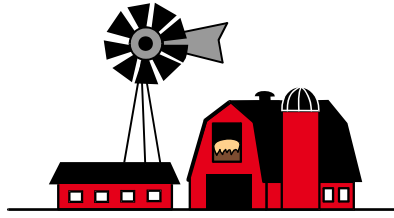


TOWNSHIP COOPERATIVE PLANNING ASSOCIATION

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Roger Ihrke, Administrator
David Meir, Administrator

roger@tcpamn.org
david@tcpamn.org

-- TCPA --

Date: 1/4/2021

To: Reviewers

RE: Amended Zone Change and Trails of Cascade Final Plat – First Phase

Hearing:

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 75th 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 18th 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 lot size requirement from 5 acres 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 respectively. 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 18th Avenue NW/County Road #112 and south of 75th 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 40th Avenue NW – Suite 100 – Rochester, MN 55901

Enclosures:

1. Final Plat
2. Recorded Zone Change Resolution

Reviewers:

Olmsted County Planning
Olmsted County Health Department
Rochester/Olmsted GIS
Olmsted County Public Works
Olmsted County Soil and Water
Minnesota Energy Resources
Rochester Public Utilities

Olmsted County Assessor
Minnesota Department of Natural Resources
Minnesota Pollution Control
GGG Engineering
Peoples Cooperative Services
Century Link

Please submit your comments by January 14, 2020