

## DAKOTA COUNTY PLAT COMMISSION MEETING SUMMARY

June 20, 2024

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

<b>Plat Name:</b>	<b>DAKOTA STATION FIRST ADDITION</b>
<b>PID:</b>	<b>020261060011, 020261025010</b>
<b>City:</b>	<b>Burnsville</b>
County Road:	CSAH 32 (Cliff Rd.)
Current ADT (2021):	15,100
Projected ADT (2040):	17,200
Current Type:	4-lane, undivided
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 & SW ¼, Sec 26-27-24
In attendance (05/22/24):	Logan Vlasaty (city)

### REVIEW 06/20/24:

The proposed plat includes an expansion of the existing CenterPoint Energy site. The future right-of-way needs along CSAH 32 are 75 feet of half right of way for a 4-lane divided roadway. The existing right-of-way along CSAH 32 is only 50 feet; therefore, an additional 25 feet should be dedicated on the plat to meet the future needs of 75 feet. There is an existing fence along the 50-foot right-of-way line. The existing fence should be relocated to the 75-foot right-of-way line. However, as discussed, the fence could remain at this time until a reconstruction of CSAH 32 in the future. The County will require an encroachment agreement with the owner to allow the exiting fence to remain in County right of way. As noted, there are no current reconstruction projects planned in the next 5-years.

The access spacing guidelines are ¼-mile for full access and 1/8-mile for restricted access locations. There is one existing access along CSAH 32. Restricted access should be shown along all of CSAH 32 except for the one existing access. A quit claim deed to Dakota County for restricted access is required with the recording of the plat mylars.

### RECOMMENDATION 06/20/24:

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

July 3, 2024

The Plat Commission meeting began at 1:30pm via Teams. Members present included: Todd Tollefson, Scott Peters, Kurt Chatfield, John Mertens, and Tom Bowlin.

<b>Plat Name:</b>	<b>VERMILLION RIVER CROSSINGS THIRD ADDITION</b>
<b>PID:</b>	<b>148260000100</b>
<b>City:</b>	<b>Farmington</b>
County Road:	CSAH 31 (Denmark Ave.)
Current ADT (2021):	6,945
Projected ADT (2040):	5,400
Current Type:	3-lane
Proposed Type:	3-lane
R/W Guideline:	60ft ½ R/W
Spacing Guideline:	½ mile full access
Posted Speed Limit:	50 mph
Proposed Use:	Residential
Status:	Preliminary
Location:	NE ¼, Sec 38-114-20
In attendance (07/03/24):	Tony Wippler (city); John Powell

REVIEW 07/03/24:

The site includes two lots with one lot planned for an apartment site. The proposed plat is only contiguous to CSAH 31 at Spruce Street. There are no further comments.

RECOMMENDATION 07/03/24:

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

<b>Plat Name:</b>	<b>THOMPSON SQUARE EAST</b>
<b>PID:</b>	<b>420200013110, 420200013100, 423000005160, 423000005150, 423000005140, 423000005130, 423000005080, 423000005070, 423000005060</b>
<b>City:</b>	<b>West St. Paul</b>
County Road:	CSAH 73 (Oakdale Ave.)
Current ADT (2021):	7,343
Projected ADT (2040):	7,600
Current Type:	3-lane
Proposed Type:	3-lane
R/W Guideline:	60ft ½ R/W
Spacing Guideline:	½ mile full access
Posted Speed Limit:	30 mph
Proposed Use:	Residential
Status:	Preliminary
Location:	NE ¼, Sec 20-28-22
In attendance (07/03/24):	Melissa Houtsma (city); Emily Becker (developer)

REVIEW 07/03/24:

The proposed plat is a redevelopment of a church site for 44 townhomes. The right-of-way needs along CSAH 73 are 60 feet of half right of way. Due to the existing conditions in the area, the plat will include 50 feet of half right of way. The proposed plat includes dedication of 40 feet of right-of-way along CSAH 73 to meet 50 feet of half right of way. Access to the site is from Schletty Lane (city street). Restricted access should be shown along all of CSAH 73. A quit claim deed to Dakota County for restricted access is required with the recording of the plat mylars.

RECOMMENDATION 07/03/24:

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.

<b>Plat Name:</b>	<b>EAGLE VIEW ADDITION</b>
<b>PID:</b>	<b>010240002060</b>
<b>City:</b>	<b>Apple Valley</b>
County Road:	CSAH 33 (Diamond Path)
Current ADT (2021):	6,470
Projected ADT (2040):	9,400
Current Type:	2-lane
Proposed Type:	3-lane
R/W Guideline:	60ft ½ R/W
Spacing Guideline:	½ mile full access
Posted Speed Limit:	45 mph
Proposed Use:	Residential
Status:	Preliminary
Location:	NE ¼, Sec 24-115-20
In attendance (07/03/24):	Kathy Bodmer (city); Sydnee Stoeing (city); John Pelegano (owner); Aaron Mages (engineer)

REVIEW 07/03/24:

The proposed plat includes one existing residential site with no substantial changes or impacts to the use of the existing property. The right-of-way needs for a future 3-lane/2-lane median roadway along CSAH 33 are 60 feet of half right of way. The plat dedicates 33 feet of existing right of way. No additional right of way or restricted access is required with this plat. A reconstruction project along CSAH 33 is planned in the near future and is on the 5-year County Transportation CIP list.

RECOMMENDATION 07/03/24:

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

<b>Plat Name:</b>	<b>SUNDANCE LAKEVILLE</b>
<b>PID:</b>	<b>220011037020</b>
<b>City:</b>	<b>Lakeville</b>
County Road:	CSAH 46 (160 <sup>th</sup> St. W.)
Current ADT (2021):	8,300
Projected ADT:	11,800
Current Type:	4-lane, divided
Proposed Type:	4-lane, divided
R/W Guideline:	75 ft ½ ROW
Spacing Guideline:	½ mi full access
Posted Speed Limit:	45 mph
Proposed Use:	Residential
Status:	Final
Location:	NW ¼, Sec 1-114-21
In attendance (04/10/24):	Frank Dempsey (city); Zach Johnson (city)
In attendance (07/03/24):	Jonathon Nelson (city)

**REVIEW 04/10/24:**

The proposed site includes two proposed lots for commercial medical buildings with future phases for residential development on Outlot B. Access to the site is off Kendale Drive and Buck Hill Road. As discussed, the Kendale Drive access at CSAH 46 is planned to be restricted as a ¾-access, which would be restricted with the replatting Outlot B. Restricted access should be shown along all of CSAH 46 for Outlot B and Block 1.

**RECOMMENDATION 04/10/24:**

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 07/03/24:**

The proposed site includes two proposed lots for commercial medical buildings a future phase for residential development on Outlot B. Access to the site is off Kendale Drive and Buck Hill Road. As discussed, the Kendale Drive access at CSAH 46 is planned to be restricted as a ¾-access, which will be reviewed and considered with the replat of Outlot B. Restricted access should be shown along all of CSAH 46 for Outlot B and Block 1. A quit claim deed to Dakota County for restricted access is required with the recording of the plat mylars.

**RECOMMENDATION 07/03/24:**

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.