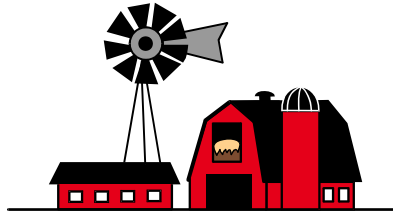


TOWNSHIP COOPERATIVE PLANNING ASSOCIATION

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Roger Ihrke, Administrator
David Meir, Administrator

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-- TCPA --

Date: 6/23/2021

To: Rochester Township Planning Commission
Rochester Township Board

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 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 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

MN Department of Natural Resources

Olmsted County Soil and Water

MN Pollution Control Agency

Olmsted County Health Department
MN Department of Transportation
Rochester Twp. Maintenance Department
Peoples Cooperative Services

Rochester Fire Department
Northern Natural Gas
Charter
WHKS, Brandon Theabold, Township Eng.

Enclosures

1. Applicant
2. Final Plat
3. Supporting Documents

Final Plat Requirements – Staff review in italics

ARTICLE IV - SPECIFICATIONS FOR PLANS AND PLATS

Section 4.1. FINAL PLAT. The final plat shall be drawn on muslin backed white paper, Mylar or other suitable material with black waterproof ink. The final plat shall measure thirty (30) inches in length and twenty (20) inches in width with a border line of one and one-half (1 ½) inches on the left side of the thirty (30) inch length and a boarder of one-half (1/2) inch provided on the other three (3) sides. When more than one sheet is required for any plat, each sheet shall be numbered consecutively and shall contain a notation of the total number of sheets, i.e. 2 of 3. The final plat shall be drawn to scale not greater than one inch to one-hundred (100) feet. When there is a difference in requirements between the subdivision ordinance and the State platting and surveying standards then the State standards will prevail.

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

Final Plat:

- Date, scale, north point.

Yes

- Subdivision name and all street names.

The subdivision name of “Millie Meadow Estates Second”, along with the roadway names of “Millie Meadow Drive SW”, “Pagenhart Lane SW” and “Maggie May Lane SW” are present. The proposed names have been reviewed and approved by Rochester-Olmsted County GIS Division. The developer has provided a check to the Rochester/Olmsted County GIS Division for addresses.

- Name of the owner of record and surveyor preparing plat.

Yes

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

Yes

- Exact location, widths and names of all existing platted or dedicated streets, easements, railroad and utility right-of-ways, parks, water courses and drainage ditches all of which are of record.

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 State Coast and Geodetic Survey and/or United States Geodetic Survey Datum.

N/A-Not located within this portion of the development.

- Exact location, widths of all streets, their bearings, dimensions, angle of intersection, length of arcs, radii, points of curvature, tangent bearings, easements, private roads and storm drainage.

Yes, the plat has several drainage easements throughout and those easement reflect the area identified on the preliminary plat. .

- Exact length and bearings of the exterior boundaries of the land being subdivided.

Yes

- Exact dimensions of all lots.

Yes.

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

Yes

- Location and width of all known recorded easements, whether public or private and a statement of easement rights.

Yes including the pipeline easement

- Accurate location and material of all permanent reference monuments.

Yes

- Certificate of the registered land surveyor preparing the plat that the plat as presented fully complies with the requirements of this ordinance and the platting laws of the State of Minnesota and the appropriate signature lines.

Yes

- Exact location and area of all land to be dedicated for public use and use or purpose must be defined on plat.

Yes - Dedication is above the first signature by the developer (Eugene D. Peters).

- Signature of the Olmsted County Engineer may be required

Signature of County Engineer is not required since access is from a county road. Signature block for County Engineer is on plat but is not required.

- Signature of the Olmsted County Surveyor

Yes

- Signature line for Olmsted County Environment Specialist.

Yes

- Signature line for the Rochester Town Board

Yes

Supporting Documents

The Development Agreement will be considered by the Town Board on July 8, 2021

*Following is a list of supporting documents which have **not** been provided for review.*

- *Open Space Easement and Maintenance Agreement*
- *Well Water Agreements*
- *Driveway and Driveway Maintenance Agreements*
- *Consent to Plat Water Easement*
- *Covenants*
- *Stormwater Maintenance Agreement*
- *Right of Way and Utility Easements*
- *BP Pipeline Covenant On Lots Where Pipeline Goes Through*

Conclusion

The final plat reflects the approved preliminary plat. The lot lines are the same as the previously submitted plat that was approved by the board.

The township engineer has approved the grading/soil erosion, storm water and roadway plans. Bonds have been provided and grading permits have been issued.

A review of the proposed application according to the Standards listed has been completed by Staff. Staff recommends approval.