

DAKOTA COUNTY PLAT COMMISSION MEETING SUMMARY

September 14, 2022

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

1.) Plat Name:	EAGAN MOB
PID:	100010055020
City:	Eagan
County Road:	CSAH 26 (Lone Oak Rd.)
Current ADT (2017):	6,700
Projected ADT (2040):	18,000
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:	50 mph
Proposed Use:	Commercial
Status:	Preliminary
Location:	SW ¼ Sec 1-27-23
In attendance (09/14/22):	Mike Schultz(city); Aaron Nelson(city); PJ Disch (Loucks); Matthew O’Keefe (developer); Mark Davis (developer)

REVIEW 09/14/22:

The proposed site includes a medical building along CSAH 26. CSAH 26 is planned for a reconstruction project in 2023 (CP 26-54). The future right-of-way needs along CSAH 26 are 75 feet of half right of way, which meets the needs for CP 26-54. The access spacing guidelines for a 4-lane divided roadway along CSAH 26 are ¼ mile full access and 1/8-mile restricted access. The proposed site will have access to Holiday Lane (a city street) via CSAH 26. A ¾-access will be allowed at the Holiday Lane/CSAH 26 intersection at this time. If there are safety concerns at Holiday Lane, the access may be closed to a right turns only access in the future. As discussed, the County owns land within this plat that includes a land swap. The authorization of the land swap is planned to be approved at the County Board meeting on September 20th, 2022. Restricted access should be shown along all of CSAH 26 except for one access opening at Holiday Lane. A quit claim deed to Dakota County for restricted access is required with the recording of the plat mylars.

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 09/14/22:

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.