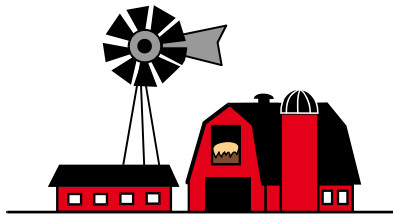


# TOWNSHIP COOPERATIVE PLANNING ASSOCIATION

4111 11<sup>th</sup> Avenue SW Room 10  
Rochester, MN 55902

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



Roger Ihrke, Administrator  
David H. Meir, Administrator

roger@tcpamn.org  
david@tcpamn.org

## TCPA

Date: 6/22/2020

To: Reviewers

RE: Millie Meadows Estates Second - proposed subdivision

Meeting: On Wednesday, July 8th, 2020 after 7:00 pm the Rochester Planning Commission will hold a public hearing at the Rochester Town Hall, 4111 11<sup>th</sup> Ave SW, Rochester, MN regarding . . .

Because of the Covid-19 health pandemic and the Governor's most recent orders, it has been determined that attendance at the regular meeting with social distancing would be allowed. Face coverings are required. Additionally, for those who do not feel comfortable in such an environment, both the public and any Commission members who so choose, may participate by phone.

Members of the public may monitor the meeting by calling this phone number: **(551) 240-6019**. During the hearing there shall be a mechanism in place for the public to comment or ask questions. The chair shall announce the topic for which comments will be accepted and when the period for comments will start. The chair will also provide instructions on how to be recognized to speak and when the comment period has ended.

The total meeting packet will be posted on the website at - [tcpamn.org](http://tcpamn.org) – under Staff Reports and then clicking on the subject. Reports and comments will be posted on the web as they become available.

Request: . . . an application for a General Development Plan (GDP) and Zone change from A-2 Agricultural Protection District to R-1 Low Density Residential District for approximately 77.43 acres. The property is in Section 30, south of the Millie Meadow Estates Subdivision. Olmsted County Parcel # 64.50.41.084330 and contains parts of the SE ¼ of the NE ¼; all of the NE ¼ of the SE ¼ and parts of the SE ¼ and SW ¼ of the SE ¼ all in Section 30, T106N; R14W, Olmsted County, MN

Thirty single family residential lots are indicated on the GDP and the proposed name of the subdivision is Millie Meadow Estates Second Addition. The lots will be served by individual septic systems and private shared wells. The Planning Commission will make recommendations to the Town Board on the submitted applications.

### Additional Information:

This property is currently being considered by Olmsted County for a land use plan amendment to change the land use designation from "Potential Suburban" to "Suburban". Although the public hearing for rezoning the property is being scheduled, actual approval by the Town Board cannot happen until the land use plan amendment has been approved by Olmsted County. If the amendment is not approved, the zone change, and general development plan will not be presented to the Town Board for consideration.

Owner/Applicant: GMB,LLC. 2314 Scenic Park Place SW, Rochester, MN 55902

Consulting Engineer: Mark Welch, GGG, Inc., 14070 Hwy 52 SE, Chatfield, MN 55923

Enclosures:

1. Applicant submission package
2. Plat/Location Map
3. Aerial Photo Map
4. Zoning Map
5. Land Use Plan Map
6. Soils CER Map
7. Soil Type Map
8. Flood Soils Map
9. Elevations Map

Reviewers:

Olmsted County Planning  
Olmsted County Health Department  
Olmsted GIS  
Olmsted County Public Works  
Olmsted County Soil and Water  
Minnesota Energy Resources  
Charter

Olmsted County Assessor  
Minnesota Department of Natural Resources  
Minnesota Pollution Control  
GGG Engineering  
Peoples Cooperative Services  
Century Link  
Jaguar Communications