

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

January 19, 2010

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

Call to order at 7:00 PM.

Frissora presented the agenda.

Kocer moved and Heathman seconded to forgo the reading of and to formally approve the Planning Commission meeting minutes from the meeting on 11/17/2009. (Minutes had previously been electronically approved.) Motion passed. All members voting for the motion.

Heathman provided an update on the Salley Hill Preliminary Plat:

1. The Township lawyer stated that Township Board Chairman Laures has no conflict of interest in any matter of the Salley Hill Development project.
2. The Township Board denied approval of the Salley Hill Preliminary Plat by a vote of 2 to a. Reasons for denial were that a number of open items remain to be addressed and a new lot had been added since the Planning Commission had approved, with a number of conditions, the Plat at the 11/17/2009 meeting.
3. The Plat will now have to be resubmitted as a “new” Preliminary Plat.
4. It was agreed that the Planning Commission will want to see:
 - Association document covering the open space.
 - Association documents covering each of the private driveways.
 - Well agreements for each of the shared wells.
 - Deeds with statements prohibiting the subdivision of the two large lots as long as the development is part of Cascade Township. (Note: this was the agreed to solution at the Public Hearing on the Preliminary Plat.)

Discussion followed over the wording of Section 9.0 Requirements For Open Space – specifically Frissora and Schwalen do not believe that “for local or neighborhood use” means for use by the general public (that is, people not living in the subdivision). This phrase should specify exactly how public the open space must be or if public and private spaces can be decided on a case by case (space by space) basis.

Lenz raised the question of who pays the taxes on the open space. No one knew the answer – the guess is the Association.

Heathman distributed copies of a document from the TCPA that contains the changes made to the Olmsted County Planning ordinance.

1. The Commission members agreed to review the document against the current Township ordinance as assigned below:

- Page 2 to half way down page 9 – Kocer
- Rest of page 9 to bottom of page 19 – Lenz
- Page 20 to half way down page 30 – Frissora
- Rest of page 30 to bottom of page 39 – Schwalen
- Page 40 to end of document – Heathman

2. Frissora will get soft copies of the current Township ordinance and the change document and post them to Google Doc for use by the Commission members.

Heathman presented a request from the Township Board to evaluate the need to regulate outdoor wood burning heaters.

- Request is in response to Township residents concern of the operation of a neighbor's heater.
- Discussion of the documents provided took place.
- Possible regulations discussed:
 - Total Township wide ban on the heaters.
 - Limit the use of the heaters to the winter months.
 - Prohibit the heaters from some distance from property lines or residences.
 - Prohibit the heaters from lots zoned R-1.
 - Allow the heaters only on lots bigger than a specified size.

Frissora moved and Schwalen seconded to table any action on outdoor heaters. Motion passed with Frissora, Heathman, Kocer, Schwalen voting in favor and Lenz voting against.

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

Meeting adjourned at 8:10 PM.

Status: Approved 03/20/2010