

**DAKOTA COUNTY PLAT COMMISSION  
MEETING SUMMARY**

August 13, 2025

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

<b>Plat Name:</b>	<b>MARKETPLACE AT CEDAR</b>
<b>FKA:</b>	LAKEVILLE RETAIL DEVELOPMENT
<b>PID:</b>	<b>220100051014</b>
<b>City:</b>	<b>Lakeville</b>
County Road:	CSAH 23 (Cedar Ave.) /CR 9 (179 <sup>th</sup> St. W.)
Current ADT (2021):	21,800 / tbd
Projected ADT (2040):	39,000 / tbd
Current Type:	4-lane, divided / 4-lane, divided
Proposed Type:	6-lane, divided / 4-lane, divided
R/W Guideline:	100ft (½ R/W) / 75ft (½ R/W)
Spacing Guideline:	½ mile full access / tbd
Posted Speed Limit:	55 mph / tbd
Proposed Use:	Commercial
Status:	Final
Location:	Sec. SW ¼ 10-114-20
In attendance (10/26/22):	Kris Jensen (city); Alex Jordan (city)
In attendance (06/05/24):	Kris Jensen (city); Jonathan Nelson (city); Tina Goodroad (city)
In attendance (11/06/24):	Kris Jensen (city); Zach Johnson (city); Jay Moore (developer); Mitchell Cookas
In attendance (08/13/25):	Kris Jensen (city); Jonathon Nelson (city); Jay Moore (developer); Mitchell Cookas (engineer)

REVIEW 10/26/22:

The proposed site includes two lots with apartment buildings along with two outlots. The right-of-way needs along CSAH 23 are 100 feet of half right of way, which is shown on the plat. The right-of-way needs along Future CR 9 (179<sup>th</sup> Street) are 75 feet of half right of way. The plat includes 60 feet of half right of way; therefore, the plat should dedicate an additional 15-feet along Outlots A and B. There is no access along CSAH 23 and access along Future CR (179<sup>th</sup> Street) will be discussed with a replat of Outlot A. As discussed, a right-in/right-out access to Outlot A would not be allowed in the future; however, a right-in only access may be allowed. A quit claim deed to Dakota County for restricted access along CSAH 23 should accompany the recording of the plat mylars.

RECOMMENDATION 10/26/22:

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 06/05/24:

The proposed site includes retail development on the north portion of the property and future apartments on the southern portion of the Devney property. The right-of-way needs along CSAH 23 are 100 feet of half right of way, which is shown on the plat. The right-of-way needs along Future CR 9 (179<sup>th</sup> Street) are 75 feet of half right of way. There is no access along CSAH 23. There is one access opening shown on Future CR 9 (179<sup>th</sup> Street) between Glacier Way and CSAH 23. As discussed, a right-in/right-out access would not be allowed; however, a right-in only access would be allowed at this time. The Plat Commission recommends a traffic study on the Devney property to understand impacts to the 179<sup>th</sup> Street/Glacier Way intersection.

REVIEW 11/06/24:

The proposed plat includes retail development on the north portion of the Devney property with two future outlots on the south portion of the property. The future outlots are planned for potential apartments on the remaining Devney property. The right-of-way needs along CSAH 23 are 100 feet of half right of way, which is shown on the plat. The right-of-way needs along CSAH 9 (179<sup>th</sup> Street) are 75 feet of half right of way, which is shown on the plat. There is one access shown on CSAH 9 (179<sup>th</sup> Street) between Glacier Way and CSAH 23 as a right-in only access. The location of the access opening will be determined after review of a traffic study. A right turn lane will be required through the permitting process for the right-turn only access. As noted, the Plat Commission is requiring a traffic study of the site area for review by the Transportation Department to understand impacts to the 179<sup>th</sup> Street/Glacier Way intersection, proper location of the right turn only access, and turn lane queuing.

RECOMMENDATION 11/06/24:

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 08/13/25:

The proposed final plat includes retail development on the north portion of the Devney property with two future outlots on the south portion of the property. The right-of-way needs along CSAH 23 are 100 feet of half right of way, which is shown on the plat. The right-of-way needs along CSAH 9 (179<sup>th</sup> Street) are 75 feet of half right of way, which is shown on the plat. There is one access shown on CSAH 9 (179<sup>th</sup> Street) between Glacier Way and CSAH 23 as a right-in only access. As noted, with the existing median opening at this location, the right-in only access should be modified and reviewed by the County design team to limit left turn movements and cross traffic from Cub Foods into the development.

There is one right-in/right-out access along CSAH 23, which does not meet access spacing guidelines; however, the traffic study did show a benefit to the County road system with the existing conditions/traffic along CSAH 9 (179<sup>th</sup> Street).

Restricted access should be shown along all of CSAH 23 except for one access opening and all along CSAH 9 except for one access opening. A quit claim deed to Dakota County is required for access restriction along CSAH 23 and CSAH 9 at the time of recording the plat mylars.

RECOMMENDATION 08/13/25:

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

<b>Plat Name:</b>	<b>NORTH CREEK SECOND ADDITION</b>
<b>PID:</b>	<b>225208000050</b>
<b>City:</b>	<b>Lakeville</b>
County Road:	CSAH 31 (Pilot Knob Rd.)
Current ADT (2021):	21,672
Projected ADT (2040):	33,000
Current Type:	4-lane, divided
Proposed Type:	6-lane
R/W Guideline:	100ft (½ R/W)
Spacing Guideline:	½ mile full access
Posted Speed Limit:	55 mph
Proposed Use:	Residential
Status:	Preliminary
Location:	NW ¼ ; Sec. 12-114-20
In attendance (08/13/25):	Luke Israelson (developer - KC Walk); Kris Jenson (city); Jonathon Nelson (city)

REVIEW 08/13/25:

The proposed plat is a replat of Outlot E, NORTH CREEK. The future right of way needs are 100 feet of half right of way along CSAH 31. The plat includes the proper road dedication along CSAH 31. Restricted access is shown along all of Outlot E. There were no other comments.

RECOMMENDATION 08/13/25:

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