

**DAKOTA COUNTY PLAT COMMISSION
MEETING SUMMARY**

January 14, 2026

The Plat Commission meeting began at 2:30 pm via Teams. Members present included: Todd Tollefson, Scott Peters, and Jake Others present: none

- 1.) **Plat Name:** **DAKOTA MEADOWS PRESERVE 2ND ADDITION**
PID: **141964500020**
City: **Farmington**
County Road: CSAH 74 (220TH St. W./Ash St.)
Current ADT (2021): 4,911
Projected ADT (2040): 9,300
Current Type: 2-lane
Proposed Type: 4-lane, divided
R/W Guideline: 75 ft ½ ROW
Spacing Guideline: 1/4 mi full access
Posted Speed Limit: 30 mph
Proposed Use: Residential
Status: Preliminary
Location: NW ¼, Sec 6-113-19
In attendance (01/14/26): Tony Wippler (city)

REVIEW 01/14/26:

The proposed plat includes 46 residential lots and is a replat of Outlot A, DAKOTA MEADOWS PRESERVE 1ST ADDITION. The right-of-way needs have been met.

RECOMMENDATION 01/14/26:

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

- 2.) **Plat Name:** **GRAND OAK GROVE**
FNA: 424 Butler Avenue
PID: **427320003120, 427320003102, 427320001200, 427320001120, 427320001240**
City: **West St Paul**
County Road: County Rd. 4 (Butler Ave.)
Current ADT (2021): 11,532
Projected ADT (2040): 12,000
Current Type: 3-lane
Proposed Type: 3-lane
R/W Guideline: 60 ft ½ ROW
Spacing Guideline: 1/8 mi full access
Posted Speed Limit: 35 mph
Proposed Use: Residential
Status: Preliminary
Location: SE ¼, Sec 17-28-22
In attendance (01/14/26): Melissa Houtsma (city)

REVIEW 10/22/25:

The concept plan proposes approximately 12-14 townhomes for a redevelopment site. The right-of-way needs are 60 feet of half right of way along County Road 4. The existing right of way includes 30 feet of half right of way. The Plat Commission requires dedicating only an additional 10 feet of right of way due to existing conditions in the neighborhood. The proposed site includes one access opening. As discussed, no turn lane will be required at this time.

REVIEW 01/14/26:

The preliminary plat includes 13 townhomes for a redevelopment site. The right-of-way needs are 60 feet of half right of way along County Road 4. The existing right of way includes 30 feet of half right of way. The Plat Commission will require only 10-feet of additional right-of-way due to existing conditions in the neighborhood. The city proposed providing a 10-foot Trail, Drainage, and Utility (TDU) Easement to the County in place of road dedication along County Road 4, which the Plat Commission approved. The County will provide the easement language for the TDU. Restricted access should be shown along all of County Road 4 except for the one access opening. A quit claim deed to Dakota County for restricted access is required at the time of recording the plat mylars. As discussed, no turn lane will be required at this time.

RECOMMENDATION 01/14/26:

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.