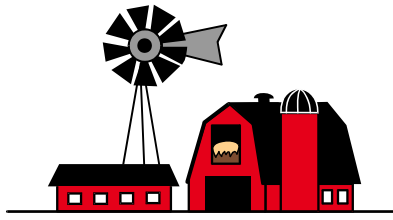


TOWNSHIP COOPERATIVE PLANNING ASSOCIATION

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: 10/12/2020

To: Reviewers

RE: Preliminary Plat Review, Section 30, Rochester Township

Public Hearing:

The Rochester Township Planning Commission will hold a public hearing at the Rochester Town Hall, 4111 11th Ave SW, Rochester, MN, on Tuesday, November 10, 2020 after 7:00 p.m. regarding:

Because of the Covid-19 health pandemic and the Governor's 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 some of the members of the Commission will be allowed to 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 – under Staff Reports and then clicking on the subject. Reports and comments will be posted on the web as they become available.

The hearing will be to consider a preliminary plat of approximately 79.66 acres located in parts of the SE ¼ of the NE ¼ and NE ¼ of the SE ¼ and the SE ¼ of the SE ¼ all in Section 30 T106N, R14W. The plat proposal includes thirty (30) lots and one (1) outlot as Millie Meadow Estates Second. The residential lot sizes range from 2.00 acres to 5.66 acres in size and will be served by four (4) shared well and individual septic systems. An existing British Petroleum High Pressure Petroleum Pipeline is incorporated into the plans. Variances to Rochester Township's open space requirement of 1.5% of the developed area being dedicated as open space and a cul-de-sac being greater than 1500 feet in length will also be considered.

Any recommendation by the Commission will be forwarded onto the Town Board for final consideration.

Location: South of Millie Meadows Estates Subdivision. Proposed roads connecting to Millie Meadows Drive SW.

Applicant & Property Owner: GMB, LLC – Gene Peters, 1320 Wicklow Lane SW, Rochester, MN 55902

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

Present Zoning:

The Olmsted County Board amended the Olmsted County Land Use Plan on June 2, 2020 changing the designation from Resource Protection to Potential Suburban and again on July 21, 2020 changing it from Potential Suburban to Suburban. Rochester Township changed the zoning designation from A-2 Agricultural Protection District to R-1 Low Density Residential District on August 13, 2020.

Reviewers List

Olmsted County Planning	MN Department of Natural Resources
Olmsted County Public Works	Olmsted County Soil and Water
GGG - Septic Inspector	MN Pollution Control Agency
Olmsted County Health Department	Rochester Fire Department
MN Department of Transportation	Northern Natural Gas
Rochester Twp. Maintenance Department	Charter
Peoples Cooperative Services	

Enclosures

1. Applicant's Submittal Packet.

Click on the following link to see all submittal documents; [CLICK HERE](#)