

**PLANNING COMMISSION MEETING MINUTES: FINAL  
CASCADE TOWNSHIP – OLMSTED COUNTY – MINNESOTA  
February 16, 2011**

Commission members present: Michael Brown, Dan Frissora, Arlen Heathman, Kevin Lenz  
Guests Present: Gary Pederson (TCPA), Dana Sigrist (SMB Homes Inc.), Corky Atkinson (Cascade town board), Jeff Baum (2442 75th St.), Kevin Peltoma (1212 Chippewa Dr.), Bruce Phelps (2438 75th St.), Barb Phelps (2438 75th St.)

Meeting called to order at 7:02PM by Chairman Frissora

OLD BUSINESS

Com. Heathman moved to approve the minutes, as distributed, for the January 19, 2011 Planning Commission meeting. Second by Frissora. All voted in favor. Motion carried.

Com. Heathman provided the Planning Commission an update from the prior town board meeting stating that the change to the A4 zoning to allow adult day care and group home uses had been approved.

NEW BUSINESS

Gary Pedersen of TCPA summarized the conditional use permit (CUP) before the Planning Commission. The commission was presented with a review of the application, the zoning ordinance update by the town board, the criteria for granting a CUP and the conclusions and recommendations of TCPA. A full reading of the letter from staff was made for the commission and those in attendance.

The commissioners discussed the limit of 12 non-residents for the adult day care program versus the limit of 16 contained in the language of the zoning update presented to the commission at the January 19, 2011 meeting. Gary from TCPA responded that the limit was reduced to 12 (and approved by the town board) based upon further review of the state statutes and discussion with Olmsted County.

Lenz and Frissora inquired if the granting of the CUP could be tied to the maximum allowed by the prevailing ordinances instead of specifying a specific numerical limit. The intent of this being to allow the applicant to increase the day care enrollment without seeking a revised CUP in the event future ordinance updates allow for more than 12 non-residents in the day care program. TCPA staff advised against this action as the approval of the facility for suitability as a day care facility would be based upon the requested limit of 12 and not a future higher number.

A brief discussion of the definition of impervious surface ensued. With respect to the parking surface requirements recommended by TCPA staff an impervious surface may be gravel.

Com. Brown inquired about the transportation for the six group home residents. Dana Sigrist of SMB Homes stated that the 12 non-residents would be transported by private van while the six group home residents would arrange their own transportation. This would typically be by taxi, shuttle service or some

similar privately provided mechanism but there was no restriction against the group home residents having their own vehicle at the facility for transportation.

Com. Frissora opened the meeting for public comment.

Dana Sigrist of SMB homes gave the audience an overview of the programs to be run at the facility. In response to a question regarding the criteria used in accepting the group home residents Dana Sigrist stated that the residents would be individuals capable of performing all the basic daily living functions (dressing, bathing, eating, toileting etc.) but not capable of living independently. HIPPA regulations do not permit further detail on the criteria of the individuals selected for acceptance. Staff will be on-site during the day for both the day care program (the ratio is set by the state) and for the group home residents. There will not be live in staff for the six residents of the group home.

Kevin Peltoma asked about the number of cars likely to be on site during the day and expressed a concern about adequate parking. Dana Sigrist noted that they would likely use the existing shed for vehicle parking if needed for adequate parking space.

Jeff Baum asked how TCPA in its review of the CUP application determined that the use of the property would not be injurious to other properties. TCPA staff responded that the requested use is consistent with earlier uses. When in operation, the earlier use did not result in any complaints to TCPA or the town board. Further, the CUP is at the discretion of the town board and may be revoked in the future should the applicant not adhere to the CUP terms or if the use becomes the source of legitimate complaints.

Barb Phelps inquired if the adult day care program would include individuals with violent behavior. Per Dana Sigrist, this is not allowed per SMB policy.

Jeff Baum asked if the zoning for the facility would change. Per TCPA it does not.

Com. Frissora closed the meeting to public comment.

Based upon the input of the audience and the potential for each group home resident to have a private vehicle, Gary Pedersen of TCPA recommended amending condition five of the CUP to state "An impervious parking area must be provided for at least one parking stall per employee and an ample parking area for residents and visitors. There shall be ...".

Com. Lenz moved to approve the CUP with the revised language. Second by Brown. All voted in favor. Motion approved.

Com. Brown moved to adjourn the meeting. Second by Lenz. All voted in favor. Meeting adjourned at 7:57PM