

Dear TCPA Board Members,

I am a township resident and writing to request clarification of the proposal for the "Mayo Woodlands Third" development to be discussed at the February 9 TCPA meeting. I plan to call in to listen to this meeting and through this message am submitting my questions and comments in advance.

The major concern I have is that the homes planned in the "Mayo Woodlands Third" development (beyond the 60+ homes now being built in Mayowood Estates) will place additional traffic burdens on Meadow Crossing Road, impacting safety of pedestrians, cyclists, and motorists. The developer has not proposed adding a bike path or other improvements to Meadow Crossing as residents previously suggested.

The new road connecting Glenwood Road past Meadow Crossing to County Road 8 is not yet completed and I would be interested in clarification as to when the developer and Rochester Township consider this road to be complete.

The developer has claimed that the new construction from both new developments would not result in more than an additional 200 total trips per day on Meadow Crossing. In my opinion, this is a claim that must be tested before allowing further construction (Mayo Woodlands Third) to proceed. I strongly encourage the TCPA and Township Board to wait until the Mayowood Estates development is built out before considering approval of Mayo Woodlands Third. Once the road is complete, the assumptions contained within the traffic study accepted by the Township Board can be tested.

If the TCPA sends their okay for this project to the township board, I propose that the following clause be introduced into the approval: a traffic study will be conducted analyzing traffic patterns on Meadow Crossing and Glenwood Road. If these results differ significantly from the prior traffic study accepted by the township board, development for Mayo Woodlands Third would be contingent on the developer widening and improving Meadow Crossing.

It is also very concerning to me that the developer changed plans in order to lower the standards for environmental review for Mayowood Estates, and then changed them back (to include a higher number of homes). Is it correct that the developer is proposing to develop both of these projects concurrently (Mayowood Estates and Mayo Woodlands Third)? If so, I strongly encourage the Township to require an environmental assessment on all 100+ homes proposed in this area. In my opinion, the prior environmental study from 2001 should be updated; the original zone change request from 2001 indicates that the majority of Mayo Woodlands drains "toward the Zumbro River corridor, which is an environmentally sensitive area." The original approved development planned a 50-foot wildlife corridor along the western border of the proposed plat; this criterion is not met with the new plat application. No wetland data were submitted with this plat and per the TCPA document of 1/25/21, a sinkhole in outlot D (area proposed for future village lots) will need to be mitigated.

How will the development of Mayo Woodlands Third impact well and septic function of neighboring/existing properties and what are specific plans to mitigate risk of flooding for these neighboring properties? Comments from the DNR representative (1/27/21) note that "Karst features are found within the area of the Mayo Wood Third Addition plat. The roads, structures and septic systems used by this development should be planned carefully to prevent structures and roads from being constructed on unstable ground, and to prevent sewage from polluting the groundwater." The comments from the Minnesota Pollution Control Agency representative (2/4/21) note that "with the additional 17 community septic system home lots (outlot D), along with the 18 identified on the preliminary plat, the flow would be pushed over 10,000gpd and this project would then require a State Disposal Permit from the Minnesota Pollution Control Agency."

Additionally, can you please clarify the proposal for percentage total of the Mayo Woodland Third development to be green/common/park space? This developer has previously requested a variance to develop the Mayowood Estates project with less common open space than is required by Rochester Township (typically 1.5% of the total).

Thank you for your consideration of my questions and comments,  
Michelle Mehta