

**DAKOTA COUNTY PLAT COMMISSION  
MEETING SUMMARY**

August 3, 2022

The Plat Commission meeting began at 1:30 p.m. via Zoom. Members present included: Todd Tollefson, Scott Peters, Jake Chapek, and John Mertens. Others present: Butch McConnell

<b>Plat Name:</b>	<b>THOMPSON SQUARE</b>
<b>PID:</b>	<b>420200011010, 428374000010</b>
<b>City:</b>	<b>West St. Paul</b>
County Road:	CSAH 6 (Thompson Ave.); CSAH 73 (Oakdale Ave.); CSAH 8 (Wentworth Ave.)
Current ADT (2017):	9,400; 7,500; 9,800
Projected ADT (2040):	11,400; 7,600; 11,600
Current Type:	2-lane; 2-lane; 3-lane
Proposed Type:	3-lane; 3-lane; 3-lane
R/W Guideline:	60ft ½ R/W; 60ft ½ R/W; 60ft ½ R/W
Spacing Guideline:	1/8 mile full; 1/8 mile full; 1/8 mile full
Posted Speed Limit:	35 mph; 30 mph; 35 mph
Proposed Use:	Residential
Status:	Preliminary
Location:	NE ¼, Sec 20-28-22
In attendance (06/08/22):	Melissa Houtsma (city); Nick Polta (Pioneer Eng); Emily Becker (MI Homes)
In attendance (08/03/22):	Melissa Houtsma (city)

REVIEW 06/08/22:

The proposed site is a replat that includes 58 townhomes. There are two private accesses for this development. Both are shown along CSAH 73 (Oakdale Avenue); one across from Schletty Lane (shown as driveway 4) and one on the southern portion of the plat (shown as driveway 1). Both accesses do not meet the 1/8-mile access spacing guidelines. As discussed, the driveway 4 access opening will be allowed and the southern access (driveway 1) will not be allowed due to the existing access spacing and the potential future redevelopment of the property immediately to the south, which would access CSAH 73 with a potential higher use of the property like townhomes. Turn lanes will be required for the driveway 4 access. As discussed, the driveway 4 access needs an intersection design review to determine if there are conflicts with overlapping left turns for Schletty Lane and driveway 4. As noted, the City will be discussing with the fire department if there is a need for a second access to site, which could be constructed as an emergency access only at driveway 1. Restricted access should be shown along all of CSAH 6 and CSAH 8 and CSAH 73 except for one access opening at driveway 4. A secondary access to the site was discussed along CSAH 6 (Thompson Avenue) but there are challenges due to the existing soils and wetlands. Restricted access should be shown along all of CSAH 73, CSAH 6, and CSAH 8 except one opening for driveway 4 along CSAH 73. A quit claim deed to Dakota County for restricted access is required with the recording of the plat mylars. Restricted access is shown along all of CSAH 6 (Thompson Ave) per the underlying plat and recorded as doc. 34723833.

The right-of-way needs for CSAH 6 and CSAH 73 have been met from the underlying plat. The right-of-way needs for CSAH 8 are 60 feet of half right of way. However, due to the existing conditions and structures in the area, the Plat Commission recommends only 50 feet of half right of way to be dedicated along CSAH 8.

RECOMMENDATION 06/08/22:

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 08/03/22:

The proposed site includes 58 townhomes. The right-of-way needs for CSAH 6 and CSAH 73 have been met from the underlying plat. The right-of-way needs for CSAH 8 are 60 feet of half right of way. However, due to the existing conditions and structures in the area, the Plat Commission recommended only 50 feet of half right of way to be dedicated along CSAH 8, which is shown on the plat. Restricted access should be shown along all of CSAH 6, CSAH 8, and CSAH 73 except for the opening across from Schletty Lane. A quit claim deed to Dakota County for restricted access is required with the recording of the plat mylars along CSAH 8 and CSAH 73. A quit claim deed is already recorded along CSAH 6 (Thompson Ave) per the underlying plat as doc. 34723833.

RECOMMENDATION 08/03/22:

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.