

**DAKOTA COUNTY PLAT COMMISSION
MEETING SUMMARY**

March 25, 2026

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

Plat Name:	BURNHILL FOURTH ADDITION
PID:	021537201030
City:	Burnsville
County Road:	CSAH 42 (County Road 42)
Current ADT (2021):	35,500
Projected ADT (2040):	59,000
Current Type:	6-lane, divided
Proposed Type:	6-lane, divided
R/W Guideline:	100ft ½ mi R/W
Spacing Guideline:	¼ mi full; 1/8 mi restricted
Posted Speed Limit:	40 mph
Proposed Use:	Commercial
Status:	Preliminary
Location:	SE ¼, Sec. 23-113-21
In attendance (03/25/26):	Conner McCoy (Kimley-Horn)

REVIEW 03/25/26:

The site is a replat and split of Lot 3, BURNHILL THIRD ADDITION for an additional commercial site. There is existing restricted access along CSAH 42, and the right-of-way needs along CSAH 42 have been met.

RECOMMENDATION 03/25/26:

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

Plat Name:	HERITAGE COMMONS 11TH ADDITION
PID:	220290025018, 223203000010
City:	Lakeville
County Road:	CSAH 9 (Dodd Blvd) / CSAH 50 (Kenwood Tr.)
Current ADT (2021):	15,938 / 7,703
Projected ADT (2040):	16,000 / 14,900
Current Type:	4-lane, divided / 4-lane divided
Proposed Type:	4-lane, divided / 4-lane divided
R/W Guideline:	75ft (½ R/W) / 75ft (½ R/W)
Spacing Guideline:	¼ mile full access; ¼ mile full access
Posted Speed Limit:	45 mph / 45 mph
Proposed Use:	Commercial
Status:	Concept
Location:	NE ¼ ; Sec. 29-114-20
In attendance (10/23/24):	Frank Dempsey (city); Kris Jensen (city); Jonathan Nelson (city); Tina Goodroad (city); John Batsell (developer); Cody Brightwell (developer); Adam Besse (engineer); Kyle Roddy (engineer)
In attendance (3/25/26):	Heather Botten (city)

REVIEW 10/23/24:

The development is located in the northeast quadrant of the CSAH 9 (Dodd Blvd) and CSAH 50 intersection. The site includes two commercial buildings with drive-thrus. Access to the site will be from two internal roadways. No access to CSAH 9 and CSAH 50. Restricted access should be shown along all of CSAH 9 and CSAH 50.

The future right-of-way needs for a 4-lane divided roadway for CSAH 9 and CSAH 50 are 75 feet of half right of way. As noted, CSAH 9 includes 50 feet of existing right of way and requires dedication of an additional 25 feet to meet the 75-foot needs. CSAH 50 appears to show the 75 feet of half right of way on the concept plan.

REVIEW 03/25/26:

The development is in the northeast quadrant of the CSAH 9 (Dodd Blvd) and CSAH 50 intersection, which is a replat of Outlot C, HERITAGE COMMONS 10TH ADDITION. The site includes two commercial buildings with drive-thrus.

Access to the site will be from two internal roadways. No access to CSAH 9 and CSAH 50. Restricted access is shown along of CSAH 9 and CSAH 50.

RECOMMENDATION 03/25/26:

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