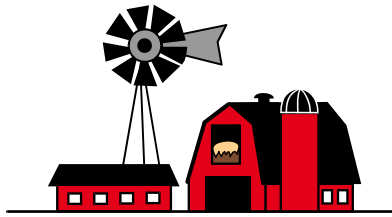


TOWNSHIP COOPERATIVE PLANNING ASSOCIATION

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TCPA

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Date: 1/25/2021

To: Rochester Township Planning Commission
Rochester Township Board
Ed Clark/Clark Development
WSB Engineering

RE: Mayo Woodlands Third - Proposed Subdivision

Meeting: On Tuesday, February 9, 2021 after 7:00 pm the Rochester Planning Commission will hold a public hearing via telephone conference regarding . . .

In accordance with the requirements of Minn. Stat. Section 13D.021, Rochester Township Planning Commission, Mike Herman, Chair, has determined that an in-person meeting is not practical or prudent because of a health pandemic declared under Chapter 12 of the Minnesota Statutes.

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 and members of the Commission will participate by telephone.

Public comment will be accepted via email. Comments will be accepted up until Tuesday February 9, 2021 via email at - 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 - 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 Commission may also take comments over the telephone.

The total meeting packet will be posted on the website at - tcpamn.org and then click on *staff reports* and should be available after February 4, 2021. All emailed comments received up to close of business on Friday, February 5th, 2021 will be posted to the website by Monday, February 8th, 2021.

Mayo Woodlands Third Preliminary Plat:

. . . a hearing to consider a preliminary plat for Mayo Woodlands Third consisting of 64.89 acres. The proposed plat consists of 7 residential lots, ranging in size from 2 to 2.96 acres, served by individual sewage treatment systems and shared wells. There will also be 18 residential cluster lots ranging in size from .49 to .69 acres served by a community drain-field and shared wells. The plat also includes two outlots which will serve as private roads, one outlot for the community septic system, three outlots to serve as open space and one outlot for future development.

Current Zoning: R-1SD; Mayo Woodlands Special District

Location: Parts of Section 17 T106N, R14W lying north of Meadow Crossing Road SW with the northern boundary being The Mayo Woodlands and Mayo Woodlands Second plat(s) and the southern boundary being Meadow Crossing Road SW. Olmsted County Parcel #: 641743080828.

Owner/Applicant:

Clark Development LLC, 36 Woodlake Drive SW, Rochester, MN 55902

Consulting Engineer:

WSB Engineering – 3701 40th Avenue NW – Suite 100 – Rochester, MN 55901

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
10. Mayo Woodlands Special District & Attachments
11. Mayo Woodlands General Development Plan (Color)

Reviewers:

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

Olmsted County Assessor
Minnesota Department of Natural Resources
Minnesota Pollution Control
GGG Engineering
Rochester Public Utilities
Century Link
Jaguar Communications

Differences between the GDP and the Preliminary Plat

The approved general development plan indicated this area to be developed into 30 small residential lots on community drain fields. The proposed preliminary plat changes that to 7 conventional lots on individual drain fields and 20 residential lots on community drain fields. The area the applicant is proposing to change is all south and west of Glenwood Road SW, the area north and east of Glenwood Road SW matches the approved general development plan. The community drain field for the smaller lots remains on the southwest side of Glenwood Road SW.

According to the original approved general development plan a 50-foot wildlife corridor was to be established along the western border of the proposed plat. Per this applicant's preliminary plat proposal, this criterion would not be met.

The applicant proposes to increase the size of the community lots by approximately a tenth of an acre each; from about four tenths of an acre on the original proposal to over 5 tenths of an acre on this proposal. This increase in lot size reduced the village open space by approximately 2 acres. Additionally, switching from community lots to conventional lots in the area south and west of Glenwood Road SW, reduced the open space by an additional 10.47 acres for a total reduction in village open space of approximately 12.5 acres. The original plan indicated village open space of 35 acres. If this plan is approved it reduces that open space to 22.5 acres. The reduction in open space will affect the proposed trail system within the village area because the open space between the lots has been removed. The change to conventional lots on the south and west side of Glenwood Road SW will not affect the trail system.

The developer also proposes the same "modified collector" (66 foot right-of way, 30 foot paved portion with 3 foot shoulders) roadway be established between Meadow Crossing Road SW and the first private drive to the north and west and then changing it to 27 feet with 2 foot shoulders between the two private drives. A conventional roadway (24 foot paved and two foot shoulders) is proposed between the private drive cul-de-sac furthest to the north to match up with the current Glenwood Road SW. All of the cul-de-sac roads are proposed as private drives with a 50 foot right-of-way and 70 foot bubble on end. Proposed bituminous is 18 feet in width with two foot rock shoulders.

Preliminary Plat Requirements – *Staff review in italics*

ARTICLE IV - SPECIFICATIONS FOR PLANS AND PLATS

Section 4.0. PRELIMINARY PLAT. The preliminary plat shall be drawn on suitable tracing paper or other material of suitable quality with black waterproof ink or pencil at a scale not greater than one hundred (100) feet equals one (1) inch. Legible reproductions of said drawing may be submitted to the Commission for purposes of receiving conditional approval.

Section 4.2. GENERAL INFORMATION. The information to be included on the preliminary plats is as follows:

Preliminary Plat Requirements:

- Date, scale, north point.

Yes.

- Proposed subdivision name and all intended street names.

The subdivision name of “Mayo Woodlands Third”, along with the roadway names of “Glenwood Road SW” and three private drives being platted as outlots. The proposed names of the private drives are (outlot C) Mayo Prairie Lane SW and (Outlot B) Prairie Woods Lane SW and will need blue street signs purchased and installed. Private roadway names are not allowed to be shown on the plat.

The proposed names must be submitted to the Rochester-Olmsted County GIS Division to be approved.

- Name and address of the owner of record, the sub divider and surveyor or the engineer preparing plat.

Names are provided but addresses are not.

- Location of the plat by quarter, quarter section, section, town and range.

Yes.

- Topographic map of the area showing two foot contours and delineating areas with the following changes in slope: minimum contours of two feet as follows: seven (7) percent or less; eight (8) to fifteen (15) percent; sixteen (16) to twenty-five (25) percent; greater than twenty-five percent.

Yes.

- Location and names of adjacent subdivisions and the owners of adjoining parcels of unsubdivided land.

Yes, goes beyond by giving names of subdivided parcels also.

- Zoning classification of land to be subdivided and all adjacent lands.

Zoning classification of adjacent land provided but nothing on the subdivided land.

- Location, widths and names of all existing platted or dedicated streets, easements, railroad and utility right-of-way, parks, water courses, drainage ditches, permanent building and structures and such other data as may be required by the Commission within the area to be subdivided and within three-hundred (300) feet of the exterior boundaries of the area being subdivided.

Yes.

- Water elevations of adjoining lakes, rivers and streams at date of the survey and their approximate high and low water elevations. All elevations shall refer to the established United States Coast and Geodetic Survey and/or United States Geodetic Survey Datum.

N/A - Not located within this development.

- Location and boundaries of all floodplain, floodway and wetland areas. Location and edge boundaries of any sinkholes must be clearly indicated. (Ref. Article VII).

No wetland data was submitted with the plat. A sinkhole is shown on outlot D which is an area proposed for future village lots. The sinkhole will need to be mitigated and the wetland report submitted. The wetland report will need to be reviewed prior to approval of this preliminary plat.

- The layout and width of all proposed new streets and the right-of-way, private roads, storm drainage and easements, whether public or private, for public and private utilities.

Yes, provided on plat. The township engineer should review drainage easements to make sure the water flows down the easements and that vehicle access to those areas via those easements is provided and possible. Vehicle access is required for storm water pond and drainage maintenance.

A ten-foot drainage and utility easement is provided along all public roadways within the development.

Controlled access should be shown on Glenwood Road SW so the lots along the private drive will use the drive for access.

Water utility lines are shown outside of the utility easement area and this development is proposing the easement for water lines be called out in the well agreements.

Drainage and utility easement definitions are not shown on the plat although they are not required until the final plat. The actual easements are shown along the public roadways of Meadow Crossing Road SW and Glenwood Road SW but the width of the easements are not shown. It is assumed in areas where a "modified collector" is proposed the easements are 15 feet and where a conventional road section or private drive are proposed they are 10 feet.

Street signs, stop signs and speed limit signs will be required. Payment for signage is the responsibility of the developer. In the Staff recommends the township stick with this policy and not allow installation by the developer.

- Length and bearing of the exterior boundaries of the land being subdivided.

Yes.

- Approximate dimensions of all lots.

Yes. Although it is not required, the size of all lots is shown.

- Approximate radii of all curves and lengths of all tangents.

Yes.

- Location and area of all property to be dedicated for public use or reserved by deed covenant for use by all property owners in the development with a statement of conditions of such dedication or reservation.

A statement of dedication will be required on the final plat. The only things being dedicated to the public on this proposed plat would be the roadways.

Deed restriction language has not been provided at this time. All of that language will be required and reviewed prior to final plat approval.

- Location of all proposed or existing wells (active, abandon or capped) and any distribution systems to point of service connections

There are no existing wells in the area that is proposed to be platted. Three wells are shown along with the service connections to each lot. All wells are proposed just outside the utility easements to allow for access from the roadway for installation and service.

- Location of well sites and distribution system to point of service connections if a community water supply is being proposed.

Yes. Three wells are proposed each serving the following lots:

- 1. Located on lot 2, block 1, serving conventional lots 1-7, block 1. Total of 7 lots*
- 2. Located on lots 9 and 10, block 2, serving lots 2-10, block 2; Total of 9 lots*
- 3. Located on lots 12 and 13, block 2, serving lots 12-20, block 2; Total of 9 lots.*

- Location of proposed septic support or field areas including the location of percolation test sites and boring holes per current Rochester Township Septic Rules and the Rochester Township Zoning Ordinance.

This documentation has been provided in a separate report and submitted to the Township Septic Inspector. If the Commission recommends approval of the preliminary plat, it should be contingent upon approval by the Township Septic Inspector. The Septic Inspector will evaluate the soils and determine if the support areas listed for the traditional lots will be adequate for a primary and secondary site on each lot. Those sites are indicated on the plat by the diagonally lined boxes.

- Drainage design, storm-water management including storm-water ponds both temporary and permanent, and erosion control including ditch checks, silt fencing and seeding types.

The applicant has provided this data to the Township in the form of a grading plan and storm water management plan. The Township Engineer is reviewing the grading plan, storm water management plan and preliminary plat and will provide comments back to the Developer's Engineer. The Township Engineer will need to approve these plans prior to a grading permit being issued by TCPA staff.

This plat shows all the storm-water treatment sites within this portion of the development. The grading plan provides more detail and the size and depths of the individual storm water treatment sites. All the sites are located on community ground as outlots, along with the community drainfield system.

Erosion controls are addressed in the grading plan and will become a part of the grading permit.

Storm-water treatment areas allow a developer to meet the Minnesota Pollution Control Agency's standards for post development storm-water runoff. The Township must make sure these treatment areas remain unobstructed and maintained.

No grading will be allowed on the site until the grading and erosion control plans have been approved by the Township Engineer.

- Roadway designs including cross-sections and finished grade and ditch slopes. Reports shall include present grades and contours and finished grades and contours.

The applicant has provided this data to the township in the form of a grading plan. The Township Engineer will be reviewing the grading plan and preliminary plat and provide comments. The Township Engineer will also be doing the inspections on the development to make sure it is constructed as approved.

- A soil analysis delineating soil types per the Soils Survey of Olmsted County, Minnesota and obtainable from the United States Department of Agriculture, Soil Conservation Service.

Soil types are shown. According to the information provided on the plat the following soil types are present:

340B – Whalan loam, 1 to 6 percent slopes. Suitability for building site development is fair. This soil can support foundations and building, but heavy machinery is needed of excavation in the bedrock. The soil is poorly suited for sanitary facilities. Installing septic tank absorption fields is difficult because the soil is moderately deep over bedrock. Also, the effluent from sanitary facilities can seep through the cracks in the bedrock and pollute ground water.

401C2 – Mount Carrol silt loam 6 to 12 percent slopes. This soil is well suited to building site development. Measures that control erosion are needed during construction because the soil is highly susceptible to erosion if the plant cover is removed. Building local roads and streets on better suited base materials helps to prevent the damage resulting from frost action and low strength. Lateral seepage is a hazard unless the design of septic tank absorption fields overcomes the slope. Suitability for sanitary facilities is fair.

489A – Atkinson loam, 0 to 1 percent slopes. Suitability for building site development is fair. This soil can support buildings, but the underlying bedrock interferes with excavating for foundations and basements. The soil is poorly suited for sanitary facilities. Installing septic tank absorption fields is difficult because of the limited depth to bedrock. Also, effluent from sanitary facilities can seep through the cracks in the bedrock and pollute groundwater.

493B – Oronoco loam, 2 to 6 percent slopes. This soil is well suited for building site development and septic tank absorption fields. Measures that control erosion are needed during construction because the soil is highly susceptible to erosion if the plant cover is removed. Building local roads and streets on better suited base material helps to prevent damage resulting from frost action and low strength. Lateral seepage from septic tank absorption fields is a hazard unless design of the fields overcomes the slope.

(The above soils information is copied directly from the Soils Survey of Olmsted County, Minnesota)

- An engineering feasibility report for the installation and operation of community type sewage disposal system and water distribution system where such facilities are to be incorporated in the final plat.

The community septic system is being reviewed by the township septic inspector and the well systems will be reviewed by Olmsted County Planning.

Conclusion

The preliminary plat has some changes from the general development plan. Staff felt the changes, because of the reduction in the number of village lots, created less of an impact thus the preliminary plat was accepted for review. The Commission could determine that it has changed enough to require an updated general development plan.

The applicant has not provided the Township with a report or a date as to when environmental review will be done by Olmsted County.

Soils and septic data have been submitted to the Township Septic Inspector for review. We do not have comments from the Septic Inspector at this time.

*Roadway designs and drainage reports need to be reviewed by the Town's Engineer. All review costs are bore by the applicant and are **not** a part of the application fees. Additionally, the roadway improvements to Bamber Valley Road SW, required by the township in the form of a by-pass lane at the intersection of Meadow Crossing Road SW and Bamber Valley Road SW, will need to be completed as part of this plat approval (Required by the current development agreement).*

The board should consider an updated development agreement for the bonding requirements and any additional upgrades to Meadow Crossing Road SW. Plans and a permit from Olmsted County Public Works will be required for the upgrades to Bamber Valley Road SW. That agreement would need to go through a process of being reviewed by TCPA Staff, the Township Engineer and the Town's Attorney. Bonding will be required at 125 percent of the costs of the public improvements within the development. The most recent development agreements have also included the County road infrastructure in the bonding and agreement. That bonding must be in place prior to a grading permit being issued.

The applicant is working on a sinkhole mitigation report and will be required prior to development of the area. The Township Engineer should review the plans to make sure this development will not impact the known sinkhole shown on the plan. It may need to be mitigated prior to this development moving forward.

After consulting with township maintenance personnel, controlled access is recommended along Meadow Crossing Road SW and Glenwood Road SW.

Staff would propose the developer be required to put in the trail system in the village lot area as part of this phase. Staff would also suggest that upgrades to Meadow Crossing Road, such as a trail/bike path, be required from the western edge of the development to Mayo Woodlands Road SW, and that it be placed within the right of way separate from the travel lane.

Variiances

No variance will be required with this development if approved as presented.

Conclusion

A review of the proposed application according to the standards listed has been completed by Staff. Staff withholds its recommendation until comments have been returned from the Town's Engineer and Septic Inspector and the items listed in this report have been addressed. That information should come forward prior to the hearing. If the Commission feels it does not have enough information or the information is incomplete, Staff recommends the public hearing be continued until their next meeting allowing for additional information to be submitted.

If approved, approval should be contingent upon approval of the Township Septic Inspector, Township Engineer, and Olmsted County.

If the Planning Commission makes a recommendation it will be placed on the Town Board agenda for February 11, 2021.