

DAKOTA COUNTY PLAT COMMISSION MEETING SUMMARY

November 5, 2025

The Plat Commission meeting began at 1:30 pm via Teams. Members present included: Todd Tollefson, Scott Peters, Jake Chapek and Kurt Chatfield. Others present: Todd Bentley

Plat Name:	INVER WOOD GOLF COURSE ADDITION
PID:	200080028011, 200080030012, 200080002018, 200080001013, 200080079010
City:	Inver Grove Heights
County Road:	CSAH 26 (70 th St. E.) / CSAH 73 (Babcock Tr.)/CSAH 28
Current ADT (2021):	8,200 / 2,400 / 2,250
Projected ADT (2040):	13,500 / 5,600 / 3,900
Current Type:	3-lane / 2-lane / 2-lane
Proposed Type:	3-lane / 3-lane / 3-lane
R/W Guideline:	60 ft ½ ROW
Spacing Guideline:	¼ mi full access
Posted Speed Limit:	50 mph, 40 mph
Proposed Use:	Commercial
Status:	Final
Location:	NW ¼, NE ¼, SE ¼, Sec. 8-27-22
In attendance (09/24/25):	Paul Merchlewicz (city); Kevin Shay (city)
In attendance (11/05/25):	Paul Merchlewicz (city); Kevin Shay (city)

REVIEW 09/24/25:

The proposed site includes two lots to be platted as Block 1, Lot 1; and Outlot A. Block 1, Lot 1 is to remain as Inver Wood Golf Course. Outlot A is undeveloped and is reserved for future development. The proposed plat is adjacent to CSAH 26, CSAH 28, and CSAH 73 which are all designated as three-lane roadways with 60 feet of half right-of-way dedication requirement. Appropriate right-of-way dedication is shown along CSAH 26. Existing right-of-way along CSAH 28 is 50 feet of half right-of-way. The plat must dedicate an additional 10 feet of half right-of-way along CSAH 28. Existing right-of-way along CSAH 73 is 33 feet. The plat must dedicate an additional 27 feet of half right-of-way along CSAH 73. This applies to both Block 1, Lot 1; and Outlot A.

Dakota County access spacing guidelines are ¼ miles for full access locations on CSAH 26 and CSAH 73. Access to Block 1, Lot 1 will remain at the existing golf course entrance. Access to Outlot A must be provided via the local street to the north. Restricted access must be shown along CSAH 26 and CSAH 73 except for a 60-foot opening at the existing golf course entrance.

RECOMMENDATION 09/24/25:

The Plat Commission has approved the preliminary plat provided that the described conditions are met. The Ordinance requires submittal of a final plat for review by the Plat Commission before a recommendation is made to the County Board of Commissioners.

REVIEW 11/05/25:

The proposed site includes two lots to be platted as one lot and one outlot. The platted lot will remain as Inver Wood Golf Course. The outlot is undeveloped and planned for future development. The proposed plat adjacent to CSAH 26, CSAH 28, and CSAH 73 are all designated as three-lane roadways with 60 feet of half right-of-way dedication requirements. The final plat meets the right-of-way needs of 60 feet of half right of way with the proposed road dedications. As noted, the outlot will require additional right-of-way dedication for the future roundabout.

The Dakota County access spacing guidelines are ¼ mile for full access locations and 1/8 mile for restricted access locations along CSAH 26, CSAH 28 and CSAH 73. There are two access locations to CSAH 26, one full access at the existing main entrance and one future restricted access at the existing golf operations entrance, which is located approximately 1/8 mile west of the main entrance. Access to Outlot A must be provided via the local street to the north. Restricted access should be shown along all of CSAH 26, CSAH 73 and CSAH 28 except two access openings along CSAH 26 one access opening along CSAH 28.

As discussed, there is an existing city parcel located in CSAH 26 right of way that has not be included in the plat legal description. The County recommends adding this adjoining city property to the plat description and dedicated as CSAH 26 or deeding the property to the County. The legal description can be found in Warranty Deed No. 951339, which is described in the first paragraph of Exhibit A (Parcel ID's: 200050080021& 200050080022). This would clean up ownership for the future CSAH 26 right of way map.

RECOMMENDATION 11/05/25:

The Plat Commission has approved the final plat and will recommend approval to the County Board of Commissioners.