

**PLANNING COMMISSION  
CASCADE TOWNSHIP – OLMSTED COUNTY – MINNESOTA  
March 16, 2010**

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

Call to order at 7:03 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 01/19/2010. (Minutes had previously been electronically approved.) Motion passed. All members voting for the motion.

Schwalen moved and Kocer seconded to move the Salley Hill Preliminary Plat ahead of the remaining old business on the agenda. Motion passed. All members voting for the motion.

**Salley Hill Preliminary Plat**

- TCPA Representative: Gary Pedersen
- Developer: Adam DeCook, Brenda DeCook, Cedric Schutz
- Pedersen reviewed the TCPA concerns contained in the 3/9/2010 document to the Planning Commission. The TCPA recommends that approval of the Preliminary Plat be tabled until the documentation has been completed and the errors in the existing package are corrected.
  - The TCPA requires two weeks to review the package which means the new package must be delivered to the TCPA by 4/6/2010 so that the TCPA and Planning Commission review can be completed before the next Planning Commission Meeting scheduled for 4/20/2010.
- Pedersen handed out an email from G-Cubed that contained their comments on the Plat.
- Heathman raised questions about the Public Access Agreement (page 48 of the package). Specific questions about the plan for maintenance of the road, parking area and access to the river. These questions need to be addressed and the Township needs to agree with the plan before the Final Plat can be approved.
  - Developer will work with the Township on final agreement.
- Schwalen stated that documentation/agreement on how the cost of maintaining the Private Drives will be allocated is required.
- Heathman raised questions about the long culvert shown between Lots 3 and 4 of Block 1. It would be difficult to maintain such a long culvert.
  - Schutz stated that the long culvert will be removed and the ditch will be lined with a fiber mat.
- Heathman stated Drainage Basin Easements are needed so the Township has access for maintenance.
- Schwalen stated deeds stating that the three large lots (Lot 1, 9, 10 Block 2) can not be subdivided was not provided.
- Schwalen stated that the number of wells and number of drainage basins shown on the Plat map does not agree with the numbers specified in the documentation. There are also a number of typographic errors in the documentation - it needs to be carefully proof read.
- Heathman the Environmental Commission needs to review the revised Plat.
- Meeting opened for public comment.
  - Frie (1141 Camelback Court NE) asked for an explanation of the construction of the drainage basins.
    - Schutz explained the drainage basins are grass lined with sloped sides and are not intended to hold water for long periods of time.
  - Hinz (1536 75th St. N.E.) asked about long range plans for Ganser Road.
    - There are no current plans to extend Ganser Road passed the north edge of the property. However, at some time it may be extended to the north for access to other property that maybe developed.

- Meeting closed for public comment.
- Frissora stated the TCPA recommends tabling the Salley Hill Preliminary Plat.
- Lenz moved and Kocer seconded to table action on the Salley Hill Preliminary Plat until the next Planning Commission meeting (4/20/2010). Frissora, Kocer, Lenz, Schwalen yes, Heathman no. Motion passed 4 to 1.
- Pedersen distributed a letter to the developer specifying that an additional 60 days are necessary to approve the application.
- Developer acknowledged receiving the letter and agreed with the extension.

#### **Update of Township Planning Ordinances**

- Each member presented their recommendations on the sections of the 1/6/2010 document from the TCPA they were assigned to review. The TCPA document contains the changes to the Olmsted County Planning Ordinances that are currently not in the Cascade Township Planning Ordinances.
- Frissora moved and Schwalen second that the Planning Commission recommends to the Township Board to include / incorporate the changes outlined in the 1/6/2010 document into an updated version of the Cascade Township Planning Ordinance. The revised document should be printed back to back and three hole punched (like the current document). Motion passed. All members voting for the motion.

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

Meeting adjourned at 9:07 PM.

Status: Approved

04/21/2010