

**PLANNING COMMISSION MEETING MINUTES: DRAFT
CASCADE TOWNSHIP – OLMSTED COUNTY – MINNESOTA
August 23, 2011**

Commission members present: Michael Brown, Dan Frissora, Arlen Heathmanr, Kevin Lenz
Guests Present: Harold Atkinson, Russ Hinz, Magaret Hinz, Leila Hess, Don Kendall, Bryan Schoeppner,
Tammy Hart, Thomas Duxbury, Gary Pedersen

Meeting called to order at 7:03PM by Chairman Frissora

OLD BUSINESS

Com. Lenz moved to approve the minutes, as distributed, for the July 20, 2011 Planning Commission meeting. Heathman seconded. All voted in favor. The minutes were approved.

NEW BUSINESS

1. Conditional Use Permit Application by Bryan Schoeppner

Gary Pedersen of TCPA gave an overview of the temporary use permit requested by Bryan Schoeppner. The parcel is currently zoned as A3 and has a CUP allowing the operation of a Nursery commercial and retail operation. Schoeppner construction is seeking to purchase the property and requires a temporary use permit in order to operate their construction business on the site. The temporary use permit will last only one year and is not renewable. It is expected the one year permit will afford sufficient time for Mr. Schoeppner to request, and be granted, a zoning change that will allow his construction business as a permitted or conditional use. Per Gary Pedersen, no comments were received from the county or from the public opposing the requested temporary use permit.

Bryan Schoeppner briefed the commission and the audience on his business operations. Schoeppner construction is a year round business and maintains an office staff of four individuals including Mr. Schoeppner. The field staff varies in number according to need. Schoeppner construction will have only a few job trailers on site along with Bobcats, and the pickups that tow the Bobcats. All large and heavy equipment needs are sub-contracted. Except for concrete blankets, all material storage will be indoors. Most activities are remote to the office location and customer visits to the office are limited.

Chairman Frissora opened the meeting for public comment.

Leila Hess asked about the noise level expected from the construction business. Mr. Schoeppner responded that all heavy equipment needs are sub-contracted and would not be on site. Additionally, no heavy maintenance activities take place at the office location.

Harold Atkinson asked about the size of the lot and the number of people expected to be working at the office location. Thomas Duxbury, the property owner, responded that the parcel is approximately 3.8 acres. Mr. Schoeppner stated that the office staff would number four including himself. There is also a

individual that will be in the office for limited hours two days per week.

Don Kendall asked about the storage of materials. Mr. Schoeppner responded that there will be less visible material storage with his operation than with the current Nursery operation. With the exception of concrete blankets, all material will be stored inside.

Chairman Frissora closed the meeting for public comments.

Gary Pedersen reviewed the conditions suggested by TCPA for granting the temporary use permit. TCPA also recommends removing condition #9 as this is not required in an A3 zone but was listed to alert the applicant that this would be required once the zoning is changed.

Com. Lenz moved to remove condition #9 from the temporary use permit conditions. Brown seconded. All voted in favor. Motion approved.

Leila Hess inquired about the buffering requirement once the zoning is changed. Gary Pedersen stated that fencing or other blocking would be required once the zoning is changed in order to block adjacent properties from the operations on this parcel. The expense and responsibility would be Mr. Schoeppner's.

Com. Lenz moved to approve the temporary use permit with the removal of condition #9. Frissora seconded. All voted in favor. Motion carried.

Gary Pedersen suggested starting the temporary use permit to run from 9/1/2011 to 9/1/2012 as this may better align with other dates Mr. Schoeppner may encounter. Mr. Schoeppner was amenable to this suggestion.

2. Salley Hill Development

Leila Hess asked about the activity and noise at the Salley Hill Development project. She expressed a concern about construction noise being heard as late as 9PM. Com. Heathman provided a quick summary of the status of the project and possible sources for the noise. With the paving of the roads it is expected future construction will be limited to home building.

Com. Brown moved to adjourn the meeting. Seconded by Frissora. All voted in favor. Meeting adjourned at 7:35 PM.