

DAKOTA COUNTY PLAT COMMISSION MEETING SUMMARY

March 26, 2025

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

Plat Name:	DAKOTA MEADOWS
PID:	140060027014, 140060028010
City:	Farmington
County Road:	CSAH 31 (Denmark Ave.)
Current ADT (2021):	6,945
Projected ADT (2040):	5,400
Current Type:	2-lane
Proposed Type:	2-lane
R/W Guideline:	55 ft ½ ROW
Spacing Guideline:	1/4 mi full access
Posted Speed Limit:	55 mph
Proposed Use:	Residential
Status:	Preliminary
Location:	NW ¼, Sec 6-113-19
In attendance (05/12/21):	Kari Gill (CDA); Bernie Frey (developer); Kurt Manley (developer); Tony Wippler (city)
In attendance (08/18/21):	Tony Wippler (city); Kath Gehler (city); Samantha DiMaggio (city);
In attendance (03/26/25):	Tony Wippler (city); John Powell (city)

REVIEW 05/12/21:

The site plan includes 110 residential lots with one access to CSAH 31 (Denmark Avenue), located about 660 feet north of 225th Street West. The site is challenging to include an additional access to the site due to development to the north, railroad to the east, and wetland and township property to the south. The plan is proposing an emergency access location on the south portion of the plat along CSAH 31 that will be over an enhanced trail connection. The right-of-way needs for a future 3-lane roadway are 60-feet of half right of way. Restricted access should be shown along all of CSAH 31 except the one proposed access. A temporary permit will also be required for the emergency access location.

REVIEW 08/18/21:

The site plan includes 110 residential lots with one access to CSAH 31 (Denmark Avenue), located about 660 feet north of 225th Street West. The site is challenging to include an additional access to the site due to development to the north, railroad to the east, and wetland and township property to the south. The right-of-way needs for a future 2-lane roadway are 55-feet of half right of way. The plat should dedicate an additional 5 feet or 38 feet total to meet the 55 feet of half right of way along CSAH 31. Restricted access should be shown along all of CSAH 31 except the one proposed access. A temporary permit will also be required for the emergency/trail access location. As noted, the site accommodates the future access to the CDA site to the north.

RECOMMENDATION 08/18/21:

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 03/26/25:

The site includes a residential development with 134 lots. The right-of-way needs for a future 2-lane rural roadway are 55-feet of half right of way. There is one access to the site off CSAH 31 shown as "Street A". Street A will also serve the existing CDA site to the north. The existing CDA access along CSAH 31 was temporary and will be closed with this development. A temporary permit will also be required for an emergency/trail access. An emergency access will be designed on the south portion of this development and connect to the proposed trail. In addition, the trail for emergency purposes (secondary access) will be constructed wider than a typical trail design. Restricted access should be shown along all of CSAH 31 except for the "Street A" opening. A quit claim deed to Dakota County for restricted access along CSAH 31 is required with the recording of the plat mylars.

RECOMMENDATION 03/26/25:

The Plat Commission has approved the preliminary and final plat, provided that the described conditions are met, and will recommend approval to the County Board of Commissioners.