

For the record and independent of any decisions the Commission will render: It is understood that 1) Olmsted County requires both a right turn lane and a bypass lane at the Mayowood Estates Drive/CSAH 8 intersection as part of the new road construction and 2) per the 2001 Developer's agreement for Mayo Woodlands (phase 3 and 4 of the current development) a bypass lane is required at the intersection of Meadow Crossing and CSAH 8.

Motion 1 - Rochester Township Planning and Zoning June 9, 2020

Approved unanimously

The Planning and Zoning Commission Recommends that the Rochester Town Board approve the GDP for Mayowood Estates with the following conditions:

1. The GDP is predicated on there being a minimum of one local collector road plus another local road, both connected to CSAH 8, to provide adequate traffic management and meet local and county roadway standards. At this time, neither Meadow Crossing Road nor Mayowood Estates Drive fully meet the standard of local collector. Thus, the commission strongly recommends that the town board work with the developer to guarantee that one or both of these roads are upgraded to meet the standard of local collector to provide safe transportation now and going forward.
2. That the second access road (Mayowood Estates Drive) be completed for construction traffic use prior to the development of any lots.
3. That all construction traffic for Mayowood Estates be required to enter from CSAH 8 at Mayowood Estates Drive.
4. That the Town Board and developer provide for pedestrian/bicycle pathways on both connecting roads.
 - a. The Commission suggests that the requirement for open space in Mayowood Estates could be satisfied by the provision of safe/usable pedestrian and bicycle pathways.
5. That the storm water management plan be clarified relative to responsibility (lot owner vs HOA). This would include maintenance (all areas) and understanding about existing owners' protections as development continues.
6. That the nature of the homeowner's association be defined (esp related to community/public and township/county spaces).
7. That the grading plan include all of phase 1 and 2, so that the build out can be done smoothly, and in consideration of all lot owners. (This may depend on scope of grading infrastructure vs driveways, etc).
8. That a wetlands evaluation be made prior to preliminary plat approval and construction.