

**DAKOTA COUNTY PLAT COMMISSION
MEETING SUMMARY**

February 11, 2026

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

Plat Name:	HERITAGE COMMONS 12TH ADDITION
PID:	223203200010
City:	Lakeville
County Road:	CSAH 50 (202 nd St. W.)
Current ADT (2021):	7,703
Projected ADT (2040):	14,900
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:	45 mph
Proposed Use:	Commercial
Status:	Preliminary
Location:	NW ¼ ; Sec. 29-114-20
In attendance (02/11/26):	Zach Johnson (city); Heather Botten (city); Grace Ellis (city)

REVIEW 02/11/26:

The plat is a replat of Outlot A, HERITAGE COMMONS 9th ADDITION. The right-of-way guidelines have been met and restricted access along CSAH 50 was dedicated in the plat of HERITAGE COMMONS. There were no further discussions.

RECOMMENDATION 02/11/26:

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

Plat Name:	DODD COMMONS
PID:	220090079011, 220090079014, partial 220090081010
City:	Lakeville
County Road:	CSAH 9 (179 th St. W.) / CSAH 23 (Cedar Ave.)
Current ADT (2021):	15,500 / 22,700
Projected ADT (2040):	16,800 / 42,000
Current Type:	4-lane, divided / 6-lane, divided
Proposed Type:	4-lane, divided / 6-lane, divided
R/W Guideline:	75 ft ½ ROW / 100 ft ½ ROW
Spacing Guideline:	½ mi full access
Posted Speed Limit:	50 mph / 50-55 mph
Proposed Use:	Commercial
Status:	Preliminary
Location:	SE ¼, Sec. 9-114-2
In attendance (02/11/26):	Zach Johnson (city); Heather Botten (city); Grace Ellis (city)

REVIEW 02/11/26:

The site includes city property for a proposed fire station and an existing water tower site. The right-of-way needs along CSAH 9 (179th Street West) are 75 feet of half right of way, which has been met. There are no planned access locations along 179th Street to this site. Restricted access should be shown along all of CSAH 9 (179th Street West) and CSAH 23. A quit claim deed to Dakota County for restricted access is required with the recording of the plat mylars.

The city mentioned that there are no current plans for Outlot C at this time; however, with a future development review, they plan to discuss an internal road system through Outlot C to the existing site to the east. As noted, the existing plat to the east (DOUBLE E CROSSINGS) was platted in 2005 with stipulations that included a temporary right turns only access along CSAH 23. This access will be closed at some point in the future but allowed to remain at this time. The following includes the meeting notes from the 2005 Double E CROSSINGS plat review with the city and Plat Commission regarding the temporary access along CSAH 23:

The temporary access on CSAH 23 (Cedar Avenue) will be removed upon the occurrence of any of the following events:

- Access is provided to the site (Double E Crossing) from the connection to 179th St. (future CSAH 9)*
- If the development of the adjacent parcel to the west of Double E Crossing occurs without connections to the 179th Street alignment.*
- At the direction of the Dakota County Board of Commissioners, when traffic conditions and/or safety issues warrant.*

The City of Lakeville has incorporated the agreed upon language into the Lakeville Planning Report regarding closure of the temporary access to CSAH 23 and will be included into the Development Contract. The Dakota County Transportation Department will work with the city to finalize the temporary access regarding the necessary turn lanes.

RECOMMENDATION 02/11/26:

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
February 25, 2026**

The Plat Commission meeting began at 1:30 pm via Teams. Members present included: Todd Tollefson, Jake Chapek, and John Mertens. Others present: Todd Bentley

Plat Name:	KRECHS LANDING
PID:	200090087013, 202010002120
City:	Inver Grove Heights
County Road:	CSAH 28 (80 th St. E.)
Current ADT (2021):	5,320
Projected ADT (2040):	10,400
Current Type:	2-lane undivided
Proposed Type:	3-lane undivided/2-lane divided
R/W Guideline:	60 ft ½ ROW (both)
Spacing Guideline:	¼ mi full access
Posted Speed Limit:	40 mph
Proposed Use:	Residential
Status:	Preliminary
Location:	SE ¼, Sec. 9-27-22
In attendance (02/25/26):	Kevin Shay (city)

REVIEW 02/25/26:

The site includes one existing lot with one access to CSAH 28. The proposed plat splits the property into two lots with an access to Boudreau Court for the northern lot along with retaining the existing driveway access to CSAH 28 for the southern lot. The right-of-way guidelines along CSAH 28 for future 3-lane undivided/2-lane divided roadway are 60 feet of half right of way. Restricted access should be shown along all of CSAH 28 except for one access opening. A quit claim deed to Dakota County for restricted access is required with the recording of the plat mylars.

RECOMMENDATION 02/25/26:

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.