

**DAKOTA COUNTY PLAT COMMISSION
MEETING SUMMARY**

March 11, 2026

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

Plat Name:	DAWSON WOODS
PID:	200070052051
City:	Inver Grove Heights
County Road:	CSAH 28 (Yankee Doodle Rd.)
Current ADT (2021):	7,900
Projected ADT (2040):	10,300
Current Type:	4-lane, divided
Proposed Type:	4-lane, divided
R/W Guideline:	75ft ½ mi R/W
Spacing Guideline:	½ mi full; ¼ mi restricted
Posted Speed Limit:	50 mph
Proposed Use:	Residential
Status:	Preliminary
Location:	SW ¼, Sec. 7-27-22
Attendance (03/11/26):	Ben Schneider (city)

REVIEW 03/11/26:

The proposed development includes 46 townhomes. Per the 2040 Transportation Plan, the County's Plat Needs Map identifies the right-of-way need along CSAH 28 as 75 feet of half right of way to accommodate for a 4-lane divided roadway. There were no proposed access locations to CSAH 28. Access to the site is from Argenta Trail (a city street). As noted, 80th Street East dedicates right of way to the western boundary for future development to the west.

RECOMMENDATION 03/11/26:

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.

Plat Name:	REGISTERED LAND SURVEY NO. 67
PID:	390030026015
City:	Vermillion Twp
County Road:	N/A
Current ADT (2021):	N/A
Projected ADT (2040):	N/A
Current Type:	N/A
Proposed Type:	N/A
R/W Guideline:	N/A
Spacing Guideline:	N/A
Posted Speed Limit:	N/A
Proposed Use:	Agriculture
Status:	Preliminary
Location:	N ½, Sec. 3-114-18
Attendance (03/11/26):	None

REVIEW 03/11/26:

Registered Land Survey No. 67 is along a township road (Fischer Avenue). The Plat Commission has reviewed the RLS per MS 383D.65. There were no comments.

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