

**DAKOTA COUNTY PLAT COMMISSION
MEETING SUMMARY**

January 15, 2025

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

Plat Name: AKRON RIDGE
PID: 340220007012
City: Rosemount
 County Road: CSAH 73 (Akron Ave.)
 Current ADT (2021): 2,750
 Projected ADT (2040): 6,200
 Current Type: 3-lane
 Proposed Type: 4-lane, divided
 R/W Guideline: 75ft½ ROW
 Spacing Guideline: ½ mile, full access
 Posted Speed Limit: 50 mph
 Proposed Use: Residential
 Status: Preliminary
 Location: NE ¼, 22-115-19
 In attendance (01/15/25): Jason Palmby (developer); Anthony Nemcek (city); Julia Hogan (city)

REVIEW 01/15/25:

The proposed development includes 58 townhome units. The access spacing guidelines along CSAH 73 according to the 2040 Transportation Plan are 1/4-mile (1320 feet) for a full access and 1/8-mile (660 feet) for a restricted access location. The site includes one access opening to CSAH 73 with an internal future connection to the south parcel. Restricted access should be shown along all of CSAH 73 except for the one access opening. A quit claim deed to Dakota County for restricted access along CSAH 73 is required with the recording of the plat mylars. As discussed, a short right-turn lane will be required for the proposed access. The turn-lane design will be approved through the permitting process.

The right-of-way needs along CSAH 73 for a future 4-lane divided roadway are 75 feet of half right of way.

RECOMMENDATION 01/15/25:

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: NORTH WIND ADDITION
PID: 340350001014
City: Rosemount
 County Road: Future CR 71 (Blaine Ave.)
 Current ADT (2021): tbd
 Projected ADT (2040): tbd
 Current Type: N/A
 Proposed Type: 3-lane
 R/W Guideline: 60ft½ ROW
 Spacing Guideline: tbd
 Posted Speed Limit: 50 mph
 Proposed Use: Residential
 Status: Preliminary
 Location: NE ¼, 35-115-19
 In attendance (01/15/25): Anthony Nemcek (city); Julia Hogan (city); Carly Peterson (UofM); Brian Wurderman (Kimley-horn)

REVIEW 01/15/25:

The proposed commercial site includes one lot and outlot. The right-of-way needs along Blaine Avenue (Future County Road 71) for a future 2-lane divided/3-lane roadway are 60 feet of half right of way. The access spacing guidelines along Blaine Avenue according to the 2040 Transportation Plan are 1/4-mile (1320 feet) for a full access and 1/8-mile (660 feet) for a restricted access location. The site includes one access opening to Blaine Avenue. Restricted access should be shown along all of Blaine Avenue except for the one access opening. A quit claim deed to Dakota County for restricted access along Blaine Avenue (Future CR 71) is required with the recording of the plat mylars.

RECOMMENDATION 01/15/25:

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:	KWIK TRIP 1795
FKA:	HILLTOP PLAZA 2 ND ADDITION
PID:	103310001032, 103310001020, 103310001010, 103310001031
City:	Eagan
County Road:	CSAH 30 (Diffley Rd.) / CSAH 31 (Pilot Knob Rd.)
Current ADT (2021):	8,362 / 21,143
Projected ADT (2040):	14,800 / 27,000
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:	½ mile full access / ½ mile full access
Posted Speed Limit:	45 mph / 45 mph
Proposed Use:	Commercial
Status:	Preliminary
Location:	SW ¼, 22-27-23
In attendance (09/16/20):	Dan Parks (Westwood); Jeffrey Stein (Hy-vee); Aaron Nelson (City)
In attendance (11/25/20):	Dan Parks (Westwood); Jeffrey Stein (Hy-vee); Phil Hoey (Hy-vee); Aaron Nelson (City)
In attendance (01/15/25):	Steve Lowe (Kwik Trip); Lisa Wadsen (Kwik Trip); Ben Perkey (city); Mike Schultz (city); Aaron Nelson (city); Pam Dudziak (city)

REVIEW 09/16/20:

The proposed site is located on the northeast corner of CSAH 31 (Pilot Knob Road) and CSAH 30 (Diffley Road). The property was platted in 1982 and currently contains three commercial buildings on three lots. The proposed redevelopment reconfigures the three lots, replaces the south and easterly buildings with new uses and buildings, and retains the northwesterly building.

The right-of-way needs along CSAH 30 for a 4-lane divided roadway are 75 feet of half right of way. The right-of-way needs along CSAH 31 according to the 2030 Transportation Plan and future needs are a 6-lane divided roadway with 100 feet of half right of way. The right-of-way needs along CSAH 31 according to the 2040 Transportation Plan and future needs are a 4-lane divided roadway with 75-feet of half right of way. As mentioned, the 2040 Transportation Plan is planned to be adopted by the County Board at the end of 2020. Therefore, the Plat Commission will require only a 5-foot Trail, Drainage, and Utility Easement along CSAH 31 and CSAH 30. Also, there may be a small triangle of right of way required in the corner of the CSAH 30/CSAH 31 intersection.

Restricted access was dedicated along all of CSAH 30 per the underlying plat of HILLTOP PLAZA. The right-of-way needs along CSAH 31 according the 2030 Transportation Plan are a half mile for a full access and quarter mile for a restricted access location. The right-of-way needs along CSAH 31 according to the 2040 Transportation Plan are quarter mile for a full access and 1/8-mile for a restricted access location. The proposed plat includes the existing restricted access location along CSAH 31, which is approximately 450 feet north of the CSAH 31/CSAH 30 intersection. The existing access does not meet the access spacing guidelines for a restricted access location. However, as discussed, the access may be able to remain at this time with construction of a new right-turn lane. As noted, there is an existing power pole that will be affected by construction of a new right-turn lane. Also, due to the limited access spacing of the existing restricted access location to the CSAH 30/CSAH 31 intersection, the Dakota County Transportation Department will need to evaluate if a new turn lane will be able to operate and be designed properly.

RECOMMENDED 09/16/20:

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 11/25/20

The proposed site is located at the northeast corner of CSAH 31 (Pilot Knob Road) and CSAH 30 (Diffley Road). The property was platted in 1982 and currently contains three commercial buildings on three lots. The proposed redevelopment reconfigures the three lots, replaces the south and easterly buildings with new uses and buildings, and retains the northwesterly building.

The right-of-way needs along CSAH 30 for a 4-lane divided roadway are 75 feet of half right of way. The right-of-way needs along CSAH 31 according to the 2030 Transportation Plan and future needs are a 6-lane divided roadway with 100 feet of half right of way. The right-of-way needs along CSAH 31 according to the 2040 Transportation Plan and future needs are a 4-lane divided roadway with 75-feet of half right of way. As mentioned, the 2040 Transportation Plan is planned to be adopted by the County Board in the spring/summer of 2021. The Plat Commission requires only a 5-foot Trail, Drainage, and Utility (TDU) Easement along CSAH 31 and CSAH 30 and a small 15-foot triangle of road dedication at the intersection of CSAH 30/31. The TDU easement should be described with the underlying plat description and shown on proposed plat. Dakota County will provide the template language for the TDU easement.

The right-of-way needs along CSAH 31 according the 2030 Transportation Plan are ½ mile for a full access and ¼ mile for a restricted access location. The right-of-way needs along CSAH 31 according the 2040 Transportation Plan are 1/4-mile (1320 feet) for a full access and 1/8-mile (660 feet) for a restricted access location. The proposed plat includes the existing restricted access location along CSAH 31, which is approximately 450 feet north of the CSAH 31/CSAH 30 intersection. The existing access does not meet the access spacing guidelines for a restricted access location. However, as discussed, the access opening could remain open at this time as a temporary access only with construction of a new right-turn lane. Without a new turn lane, this access opening should be closed. Restricted access should be shown along all of CSAH 31 with a Temporary Permit required for the restricted access location. The permit would include language for closure of this access in the future due to safety concerns or future reconstruction of CSAH 31. Restricted access was dedicated in the underlying plat for CSAH 30 and most of CSAH 31. A quit claim deed to Dakota County for restricted access along CSAH 31 is required with the recording of the plat mylars.

Also noted, if the project plans move forward without a proposed replat and crashes occur at this location and there are safety concerns, the County Transportation Department would also work to close the existing restricted access location, which would be the same for similar access locations throughout the County. Also, if a new turn lane was constructed in the future for the full access location at Berry Ridge Road, the new turn lane would conflict with the restricted access location.

RECOMMENDED 11/25/20

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 01/15/25:

The proposed site is located at the northeast corner of CSAH 31 (Pilot Knob Road) and CSAH 30 (Diffley Road). The property was platted in 1982 with three existing lots. The proposed redevelopment reconfigures the three lots into one lot for a Kwik Trip Convenience Store.

The access spacing guidelines along CSAH 30 according the 2040 Transportation Plan are 1/4-mile (1320 feet) for a full access and 1/8-mile (660 feet) for a restricted access location. There is no access shown along CSAH 30. The future right-of-way needs are 75 feet of half right of way for a 4-lane divided roadway. The existing right of way includes 75 feet of half right of way. In addition, the Plat Commission requires a 5-foot Trail, Drainage, and Utility (TDU) Easement to Dakota County along the southern 5 feet of proposed Lot 1 along with a small 15x15 foot triangle of county road dedication at the intersection of CSAH 30/31 to accommodate the existing trail.

The access spacing guidelines along CSAH 31 according the 2040 Transportation Plan are 1/4-mile (1320 feet) for a full access and 1/8-mile (660 feet) for a restricted access location. There is one an existing restricted access (right turns only) location along CSAH 31, which is approximately 450 feet north of the CSAH 31/CSAH 30 intersection. The existing access does not meet the access spacing guidelines (660 feet) for a restricted access location. However, as discussed, the access opening could remain open at this time with restricted access shown on the plat over the existing access opening with a Dakota County Conditional Permit to allow the restricted (right-in-right-out only) access location. This Permit is required to be recorded with the plat and would include statute language regarding safety concerns in the future, which is similar to any other access location along County Roads. The future right-of-way needs are 75 feet of half right of way for a future 4-lane divided roadway. The existing right of way includes 75 feet of half right of way. In addition, the Plat Commission recommended a 5-foot Trail, Drainage, and Utility (TDU) Easement to Dakota County along the western 5 feet of Lot 1 to accommodate the existing and future trail along the proposed right turn lane for CSAH 31.

The TDU easement along CSAH 30 and CSAH 31 should be described with the underlying plat description (HILLTOP PLAZA) and shown on proposed plat. Dakota County will provide the template language for the TDU easement.

Restricted access should be shown along all of CSAH 30 and CSAH 31 per the underlying plat of HILLTOP PLAZA. In addition, restricted access should be shown over the existing CSAH 31 access opening along with a quit claim deed to Dakota County for restricted access, which should accompany the recording of the plat mylars. As stated, a Conditional Permit from Dakota County will be created and recorded for the right turn only access along CSAH 31.

RECOMMENDED 01/15/25:

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: MCDONALDS AT ORCHARD PLACE
PID: 015589300010
City: Apple Valley
County Road: CSAH 31 (Pilot Knob Rd.)
Current ADT (2021): 22,422
Projected ADT (2040): 25,000
Current Type: 4-lane, divided
Proposed Type: 6-lane or greater
R/W Guideline: 100ft ½ ROW
Spacing Guideline: ½ mile, full access
Posted Speed Limit: 55 mph
Proposed Use: Commercial
Status: Preliminary
Location: NW ¼, 35-115-20
In attendance (01/15/25): Tim Benetti (city); Brandon Anderson (city)

REVIEW 01/15/25:

The proposed replat includes two commercial lots. The existing right of way needs of 100 feet of half right of way have been met. There is no access shown along CSAH 31. Restricted access should be shown per document number 3587782.

RECOMMENDATION 01/15/25:

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.