

**PLANNING COMMISSION MEETING MINUTES
CASCADE TOWNSHIP – OLMSTED COUNTY – MINNESOTA
December 18, 2012**

Commission members present: Michael Brown, Dan Frissora, Arlen Heathman, Kevin Lenz, Chuck Masog

Guests Present: Dave Meir (TCPA), Roger Ihrke (TCPA), Bryan Schoeppner, Tammy Hart, Russ Hinz, Margaret Hinz, Jim Hoss, Bill Tointon

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

Commissioner Masog moved to approve the minutes of the November 20, 2012 meeting as distributed. Lenz seconded, All voted in favor. Motion carried.

Chairman Frissora introduced the subject of the meeting and public hearing as the CUP request for a contractors sales office and shop with a tenant business.

David Meir of TCPA reviewed the CUP request and the staff evaluation of the request.

An extended discussion of septic sizing and holding tank requirements ensued. The implications for staffing levels and maintenance frequency were reviewed. Chairman Frissora requested that the CUP be amended to state a maximum staffing level of 17 full time equivalents (FTE) as limited by the septic/holding tank limitations. This replaces the fixed number of 17 employees that may or may not be full time.

Roger Ihrke clarified the outdoor storage of vehicles to be exclusive of pick-ups but inclusive of trailers, excavators, skid steers and similar equipment. The maximum allowed pieces are three where the count is determined by contact with the ground. A skid steer on a trailer counts as one piece of equipment.

Commissioner Brown moved to open the public hearing, Second by Frissora. All voted in favor. Motion approved to open the public hearing.

Russ Hinz raised a concern about the cost sharing of the well used by the Hinz and Schoeppner property. The attendees were advised that this is a legal matter between the parties and is beyond the scope of the public hearing.

Russ Hinz challenged the assertion from TCPA that the properties adjacent to the Schoeppner property are zoned A3. Per Mr. Hinz, the properties are R1. Though the R1 designation could require a buffer yard to be established by Schoeppner to shield the R1 properties Mr. Hinz stated he was not concerned about a buffer yard. Per the ensuing discussion, this may not represent the perspective of the other property

owners and therefore the CUP will be amended that a buffer yard may be required. TCPA will research the correct zoning of the adjacent properties.

Russ Hinz asked how many buildings could be built on the property. Per TCPA, additional buildings could be erected but they would follow the established permitting process.

Russ Hinz asked how many businesses could operate on the parcel. The CUP allows for the contractor's sales office and storage as well as the tenant business. If the tenant business fails to operate for a consecutive 12 month period, that portion of the CUP will terminate. Any addition of businesses to the property will require the property owner to submit another CUP application.

Commissioner Brown moved to close the public hearing. Frissora seconded. All voted in favor. Motion carried.

A discussion of the operating hours allowed for the business ensued. Commissioner Brown moved to adjust the hours of operation to be 6AM to 9PM in consideration of the nature of the contracting business and the tenant business (garden center). Second by Lenz. All voted in favor. Motion carried.

Commissioner Brown moved to approve the CUP as amended. Second by Frissora. All voted in favor. Motion carried

Commissioner Brown moved to adjourn the Planning Commission meeting. Second by Lenz. All voted in favor. Meeting adjourned at 7:51 PM