

**PLANNING COMMISSION MEETING MINUTES: FINAL
CASCADE TOWNSHIP – OLMSTED COUNTY – MINNESOTA
March 20, 2012**

Commission members present: Michael Brown, Dan Frissora, Kevin Lenz, Arlen Heathman
Guests Present: Gary Pedersen (TCPA), Roger Ihrke (TCPA) Harold Atkinson,, Bill Tointon (McGhie & Betts), Brenda DeCook , Tami Olson, Steve Merry ,Mary Truskowski, Bill Truskowski, Liz Morrice, William Morrice, Dave Brandt

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

Com. Brown presented a review of the minutes from the February meeting. Motion made by Frissora to waive the reading of the minutes and approve as distributed with the addresses of the attendees removed. Heathman seconded. All voted in favor. Motion carried

Com. Lenz moved to table old business. Heathman seconded. All voted in favor. Motion carried

Chairman Frissora provided an overview of the River Bluffs proposal before the commission along with the purpose of the public hearing.

Bill Tointon of McGhie and Betts gave a presentation of the development and the associated preliminary plat. He also provided a timeline of the changes that had been made since the submission of the GDP. A note was made that the plat could not reflect the flood plain as it had not been mapped by FEMA. Per Mr. Tointon, two issues remain. First, the commission or town board must decide if they wish for the connectivity road to the Haack property to the North to be dedicated or to be handled as an easement that could be invoked at a later time if the road is required. The developer has no strong preference but the easement may be simpler to abandon if the road is never built. The second issue is the movement of the connection of River Highlands to West River Road. The River Bluffs neighbors have contacted the county and have received a statement that the River Highlands road could be moved 11 feet farther North from the location shown on the GDP. This change was incorporated into the preliminary plat. Also, a second well has been added for the development.

Gary Pedersen of TCPA provided a staff review of the preliminary plat application. The plat has been updated to the satisfaction of TCPA. The lot frontage for lot 5 has been made compliant. TCPA has no preference for how the connectivity road to the Haack property is established. Either a dedication or an easement are acceptable. TCPA also noted that state law requires purchasers of the lots to be made aware that ag uses may continue in the property adjacent to the development. TCPA recommends approval of the preliminary plat with the issue of how the connectivity road is defined to be left to the town board.

Com. Brown moved to open the meeting for public comment. Lenz seconded. All voted in favor. Motion carried.

Chairman Frissora acknowledged the issues of concern over the placement of the roadway.

Mary Truskowski expressed a concern with the placement of River Highlands and its proximity to her property. She stated a concern that vehicles may leave the roadway, enter her property and create a potential for harm to her children that play at the back boundary of her lot. Per TCPA the distance from the roadway to the lot line would be approximately 60 feet.

Liz Morrice stated a concern with headlights from the River Highlands traffic shining into her home. After being directed to a map of the development it appeared this was no longer an issue as the traffic direction does not align with the Morrice home.

Considerable discussion pursued as to some potential solutions to prevent traffic from straying onto the Morrice and Truskowski properties. The mentioned solutions were not without considerable issues. No direction was taken with regard to providing mechanical separation such as berms or guard rails.

Mary Truskowski asked why the road had to be placed in its present location instead of demolishing the home opposite 73rd St in order to place the River Highlands road at that location. Dr. Merry provided a detailed explanation of how events, and county requirements, led to the current placement.

Other than the proximity of the River Highlands road to the Truskowski and Morrice properties, no other objections were noted.

Dave Brandt asked about the location of the bus stop for this neighborhood. The commission did not have an answer but it is believed it will be on West River Road.

Bill Truskowski asked Dr. Merry if it was possible to alter the layout of the roadway so that it moves away from his property faster. Bill Tointon explained that the specifics of the layout are dictated by ordinance and a shift was not possible.

Com. Brown moved to close the public hearing. Lenz seconded. All voted in favor. Motion carried. Com Brown moved to approve the preliminary plat as presented with the decision of how the connectivity roadway is defined to be left to the discretion of the town board. Lenz seconded. All voted in favor. Motion carried.

Chairman Frissora requested that the town board consider options for physical barriers to shield the River Bluffs homeowners from vehicles exiting the River Highlands roadway

Com. Heathman moved to adjourn the meeting. Seconded by Frissora. All voted in favor. Meeting adjourned at 8:30 PM.