

## DAKOTA COUNTY PLAT COMMISSION MEETING SUMMARY

December 21, 2022

The Plat Commission meeting began at 1:30 p.m. via Zoom. Members present included: Kurt Chatfield, Scott Peters, Jake Chapek, Tom Bowlin, Todd Tollefson. Others present: Butch McConnell

<b>Plat Name:</b>	<b>APPLE VALLEY SQUARE 7<sup>TH</sup> ADDITION</b>
<b>FNA:</b>	APPLE VALLEY SQUARE 6 <sup>TH</sup> ADDITION
<b>PID:</b>	<b>011178301020</b>
<b>City:</b>	<b>Apple Valley</b>
<b>County Road:</b>	CSAH 23 (Cedar Ave.)
<b>Current ADT (2017):</b>	37,500
<b>Projected ADT (2040):</b>	47,000
<b>Current Type:</b>	6-lane, divided
<b>Proposed Type:</b>	Exceeds 6-lane, divided
<b>R/W Guideline:</b>	100ft (½ R/W)
<b>Spacing Guideline:</b>	½ mile full access
<b>Posted Speed Limit:</b>	45 mph
<b>Proposed Use:</b>	Commercial
<b>Status:</b>	Final
<b>Location:</b>	NE ¼, 33-115-20
<b>In attendance (12/26/18):</b>	Alex Sharpe (city)
<b>In attendance (03/18/19):</b>	Alex Sharpe (city)
<b>In attendance (08/17/22):</b>	Alex Sharpe (city); Ryan Anderson (ISG)
<b>In attendance (12/21/22):</b>	Alex Sharpe (city)

### REVIEW 12/26/18:

The site includes a proposed retail building in the existing parking lot along with portions on the existing retail building that include the Aldi's and Burlington stores. Restricted access was dedicated in the underlying plat with an access opening that is currently closed. A quit claim deed to Dakota County for restricted access is required along all of CSAH 23. The right-of-way is shown per the Dakota County Right of Way Road Map No. 324.

### RECOMMENDATION 12/26/18:

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 03/18/19:

The site includes two lots with one proposed retail building in the existing parking lot and the remaining property as an existing retail building that includes the Aldi's/Burlington stores. Restricted access was dedicated in the underlying plat with an access opening that is currently closed. A quit claim deed to Dakota County for restricted access is required along all of CSAH 23. The right-of-way is shown per the Dakota County Right of Way Road Map No. 324.

### RECOMMENDATION 03/18/19:

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.

### REVIEW 08/17/22:

The site includes two lots with one proposed retail building in the existing parking lot (proposed Popeye's restaurant) and the remaining property as an existing retail building that includes the Aldi's/Burlington stores. Restricted access was dedicated in the underlying plat with an access opening that is currently closed. A quit claim deed to Dakota County for restricted access is required along all of CSAH 23. The right-of-way is shown per the Dakota County Right of Way Road Map No. 324. The City requested a traffic study for the site. As noted, there have been traffic issues on 153<sup>rd</sup> Street with pedestrian traffic coming out of Aldi's.

### RECOMMENDATION 08/17/22:

The Plat Commission has approved the preliminary plat. 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 12/21/22:

The site includes two lots with one proposed retail building in the existing parking lot and the remaining property as an existing retail building that includes the Aldi's/Burlington stores. Restricted access was dedicated in the underlying plat with an access opening that is currently closed. A quit claim deed to Dakota County for restricted access is required along all of

CSAH 23, which should accompany the plat mylars. The right-of-way is shown per the Dakota County Right of Way Road Map No. 324.

RECOMMENDATION 12/21/22:

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.

**DAKOTA COUNTY PLAT COMMISSION  
MEETING SUMMARY**

January 4, 2023

The Plat Commission meeting began at 1:30 p.m. via Zoom. Members present included: Kurt Chatfield, Scott Peters, Jake Chapek, Tom Bowlin, Todd Tollefson. Others present: Butch McConnell

<b>Plat Name:</b>	<b>TIMBERCREST OF LAKEVILLE 10<sup>TH</sup> ADDITION</b>
<b>PID:</b>	<b>227670800010</b>
<b>City:</b>	<b>Lakeville</b>
County Road:	CSAH 60 (185 <sup>th</sup> St. W.)
Current ADT (2017):	17,600
Projected ADT (2040):	33,000
Current Type:	4-lane, divided
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, 13-114-21
In attendance (01/04/23):	Frank Dempsey (city); Megan Rogers (Larkin-Hoffman)

REVIEW 01/04/23:

This is a replat for one commercial lot and proposed building. The right-of-way needs for a 4-lane divided roadway along CSAH 60 are 75 feet of half right of way, which has been met. Restricted access is shown along all of CSAH 60 per document no. 455994. There were no other comments.

RECOMMENDATION 01/04/23:

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