

DAKOTA COUNTY PLAT COMMISSION MEETING SUMMARY

April 9, 2025

The Plat Commission meeting began at 1:30 pm via Teams. Members present included: Scott Peters, John Mertens, Jake Chapek, and Tyler Krage. Others present: TJ Bentley

Plat Name:	VITA ATTIVA AT SOUTH CREEK FOURTH ADDITION
PID:	146319000021, 148290200010
City:	Farmington
County Road:	CSAH 31 (Denmark Ave.); CSAH 50 (212 th St. W.)
Current ADT (2021):	6,945; 16,928
Projected ADT (2040):	5,400; 10,300
Current Type:	3-lane; 4-lane, divided
Proposed Type:	3-lane; 4-lane, divided
R/W Guideline:	60ft ½ ROW; 75 ½ ROW
Spacing Guideline:	¼ mi full access, 1/8 mi restricted: ½ mi full access
Posted Speed Limit:	50 mph; 55 mph
Proposed Use:	Residential
Status:	Preliminary
Location:	NE ¼, Sec 35-114-20 and SW ¼, Sec 36-114-20
In attendance (04/09/25):	Tony Wippler (city); John Powell (city)

REVIEW 04/09/25:

The development includes property from previously platted outlots, VITA ATTIVA AT SOUTH CREEK FIRST ADDITION and VITA ATTIVA AT SOUTH CREEK THIRD ADDITION. The access spacing guidelines for Future County Road 31 (Pilot Knob) are ¼ mile full access and 1/8 mile restricted access.

Restricted access should be shown along all Outlot C along Future CR 31. In addition, restricted access should be shown along all of Future CR 31 for eastern boundary and the north 660 feet of the western boundary (measured from the south right of way line of CSAH 50.

A quit claim deed to Dakota County for restricted access is required with the recording of the plat mylars.

RECOMMENDATION 10/23/24:

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.

DAKOTA COUNTY PLAT COMMISSION MEETING SUMMARY

April 23, 2025

The Plat Commission meeting began at 1:30 pm via Teams. Members present included: Scott Peters, John Mertens, Jake Chapek, and Tyler Krage. Others present: TJ Bentley

Plat Name:	PRESTWICK PLACE 27th ADDITION
PID:	345862200010
City:	Rosemount
County Road:	CR 73 (Akron Ave.)
Current ADT (2021):	1,650
Projected ADT:	7,700
Current Type:	3-lane, divided
Proposed Type:	4-lane, divided
R/W Guideline:	75 ft ½ ROW
Spacing Guideline:	¼ mi full access
Posted Speed Limit:	50 mph
Proposed Use:	Commercial
Status:	Preliminary
Location:	NE ¼, Sec 27-115-19
In attendance (04/23/25):	Julia Hogan (city)

REVIEW 04/23/25:

The proposed site is a replat and includes one lot as a proposed restaurant site and one outlot. The right-of-way needs of 75 feet of half right of way along County Road 73 have been met. Restricted access is shown along County Road 73 per doc. 3593666.

RECOMMENDATION 04/23/25:

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

Plat Name:	HERITAGE COMMONS 10TH 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:	Preliminary
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 (04/23/25):	Kris Jensen (city); Jonathan Nelson (city); Heather Botten (city); John Batsell (developer)

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 04/23/25:

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 internal roadways with no direct access to CSAH 9 or CSAH 50. Restricted access should be shown along all of CSAH 9 and CSAH 50. A quit claim deed to Dakota County for restricted access along CSAH 9 and CSAH 50 is required to accompany the recording of the plat.

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. 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.

As noted, the Plat Commission recommended screening/buffering along the road right of way to minimize or prevent drive-thru traffic headlights onto the County Road System. Also, recommended an internal driveway connection for Lake Marian Collision that would provide alternate internal access versus only one access to the County Road System.

RECOMMENDATION 04/23/25:

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: AMELIA MEADOWS
FKA: CEDAR HILLS NORTH
PID: 220220054020, 220051011, 220220054010, 220220050010, 220220055020, 220220051012, 220220052020
City: Lakeville
County Road: CSAH 23 (Cedar Ave.) / CR 64 (200th St. W.)
Current ADT (2021): 21,800 / 2,421
Projected ADT (2040): 39,000 / 5,500
Current Type: 6-lane, divided / 2-lane
Proposed Type: 6-lane, divided / 2-lane
R/W Guideline: 100 ft ½ ROW / 50 ft ½ ROW
Spacing Guideline: ½ mi full access / ¼ mi full access
Posted Speed Limit: 55 mph / 50 mph
Proposed Use: Residential
Status: Preliminary
Location: SW ¼, Sec. 22-114-20
In attendance (03/27/24): Frank Dempsey (city); Kris Jensen (city); Zach Johnson (city)
In attendance (07/17/24): Kris Jensen (city); Zach Johnson (city); Charlie Wiemerslage (eng)
In attendance (04/23/25): Kris Jensen (city); Jonathan Nelson (city); Heather Botten (city)

REVIEW 03/27/24:

The concept plan includes a residential development north of County Road 64 (200th St W) and east of CSAH 23 (Cedar Ave). The right-of-way needs are 50 feet of half right of way along CR 64 and 100 feet of half right of way along CSAH 23. Access to the site along CR 64 include two accesses that align with the south intersections at Gallifrey Way and Gadfly Way. Access to the site along CSAH 23 includes one future access at 197th Street. The 2009 Cedar Avenue Corridor Study identified access along CSAH 23 at 197th Street and 200th Street to be restricted access locations (3/4 access or RI/RO access).

The Plat Commission requires a traffic study for the proposed development to understand traffic impacts to the adjacent County roads and intersections. For further information regarding the traffic impact analysis, contact Tom Bowlin, Dakota County Traffic Engineer at 952-891-7106.

RECOMMENDATION 07/17/24:

The preliminary plat includes a residential development north of County Road 64 (200th St W) and east of CSAH 23 (Cedar Ave). The right-of-way needs are 50 feet of half right of way along CR 64 and 100 feet of half right of way along CSAH 23. Access to the site along CR 64 include two accesses that align with the south intersections at Gallifrey Way and Gadfly Way.

However, Gadfly Way is shown as a cul-de-sac and not a through street. The Plat Commission recommended Gadley Way to be a through street. Restricted access should be shown along all of CSAH 23 and all of CR 64 except for two access openings at Gallifrey Way and Gadfly Way. A quit claim deed to Dakota County for restricted access is required with the recording of the plat mylars.

According to the Cedar Avenue Corridor Study, the intersections at 197th Street/Cedar Avenue and 200th Street/Cedar Avenue are planned to be restricted in the future. Also, as noted, the traffic study required by the Plat Commission on March 27, 2024, was recently received and the County Traffic Engineer has not reviewed the study at this time.

REVIEW 07/17/24:

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 04/23/25:

The proposed site includes residential development north of County Road 64 (200th St W) and east of CSAH 23 (Cedar Ave). The right-of-way needs are 50 feet of half right of way along CR 64 and 100 feet of half right of way along CSAH 23. Access to the site along CR 64 include two accesses that align with the south intersections at Gallifrey Way and Gadfly Way. Restricted access should be shown along all of CSAH 23 and all of CR 64 except for the two access openings. A quit claim deed to Dakota County for restricted access is required with the recording of the plat mylars.

RECOMMENDATION 04/23/25:

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.