

**Rochester Township
Planning & Zoning
Commission**

Commission Chairman: Arthur Handelman

Commission Members: Brad Lewis

Colin Patterson

Josef Pleticha

Laura Laudon (Secretary)

Minutes of the March 7, 2023 Rochester Township Planning and Zoning Commission

Members Present: Arthur Handelman (Chair), Jamie Neisen (alternate for Colin Patterson who was unable to attend), Brian Zmolek (alternate for Laura Laudon who was unable to attend).

TCPA Staff: Jered Staton

Others Present: Jason Kappers, Ed Clark, Lucas Clark, Matt Kitzmann, Sheldon Edd

Arthur Handelman called the meeting to order at 7:15 PM.

Approval of February Meeting Minutes was postponed to April's meeting due to Laura Loudon's absence.

Chair Handelman called for additional agenda items. None were presented.

Jered Staton discussed a need for a Mailbox Policy due to changes in USPS requirements. Discussions will continue with the local postmaster and a draft policy will be presented at a later date.

Chair Handelman called for tabled items, and none were presented.

Jered Staton presented Mayo Woodlands Fourth Preliminary Plat. A six lot, single family, residential subdivision.

There was some discussion regarding the differences from the Preliminary Plat as presented and what was originally shown in the General Development Plan. Jered Staton announced that these deviations from the General Development Plan were permitted in the Special District Zoning and an amendment to the General Development Plan is not required. It was mentioned that these changes were supported by the Mayo Woodlands' Home Owner's Association.

Ed Clark, the developer and his engineer, Jason Kappers, spoke briefly about location of the one shared well, the minimal grading required to complete the project and existing trail location.

Ed Clark mentioned Charter Communications will be providing data to the subdivision via a shared trench, but negotiations have been slow.

Ed Clark mentioned this would be a great opportunity for the township to reach out to Rochester Public Utilities (RPU) about relocating the current overhead power to underground. Jamie Neisen supported this and inquires to RPU are to follow.

The public comment period began at 7:32 PM.

There were not any comments from the public and public comment was closed.

The following motion was made:

Motion:

Approval of proposed preliminary plat for 6 lots as detailed in the report by TCPA staff. Jamie Neisen, 2nd Arthur Handelman. Approved 3-0.

The second order of business was to discuss revisions to the Rochester Township Subdivision Ordinance. Jered Staton explained the current subdivision ordinance is in the process of being updated to become compliant with Olmsted County's subdivision ordinance.

Chair Handelman mentioned that density should be more clearly defined and some verbiage from section five of the current subdivision ordinance should remain in the updated version.

Jered Staton explained that a draft ordinance would be circulated at a later date and changes would be discussed before presenting the ordinance for approval.

Chair Handelman scheduled the next Rochester Township Planning Commission meeting for April, 11th 2023.

Chair Handelman adjourned the meeting at 8:07 PM.

Respectfully Submitted-Laura Laudon