

# DAKOTA COUNTY PLAT COMMISSION MEETING SUMMARY

August 31, 2022

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

<b>Plat Name:</b>	<b>SUITE LIVING OF EAGAN</b>
<b>PID:</b>	<b>101730001010</b>
<b>City:</b>	<b>Eagan</b>
County Road:	CSAH 30 (Diffley Rd)
Current ADT (2017):	17,800
Projected ADT (2040):	18,800
Current Type:	4-lane
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:	Residential
Status:	Preliminary
Location:	NW ¼, 29-27-23
In attendance (08/31/22):	Aaron Nelson (city)

## REVIEW 08/31/22:

The proposed plat has two lots that include one existing church site and one proposed senior living site. The right-of-way needs of 75 feet of half right of way have been met. Access to the site includes one access along CSAH 30. The existing access to the church site should be removed and moved westerly, across from Beaver Dam Road and as shown on the site plan. Restricted access should be shown along all of CSAH 30 except one opening across from Beaver Dam Road. As discussed, this proposed location includes access restriction as shown on the underlying plat of CHRIST LUTHERAN. The County will need to quit claim deed the existing legal description as described in the restricted access document (no. 2669936) back to the owner. A new quit claim deed to Dakota County for restricted access along CSAH 30 except the one access opening is required with the recording of the plat mylars.

## RECOMMENDATION 08/31/22:

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.

<b>Plat Name:</b>	<b>KESWICK MEDICAL ADDITION</b>
<b>PID:</b>	<b>220350001019</b>
<b>City:</b>	<b>Lakeville</b>
County Road:	CSAH 70 (210 <sup>th</sup> St. W.)
Current ADT (2017):	6,700
Projected ADT (2040):	8,200
Current Type:	4-lane, divided
Proposed Type:	4-lane, divided
R/W Guideline:	75 ft ½ R/W
Spacing Guideline:	½ mile full
Posted Speed Limit:	55 mph
Proposed Use:	Commercial
Status:	Preliminary
Location:	NE ¼; Sec 35-114-21
In attendance (08/31/22):	Alex Jordan (city)

## REVIEW 08/31/22:

The proposed site includes a medical building with access along Keswick Road (a city street). The plat meets the future right-of-way needs of 75 feet of ½ right of way along CSAH 70. Restricted access should be shown along all of CSAH 70. A quit claim deed to Dakota County for restricted access is required with the recording of the plat mylars

## RECOMMENDATION 08/31/22:

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.

<b>Plat Name:</b>	<b>VOYAGEUR FARMS</b>
<b>PID:</b>	<b>220150026031</b>
<b>City:</b>	<b>Lakeville</b>
County Road:	CSAH 23 (Cedar Ave.) / Future CR 185 <sup>th</sup> Street
Current ADT (2017):	20,300 / N/A
Projected ADT (2040):	39,000 / N/A
Current Type:	4-lane, divided / N/A
Proposed Type:	6-lane / N/A
R/W Guideline:	100 ft ½ R/W / N/A
Spacing Guideline:	½ mile full / N/A
Posted Speed Limit:	55 mph / N/A
Proposed Use:	Residential
Status:	Final
Location:	NW ¼; Sec 15-114-20
In attendance (03/02/2022):	Dave Olson (city); Daryl Morey (city); Alex Jordan (city); Kris Jensen (city); Frank Dempsey (city); Rick Osberg (James Hill); Melissa Duce (Lennar)
In attendance (08/31/22):	Alex Jordan (city)

REVIEW 03/02/22:

The development includes detached townhomes along CSAH 23 and Future CR (185<sup>th</sup> Street). The right-of-way needs along CSAH 23 are 100 feet of half right of way and 75 feet of half right of way along Future CR (185<sup>th</sup> Street). There is one access to CSAH 23 at 183<sup>rd</sup> Street West. Restricted access should be shown along all of CSAH 23 except for the one access opening at 183<sup>rd</sup> Street. There is also one access to Future CR (185<sup>th</sup> Street), located about 700 feet east of CSAH 23. This access location would be a restricted access location in the future. If 185<sup>th</sup> Street is constructed for this development, a highway easement is required on the property to the south. A quit claim deed to Dakota County for restricted access along CSAH 23 and Future CR (185<sup>th</sup> Street) is required with the recording of the plat mylars.

The future access locations along CSAH 23 as determined through the Cedar Avenue Study are a full access at 185<sup>th</sup> Street, a ¾ restricted access at 183<sup>rd</sup> Street, and a ¾ restricted access at 181<sup>st</sup> Street.

A trail to be constructed is shown along CSAH 23. As discussed, there are challenges with having the trail along the CSAH 23 on the north due to the existing wetlands. The plan shows the trail meandering off CSAH 23 and going around the wet land area. The County would still want a trail connection along CSAH 23 to be constructed in the future.

The type of future access openings along County Roads are subject to change based upon operation, safety concerns, updated studies, or increased traffic counts. Future access allowed to any County Road has a right to an access opening but not the type of access (full, restricted) or future median requirements.

RECOMMENDED 03/02/22:

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 08/31/22:

The development includes detached townhomes along CSAH 23 and Future CR (185<sup>th</sup> Street). The right-of-way needs along CSAH 23 are 100 feet of half right of way and 75 feet of half right of way along Future CR (185<sup>th</sup> Street). There is one access to CSAH 23 at 183<sup>rd</sup> Street West. Restricted access should be shown along all of CSAH 23 except for the one access opening at 183<sup>rd</sup> Street. This access location would be a restricted access location in the future. A quit claim deed to Dakota County for restricted access along CSAH 23 and Future CR (185<sup>th</sup> Street) is required with the recording of the plat mylars. The future access locations along CSAH 23 as determined through the Cedar Avenue Study are a full access at 185<sup>th</sup> Street, a ¾ restricted access at 183<sup>rd</sup> Street, and a ¾ restricted access at 181<sup>st</sup> Street.

A trail to be constructed is shown along CSAH 23. As discussed, there are challenges with having the trail along the CSAH 23 on the north due to the existing wetlands. The plan shows the trail meandering off CSAH 23 and going around the wet land area. The County would still want a trail connection along CSAH 23 to be constructed in the future.

The type of future access openings along County Roads are subject to change based upon operation, safety concerns, updated studies, or increased traffic counts. Future access allowed to any County Road has a right to an access opening but not the type of access (full, restricted) or future median requirements

RECOMMENDATION 08/31/22:

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.

**Plat Name:** RICH VALLEY INDUSTRIAL PARK SECOND ADDITION  
**PID:** 346395000010  
**City:** Rosemount  
County Road: CSAH 42  
Current ADT 2017: 6,100  
Projected ADT 2040: 12,200  
Current Type: 4-lane, divided  
Proposed Type: 4-lane, divided  
R/W Guideline: 75 ft ½ R/W  
Spacing Guideline: ½ mile full  
Posted Speed Limit: 55 mph  
Proposed Use: Industrial/Commercial  
Status: Preliminary  
Location: NW ¼ ; Sec 30-115-18  
In attendance (08/31/22): Julia Hogan (city)

REVIEW 08/31/22:

The proposed site includes is splitting the property into two outlots. As discussed, the future realignment of Conley Avenue may affect the proposed outlots. The plat dedicates right of way along CSAH 42 as shown as Parcel 7 from the Dakota County Road Right of Way Map No 340. No other comments.

RECOMMENDATION 08/31/22:

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

**Plat Name:** SAINT GEORGE CHURCH  
**PID:** 420170085010  
**City:** West St. Paul  
County Road: CSAH 73 (Oakdale Ave)  
Current ADT (2017): 5,800  
Projected ADT (2040): 6,000  
Current Type: 2-lane  
Proposed Type: 2-lane  
R/W Guideline: 50ft ½ ROW  
Spacing Guideline: ¼- mi full access  
Posted Speed Limit: 30 mph  
Proposed Use: Commercial  
Status: Final  
Location: SE ¼, Sec 17-28-22  
In attendance (07/06/22): Melissa Houtsma (city)  
In attendance (08/31/22): None

REVIEW 07/06/22:

The proposed site includes an existing church with a proposed addition. The future right-of-way needs for CSAH 73 as a 2-lane roadway are 50 feet of half right of way. Due to the existing neighborhood and existing conditions in the area, the Plat Commission is requiring only 40-feet of half right of way. The existing right of way is 33-feet of half right of way; therefore, the plat should dedicate an additional 7 feet for CSAH 73. Restricted access should be shown along all of CSAH 73 except for the one existing opening. A quit claim deed to Dakota County for restricted access is required with the recording of the plat mylars.

RECOMMENDATION 07/06/22:

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.

REVIEW 08/31/22:

The proposed site includes an existing church with a proposed addition. The future right-of-way needs for CSAH 73 as a 2-lane roadway are 50 feet of half right of way. The existing right of way is 33-feet of half right of way along CSAH 73. Due to the existing conditions and no changes in use or increased use of the site with the proposed plat, no additional right of way is required. Restricted access should be shown along all of CSAH 73 except for the one existing opening. A quit claim deed to Dakota County for restricted access is required with the recording of the plat mylars

RECOMMENDATION 08/31/22:

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.