

**DAKOTA COUNTY PLAT COMMISSION
MEETING SUMMARY**

October 26, 2022

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

Plat Name:	ROSEMOUNT INDUSTRIAL ADDITION
PID:	340321070025
City:	Rosemount
County Road:	CSAH 46 (160 th St. W.)
Current ADT (2017):	14,200
Projected ADT (2040):	21,000
Current Type:	4-lane, divided
Proposed Type:	4-lane, divided
R/W Guideline:	75ft (½ R/W)
Spacing Guideline:	½ mile full access
Posted Speed Limit:	55 mph
Proposed Use:	Commercial
Status:	Preliminary
Location:	Sec. SW ¼ 32-115-19
In attendance (10/26/22):	Anthony Nemcek (city)

REVIEW 10/26/22:

This site includes a one lot industrial building located at the northeast quadrant of Highway 3 and CSAH 46. There are two main access locations on the northern portion of the property to the proposed city street. A secondary access is on the southern portion that connects to CSAH 46 via a frontage road. As discussed, the existing restricted access location at CSAH 46, off the western frontage road, may be closed with the design of the future CSAH 46 reconstruction project. The right-of-way needs along CSAH 46 have been met. The plat includes existing restricted access along Highway 3 and CSAH 46.

RECOMMENDATION 10/26/22:

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:	AMBER FIELDS EIGHTH ADDITION
PID:	341125000040
City:	Rosemount
County Road:	CSAH 42 (145 th St. W.)
Current ADT (2017):	14,900
Projected ADT (2040):	23,000
Current Type:	4-lane, divided
Proposed Type:	4-lane, divided
R/W Guideline:	75ft (½ R/W)
Spacing Guideline:	½ mile full access
Posted Speed Limit:	55 mph
Proposed Use:	Residential
Status:	Preliminary
Location:	Sec. SW ¼ 27-115-19
In attendance (10/26/22):	Anthony Nemcek (city)

REVIEW 10/26/22:

This apartment site includes a replat of one lot from the recent AMBER FIELDS plat. The right-of-way needs along CSAH 42 have been met and access to CSAH 42 is restricted per document no. 3538196. All access to site will be from city streets. There are no other comments.

RECOMMENDATION 10/26/22:

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:	ADAMS FIRST ADDITION
PID:	340181028014, 340181028015, 344860000010
City:	Rosemount
County Road:	CSAH 38 (McAndrews)
Current ADT (2017):	9,800
Projected ADT (2040):	15,300
Current Type:	3-lane
Proposed Type:	3-lane
R/W Guideline:	60 ft ½ R/W
Spacing Guideline:	¼ mile full access
Posted Speed Limit:	55 mph
Proposed Use:	Residential
Status:	Preliminary
Location:	NW ¼, Sec 18-115-19
In attendance (10/03/16):	Anthony Nemcek (city); Kyle Klatt (city); Clay Adams (property owner)
In attendance (10/26/22):	Anthony Nemcek (city)

REVIEW 10/3/2016:

The proposed plat includes two larger residential lots along CSAH 38. The right of way needs along CSAH 38 for a future four-lane divided roadway are 75 feet of half right of way. The site includes 50 feet of existing right of way along CSAH 38; therefore, the plat is required to dedicate an additional 25 feet. The access spacing guidelines are ¼ mile (1,320 feet) full access and 1/8 mile (660 feet) restricted access. Restricted access should be shown along all of CSAH 38 except the eastern driveway access location across from Danbury Way. The western driveway access is to be removed because it no longer meets access spacing guidelines, and the easterly driveway will be a safer location to access the property in the future when left turn lanes are added by the County in 2018 (the westerly driveway will not have a left turn lane available). A driveway easement for Lot 2 across Lot 1 to the easterly driveway exists, providing legal access. A quit claim deed for restricted access to Dakota County is required at the time of recording the plat mylars.

RECOMMENDATION 10/3/216:

The preliminary plat was approved with the above conditions.

REVIEW 10/26/22:

The proposed site includes two existing rural lots to create two additional new lots. The right-of-way needs are 60 feet of half right of way, which has been met. There are two existing accesses to the site that will each become shared access locations. The western access will share access for two lots and the eastern access will share access with two lots. Restricted access should be shown along all of CSAH 38 except for the two openings. A quit claim deed to Dakota County for restricted access is required with the recording of the plat mylars.

RECOMMENDATION 10/26/22:

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.