

**DAKOTA COUNTY PLAT COMMISSION
MEETING SUMMARY**

May 22, 2024

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

Plat Name:	VERMILLION COMMONS 4TH ADDITION
PID:	341125000200, 341125000210
City:	Farmington
County Road:	Future County Road 70 (220 th Street)
Current ADT (2021):	NA
Projected ADT (2040):	NA
Current Type:	4-lane, divided
Proposed Type:	4-lane, divided
R/W Guideline:	75ft ½ R/W
Spacing Guideline:	½ mile full access
Posted Speed Limit:	NA
Proposed Use:	Residential
Status:	Preliminary
Location:	SE ¼ Sec. 36-114-20
In attendance (05/22/24):	Tony Wippler (city); John Powell (city)

REVIEW 05/22/24:

This is a replat of Outlot E, VERMILLON VALLEY DEVELOPMENT. The right-of-way needs along Future CR 70 (220th St) of 75 feet of half right of way have been met. The access spacing guidelines along Future CR 70 are ½ mile full access and ¼ mile restricted.

As discussed, with the transition of undeveloped property to the west to existing and developed property to the east, including reduced speed limits, Transportation and the Plat Commission would allow a transition for full access allowance and recommend 1/3 mile full access spacing between Essex Avenue and Denmark Avenue. The one access shown on the proposed plat (Poppy Drive) meets the 1/3 mile full access spacing.

Restricted access should be shown along all of Future CR 70 (220th Street) except for Poppy Drive. A quit claim deed to Dakota County for restricted access is required with the recording of the plat mylars.

As noted, the proposed plat should show the existing trail easement (doc. 3547428) along the west and north property boundary.

RECOMMENDATION 05/22/24:

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.

Plat Name:	AMBER FIELDS EIGHTEENTH ADDITION
PID:	341125000200, 341125000210
City:	Rosemount
County Road:	Future CR 73 (Akron Ave.)
Current ADT (2021):	N/A
Projected ADT (2040):	N/A
Current Type:	2-lane
Proposed Type:	4-lane, divided
R/W Guideline:	75ft (½ R/W)
Spacing Guideline:	¼ mile full access
Posted Speed Limit:	50 mph
Proposed Use:	Residential
Status:	Preliminary
Location:	NE ¼; SE ¼ Sec. 34-115-19
In attendance (05/22/24):	Julia Hogan (city)

REVIEW 05/22/24:

This is a replat of Outlots B and C, AMBER FIELDS FIFTEENTH ADDITION. The right-of-way needs along Future CR 73 (Akron Ave) of 75 feet of half right of way have been met. Restricted access along Future CR 73 will be restricted with the recording of the underlying plat.

As noted, the proposed plat does not accommodate for the planned Regional Greenway (Vermillion Highlands Greenway Corridor).

RECOMMENDATION 05/22/24:

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