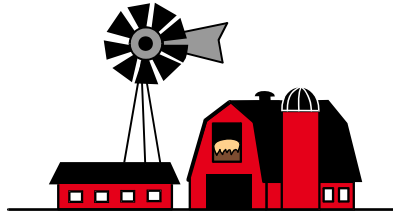


TOWNSHIP COOPERATIVE PLANNING ASSOCIATION

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: 6/23/2021

To: Reviewers

RE: Final 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, July 13, 2021 after 7:00 p.m. regarding:

The final plat of approximately 79.66 acres located in parts of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ all in Section 30 T106N, R14W. The plat proposal includes thirty (30) lots and one (1) outlot and is known 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 runs through the property.

The township attorney is currently reviewing the proposed development agreement between the township and developer.

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

Location: South of Millie Meadows Estates Subdivision. Proposed roadway connection is 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
Olmsted County Public Works
GGG - Septic Inspector
Olmsted County Health Department

MN Department of Natural Resources
Olmsted County Soil and Water
MN Pollution Control Agency
Rochester Fire Department

MN Department of Transportation
Rochester Twp. Maintenance Department
Peoples Cooperative Services

Northern Natural Gas
Charter
WHKS, Brandon Theabold, Township Eng.

Enclosures

1. Applicant
2. Final Plat
3. Supporting Documents