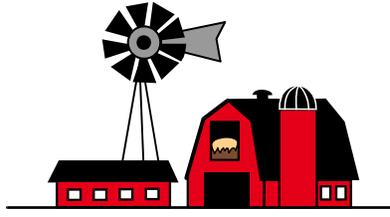


TOWNSHIP COOPERATIVE PLANNING ASSOCIATION

4111 11th Avenue SW
Room 10
Rochester, MN 55902

PH: (507) 529-0774
FX: (507) 281-6821



Roger Ihrke, Administrator
David Meir, Administrator

roger@tcpamn.org
david@tcpamn.org

-- TCPA --

Date: 4/5/2021

From: Roger Ihrke

To: Rochester Township Planning Commission

Re: Millie Meadow Estates Second - Preliminary Plat

A public hearing was conducted at the November 10, 2020 Planning Commission meeting at which time the Commission requested additional information from the developer prior to moving the development forward. The developer waived the sixty day requirements to allow additional time for the engineer to provide the additional information being requested. They have provided that information and are requesting to be on the agenda for the April 13, 2021 meeting.

The developer has provided an extensive packet of information including the following:

1. Response dated April 3, 2021 outlining the submitted documents.
2. A grading plan checklist which will be used for lots within the development.
3. BP Pipeline Agreement
4. Construction plans
5. Overall grading plan
6. Updated preliminary plat

This plat includes extensive use of shared private driveways and private roads. The Township should consider if it wants these types of things within their developments. Other developments such as Mayo Woodlands have similar roads, and we get complaints from property owners as to why the Township does not provide maintenance for those roadways. Olmsted County tries to steer away from private roads because of the lack of standards within their ordinances. Rochester Township has standards, but I would suggest they be reviewed before you accept any more private drives and private roads. Many times, the third and fourth owners of these properties cannot understand why the Township is not plowing their road for them when others get it done as part of their taxes. Many times, developers would rather use private road standards to reduce the costs of road construction.

As stated in Mr. Welch's letter, drafts have been provided and we are in the process of reviewing them. I will be requesting review by the Township Engineer and Attorney along with TCPA staff. Those reviews will need

to be completed prior to the final plat being brought forward. An addendum to the Development Agreement has also been provided and will go through the same review.

Staff is in agreement with the Developer's Engineer on number and types of variances if this plat moves forward. This development is different than a conventional development and the number of variances needed is unusual. The Commission and Board will need to determine if the variances are something they want to grant.

Open space is also a question, and the board will need to determine if Rochester Township wants to be in the park maintenance business. The proposal includes deeding the outlot with the playground equipment, mailboxes, etc.... over to the Township. The Township has not done this in the past and I would recommend this area be owned by a homeowner's association and not the board.