



CASCADE
--- TOWNSHIP ---

2025 75TH ST. NE
Rochester, MN 55906
www.cascadetownship.us

September 26, 2017

Mr. Roger Ihrke, TCPA Planning Administrator
Cascade Township Board of Supervisors
Sara Rudquist, Cascade Clerk / Treasurer

References:

1. Cascade Township Conditional Use Permit (CUP) 07-01 granted on behalf of Lisa M. Van Getson: Home Occupation in an Accessory Structure.
2. CUP 07-01 Maintenance Review at the June 20, 2017, Planning Commission Meeting.
3. CUP 07-01 Site Visit by Roger Ihrke, TCPA, and Supervisor Arlen Heathman, Cascade Town Board on August 22, 2017.
4. September 19, 2017 Cascade Planning Commission Meeting.

This Planning Commission Letter is being sent to summarize the recommendation of the Planning Commission regarding the subject CUP 07-01. This is a follow-up of the initial Maintenance Review (ref 2.), Site Visit (ref. 3), TCPA verbal report to the Board at their September 11, 2017, Meeting, and the TCPA and Arlen Heathman verbal reports to the Planning Commission on its September 19, 2017, Meeting.

The Maintenance Review surfaced a question regarding a Floral Arrangement Business mentioned as being done on a part time basis in the garage that is on property. It was not a part of the original business, is not conducted in the same accessory building, is using a part of the detached garage built at a later date, and is being conducted primarily by a household resident niece of Ms. Van Getson. The subsequent on-site visit by Roger Ihrke and Arlen Heathman was requested and occurred on August 22, 2017, accompanied by Ms. Van Getson. The review addressed both the overall Business in the accessory building, the total square footage occupied, and the situation with the Floral Arrangement business and location.

Overall, the site visit review of the original CUP for home business in an accessory building went very well, and there were positive comments about the building setup and administration of programs. That visit confirmed what was reflected in the Maintenance Review Summary earlier. Square footage was well within the Ordinance allowable area for this CUP, even if including the Flower Arrangement Business in the garage.

There were a number of factors that were taken into account when Planning Commission received the direction from the Town Board to decide on the treatment of the Floral Arrangement Business. Ms. Van Getson reiterated to TCPA her willingness to cooperate by initiating another CUP application if that were the recommendation / decision of the Township. The factors considered by Planning Commission were a combination of review of Ordinance, Maintenance Review results, Comments from

participants in the site visit, and Guidance in discussion with TCPA. These **factors** form the basis for the decision and recommendation in an area that is not specifically defined in the Ordinance: They are:

1. The Floral Arrangement Business is not an on-site retail activity. It is a business that makes floral arrangements in connection with Mayo Clinic events, funerals, weddings, or other events that are prearranged and do not drive any retailing or additional traffic onto the site by customers of this business.
2. The business is run by a niece of Ms. Van Getson who lives on the property in the residence home. There are no paid employees in the business.
3. The business exists in a part of one stall of the detached garage where there is a working area and a walk-in cooler for short term flower and accessories storage to support the business. [As a note, if this was an attached garage rather than detached, it would normally be considered a part of the non-farm home and would fall under allowable home based business guidelines of the ordinance. However, the garage in this case was built later than home and it was architecturally influenced in its current design and detachment]
4. The Floral business takes up a very small percentage of the space allowed (almost in a storage capacity perspective).
5. There is no advertising, lighting, or signage on site specific to this business activity.
6. The floral arrangement business derives part of its supply (estimated to be around 15%) from plants grown on site in the Agricultural (A-3) District.
7. There have been no neighborhood comments or complaints ever brought forward since the original CUP was granted. The recent Maintenance review and site visit found the owner to be in compliance with the Conditions stated in the CUP.

Although this Floral Arrangement Business, as it currently exists in conjunction with the original CUP 07-01 business in an accessory structure, is not specifically covered under the provisions of the Cascade Township Zoning Ordinance, the Ordinance was used as a guide to making the determination and recommendation based on the factors involved as summarized above. Specifically the following sections of the Ordinance were consulted: Sections 4.02, 5.02, 5.04, Article X: Section 10.02, specifically item 10.02 C.v.

After deliberation and discussion, in summary, the Planning Commission recommendation to the Board was to allow this business without an additional CUP under the current CUP 07-01 and as a separate home based business as long as it is reviewed under the CUP 07-01 Maintenance Reviews and continues to exist within the **factors** considered above.

Respectfully,

Dean Hegrenes
Cascade Township Planning Commission