

**CASCADE TOWNSHIP
OLMSTED COUNTY – MINNESOTA
PLANNING COMMISSION MEETING MINUTES**

July 30, 2013 Special Meeting

Commission members present were: Chairman Dan Frissora, Commissioner Kevin Lenz, Commissioner Michael Brown (scribe), and Commissioner Arlen Heathman.

Absent: Commissioner Masog

Guests were Roger Ihrke (TCPA), Dave Meir (TCPA), Bill Tointon of McGhie & Betts (consultant to the applicant), Harold Atkinson, Bryan Schoeppner, Tammy Hart, Carol Goergen Feske, Steve Feske, John McDougal, Stan Whiting, Char Brown, Margaret Hinz, Russ, Hinz, and Lenny Laures

Chairman Frissora stated the purpose of the meeting was to review the application for an updated CUP.

Roger Ihrke of TCPA presented the staff review of the updated application to allow a set of self-storage units to be added to the CUP for the contractors business and tenant garden business. TCPA provided an assessment from MNDOT that a turn lane would be required. Staff also noted their objection to the suggestion of the township septic inspector to provide a separate bathroom facility or porta-potty. Staff stated their recommendation that the application amendment should be approved.

Bill Tointon of McGhie & Betts presented the details of the application. This included a discussion of the security fencing, the design of the buffer yard, the desire of the applicant to allow use of the existing bathroom facility as needed instead of installing a porta-potty, and a discussion of the lighting plan to minimize light pollution onto adjacent properties. In response to an earlier inquiry, Mr. Tointon stated that the use and placement of video cameras for security was still a matter to be determined. In response to Commissioner Heathman regarding plans for snow removal, Mr. Tointon stated that snow would be moved to other open areas on the property or trucked off-site. Mr. Tointon also stated his intent to contact MNDOT to resolve a difference of opinion regarding the need for a turn lane but regardless of the outcome the application would comply with whatever requirements are specified by MNDOT.

Commissioner Brown moved to open the public hearing. Second by Commissioner Heathman.

AYE: Lenz, Heathman, Brown, Frissora

NAY: none

ABSTAIN: none

Motion carried

Mr. Stan Whiting asked about the hours of operation. Per the applicant the facility will operate 7 days a week including holidays.

Mr. Russ Hinz inquired about the grade and fence height with a concern about the effectiveness of shielding of the units as they will sit higher than the grade on his side of the fence. A

protracted discussion of the evolution of the grade and responsibility for same ensued. No alterations to the fence and adjacent buffer yard design from the submitted plan were made.

Mr. John McDougal objected to the staff report that the amended CUP will not adversely impact adjacent properties. His property is not adjacent but is within 450 feet. No quantifiable data was presented but Mr. McDougal maintains the enjoyment of his residential property will be impacted. A short discussion of the previous board action to designate this area as an RSD ensued. No alterations to the plan were noted.

Mr. Lenny Laures stated a concern with the storage units potentially being used for alternate purposes such as rummage sales. The applicant stated these sorts of alternate uses and restrictions would be addressed via the lease

The letter received by TCPA from April and Gary Dahl was entered into the record noting their concern with the existing lighting (unchanged from the prior owner per the applicant) and the potential loss of privacy due to any use of security cameras. The applicant accepted as a condition of the CUP to allow neighbors to view any security recordings to assure themselves of their privacy.

Mrs. Char Brown asked about the exterior finish and the plan for locks. The applicant stated that there will be master access to all of the storage units and the exterior would be styled similar to the storage units located near the intersection of Broadway Ave. N and 48th street that have a wainscoting appearance with a pitched roof.

Mr. Russ Hinz asked about the overflow of the retention pond. Per Mr. Tointon, the design requires that the flow from the pond be no more that exists before the site alterations are made. The ordinance requires a safety factor.

Mr. Lenny Laures asked about the impervious surface between the storage units and any dust control. Per the applicant the space between the units will be paved.

Mr. Harold Atkinson suggested the possibility of reducing the number of storage units to increase the buffer space. Commissioner Frissora suggested this may introduce a problem with headlights being visible to the neighbors.

Ms. Margaret Hinz stated a concern with the rainfall runoff going through her property. Per Mr. Tointon the post flow cannot exceed the pre flow. A discussion of where and how the flow would be controlled ensued. Mr. Tointon stated they may look at infiltration options.

Mr. Lenny Laures asked if the design would be the minimum or if there would be some headroom in the design of the pond. Mr. Tointon stated they have the ability to exceed the minimum.

Commissioner Lenz moved to close the public hearing. Second by Commissioner Frissora.

AYE: Lenz, Heathman, Brown, Frissora
NAY: none
ABSTAIN: none
Motion carried

The commission reviewed the staff suggested conditions. Item #8 requiring a porta-potty was struck in favor of allowing the applicant to make his facility available. The applicant stated they are willing to add the turn lane if required and this will be maintained as a condition. The applicant stated they will work to reduce the light infiltration into the neighboring property. The applicant stated they would be willing to allow neighbors to view the security camera recordings. The applicant will review the lease with the Sheriff's department for inclusion of best practices but no specific terms are specified as part of the CUP. The hours of operation are set as 6AM to 9PM.

Commissioner Frissora provided a summary of the comments heard from the public regarding property values, screening, and water management and the congruence of the proposed plan with the requirements and intent of the ordinance.

Commissioner Brown moved to approve the CUP application with the stated conditions of:

- Strike the porta-potty
- Satisfy MNDOT
- Video review option for neighbors
- Light mitigation
- Review lease with the Sheriff's office to incorporate best practices
- Hours are 6-9

Second by Commissioner Lenz.

AYE: Lenz, Frissora, Brown, Heathman

NAY: none

ABSTAIN: none

Commissioner Brown moved to adjourn. Second by Commissioner Lenz.

AYE: Lenz, Frissora, Brown, Heathman

NAY: none

ABSTAIN: none

Meeting adjourned at 9:00 PM.