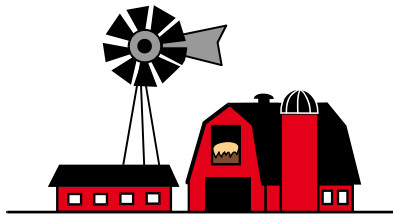


# TOWNSHIP COOPERATIVE PLANNING ASSOCIATION

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

PH: (507) 529-0774  
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Roger Ihrke, Administrator  
David H. Meir, Administrator

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david@tcpamn.org

## TCPA

Date: 1/4/2021

To: Reviewers

RE: Mayowood Estates - Amended General Development Plan

Meeting: Rochester Township Planning Commission will hold a public hearing on Tuesday, January 12, 2021 at the Rochester Township Hall, 4111 11<sup>th</sup> Ave SW, Rochester, MN after 7:00 PM.

Because of the Covid-19 health pandemic it has been determined that attendance at the regular meeting location by members of the public is not feasible. Additionally, some of the members of the Commission may participate by phone.

Public comment will be accepted via email. Comments will be accepted up until Thursday, January 7, 2021 via email at - [tcpacomment001@gmail.com](mailto:tcpacomment001@gmail.com) - Members of the public may monitor the meeting by calling this phone number: (551) 240-6019. The Commission has a strong preference for comments and questions to be communicated before the meeting to facilitate the discussion. However, email comments to the same email address - [tcpacomment001@gmail.com](mailto:tcpacomment001@gmail.com) - will be monitored during the hearing and read aloud. The chair shall announce when those emails will start to be accepted and when that period will end.

The total meeting packet will be posted on the website at - [tcpamn.org/mayowood-estates/](http://tcpamn.org/mayowood-estates/) - and should be available after January 5, 2021. All emailed comments received shall be posted on the website by January 8, 2021.

Request: The hearing is to consider an amendment to an approved general development plan (GDP) application for approximately 208.93 acres. The area is currently zoned R-1 Low Density Residential District and the first phase of the development consisting of 24 single family residential lots has been platted. The current general development plan consists of 24 additional residential lots for a total of 48. The amendment, if approved, would increase the additional lots to 42 increasing the total number of lots by 18 for a total of 66. Rochester Township recently completed the Environmental Assessment Worksheet process determining that sufficient measures were in place to mitigate any environmental affects this increase may have. The lots would be served by individual sewage treatment systems and private shared wells.

Location: Parts of Sections 17, 20 & 21 T106N, R14W Lying northwest of Bamber Valley Road SW (County Road 8 SW) with the northern boundary being Meadow Crossing Road. Olmsted County Parcel #s: 64.21.22.085356, 64.20.11.041891, and 64.17.44.083019.

Owner/Applicant:  
Clark Development LLC, 36 Woodlake Drive SW, Rochester, MN 55902

Consulting Engineer:

WSB Engineering – 3701 40<sup>th</sup> Avenue NW – Suite 100 – Rochester, MN 55901

Current Zoning:

R-1 Low Density Residential District

Enclosures:

1. Applicant submission package
2. Approved GDP
3. Proposed GDP

Reviewers:

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

Olmsted County Assessor  
Minnesota Department of Natural Resources  
Minnesota Pollution Control  
GGG Engineering  
Peoples Cooperative Services  
Century Link  
Jaguar Communications  
Township Engineer – Brandon Theobald, WHKS

*Please return your comments by January 8, 2020*