, state, and county regulatory guidance, and the lack of technical consensus regarding the impacts of outdoor wood boilers, Com. Brown moved to remove the topic of outdoor wood boilers from further consideration by the Planning Commission and to recommend to the Cascade Town Board that an ordinance regulating the installation or use of outdoor wood boilers not be enacted at this time. Lenz seconded the motion. All voted in favor. The motion passed.

4. Discussion of developer checklists and flowcharts.

The Planning Commission discussed the suggestion previously offered by Com. Schwalen to create a set of developer checklists and flowcharts. Com. Heathman noted that a developer's checklist already exists and is used by TCPA. It was also mentioned that the difficulties with the pending Salley Ridge development may have been exacerbated by a lack of rigor in setting

deadlines and strictly adhering to the checklists and requirements. The following action items were noted.

1. The Planning Commission suggested that TCPA consider a developers conference to review the checklists, guidelines, deadlines, and requirements.
2. The Planning Commission would like TCPA to review with the commission the applicable development checklists at the next scheduled Planning Commission meeting. This must occur prior to the presentation of the final plat for the Salley Ridge development.
3. The Planning Commission requested that a copy of any available checklists be sent via email, or otherwise, to the commission members to use as reference.

5. Thank You

The Cascade Township Planning Commission wishes to thank Tom Schwalen for his years of service as a member of and secretary to the Planning Commission. His thorough reviews of planning documentation have and will improve Cascade Township in the years to come. His conscientious documentation of the commission meetings as Secretary have well documented the work of the Cascade Township Planning Commission and helped to communicate it to the township as a whole.

Thank you Tom

Sincerely,

Cascade Township Planning Commission.

6. Misc.

Discussion of re-appointment schedule for the Planning Commission members.

Unless an issue is presented to the Planning Commission, there will not be a Planning Commission meeting in July.

Com. Brown moved to adjourn the meeting, seconded by Heathman. All voted in favor.
Meeting adjourned.