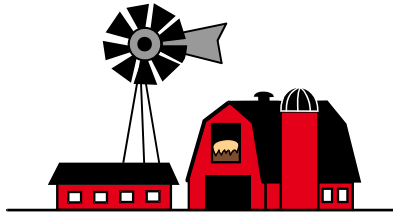


# TOWNSHIP COOPERATIVE PLANNING ASSOCIATION

4111 11<sup>th</sup> Avenue SW Room 10  
Rochester, MN 55902

Phone: (507) 529-0774  
Fax: (507) 281-6821



Roger Ihrke, Administrator  
David Meir, Administrator

roger@tcpamn.org  
david@tcpamn.org

-- T CPA --

1/4/2021  
Rochester Post Bulletin  
Legal Ads. Dept.  
E-mail

## CASCADE PLANNING COMMISSION - NOTICE OF PUBLIC HEARINGS Amended Zone Change & Final Plat

On Tuesday, January 19, 2021 after 6:00 pm the Cascade Planning Commission will hold an *in-person* public hearing with call in option, at the Cascade Town Hall, 2025 75<sup>th</sup> Street NE, Rochester, MN. Social distancing will be required and participation in the meeting via teleconference will also be available. The phone number is (712)-770-3974, access code 419892. The hearings are regarding the Trails of Cascade development.

### **Amended Zone Change:**

Upon platting and dedicating additional right-of-way for 18<sup>th</sup> Ave SW and a trail, the commercial lot within Trails of Cascade Commercial Special District was found to be smaller than the required 5 acres at 4.9 acres. This hearing would allow an amendment to the Special District to decrease the lots size down to 4.9 acres.

### **Final Plat:**

A final plat for a 98.01-acre parcel of property which is currently zoned R-1 Low Density Residential District and Trails of Cascade Commercial Special District. This is the first phase of a three-phase development with the first phase containing; the one commercial lot, 12 single family residential lots, two outlots and the lands that make up phases 2 and 3. The lots will be served by individual septic systems and private shared wells.

The Planning Commission will make recommendations to the Town Board on the submitted applications.

### **Partial Legal Description/Location:**

Lying primarily in the North half of the Northeast quarter of Section 3. Immediately north of the Northwood Trails subdivision, east of 18<sup>th</sup> Avenue NW/County Road #112 and south of 75<sup>th</sup> Street NW/State Highway #63. Parcel numbers: 740312046536, 740311030771, and 740313030767

### **Owner/Applicant**

Eugene Reller – 224 Shorewood Lane NE – Rochester, MN 55906

### **Consulting Engineer**

WSB Engineering – 3701 40<sup>th</sup> Avenue NW – Suite 100 – Rochester, MN 55901

All interested parties are encouraged to attend, call or send written comments to Township Cooperative Planning Association, 4111 11<sup>th</sup> Avenue SW, Room 10, Rochester, MN 55902, or you may call 507-529-0774.

**Cascade Township**  
**For, Sara Rudquist, Clerk**

Dates to publish:

On or before January 9, 2020.

Please send bill and affidavit of publication to Township Cooperative Planning.