

# **Rochester Township Planning & Zoning Commission**

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Commission Chairman: Mike Herman  
Commission Members: Brian Zmolek  
Jamie Neisen  
Norm Olson  
Brad Lewis (secretary)  
Arthur Handelman (alt)

## **Minutes of the May 04, 2021 Planning & Zoning Commission Meeting**

**Commission members attending:** Brian Zmolek, Mike Herman, Jamie Neisen, Brad Lewis and Arthur Handelman

**Guests:** Mr. Clark , Mr. Tointon(WSE) and Mr. Barber(WSB) for Mayo Woodlands

**TCPA staff:** Roger Ihrke

The meeting with limited attendance and by teleconference was called to order at 7:00 PM. The minutes from April 13, 2021, were reviewed and approved. Motion Mike Herman, second Jamie Neisen. Approved 5-0.

**Update on Pavilion Estates:** Roger Ihrke: Olmsted County Board must approve land use plan change. If not approved the development will not advance and an EAW is moot. This decision will be later this month. If the County agrees to change the land use plan, the Rochester Township Board is responsible to determine if an EAW is required. Recently, the developer and current land owner agreed to voluntarily obtain an EAW for this project. Mr. Ihrke outlined the EAW process and how responses to any points raised by the EAW are handled. Time deadlines for the process as it proceeds after EAW were outlined. The Board's ultimate goal is to determine if the EAW provides enough information for the project to proceed with or without additional conditions or if an EIS is needed. Mr. Ihrke supplied a resolution for the Rochester Township Board to consider for the EAW (see attachment 1).

Mr. Tointon stated that an independent 3<sup>rd</sup> party will review the completed EAW before it is provided to the Board.

### **Mayo Woodlands Third and Fourth ( MW 3 and 4) Preliminary Plat – Meeting Continuation from April 13<sup>th</sup>.**

The discussion and review of progress on a number of open items listed in the TCPA report and in the April 13<sup>th</sup> minutes was held.

**Presentation and Discussion:** TCPA report-Mr. Ihrke: 1. The sinkhole survey was completed and there are no issues in Mayo Woodlands (MW) 3 or 4.

2. Septic/MCPA requirements.: Mr. Clark discussed with members of the MCPA. If Mr. Clark divests from MW 4 property prior to construction, no state permit would be required. Mr. Clark clarified that he would transfer/divest ownership of MW4 (meets and bounds) until the MW3 subdivision is mature enough that operation/ownership of the septic system for MW3 has been transferred to another owner/entity after which

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Mr. Clark could regain ownership of MW 4 and could proceed with developing that parcel, following the approved platting.

3. The trail in the ROW north of MCR was discussed. It is still considered feasible along the north slope of the ditch but more discussion with the township engineer is required. A temporary construction easement between Mayo Woodlands RD and Wright RD might be needed to complete that segment. Staff and the commission both feel strongly that Mr. Clark and the Board should continue to work toward trail development and come to an agreement on funding/cost sharing.

4. WSB and Mr. Clark will submit an updated Developers Agreement including details of the pedestrian trail.

5. GGG has approved the septic report with minor changes.

6. Olmsted County environmental review will need to be completed before consideration of final plat by the Board.

7. TCPA has wetland report and application to the SWCD office for a no net loss declaration. This awaits formal approval by Olmsted County.

8. The township engineer has reviewed and approved the resubmitted preliminary plat. Before construction begins, revised construction plans and stormwater plan will need to be submitted with the grading permit application.

9. Agreement on signage funding should be included in the updated Developers Agreement.

Further discussion: MR. Neisen asked for clarification on MW 4 out lot C. Mr. Handelman asked for clarification that MW 4 preliminary plat will not change and was assured it will not.

Timing of bypass lanes on County RD 8 was outlined. Northbound bypass lane at MCR would be completed when construction on MW 3 begins. Northbound bypass lane on Mayowood Estates Drive would be complete when that road is paved.

The following motion was made:

**MOTION:**

**Motion: Recommend approval of both Mayo Woodlands 3 and 4 preliminary plats with the following conditions:**

1. Ownership requirements to satisfy MCPA are met to satisfy state septic rules.
2. The Town Board and Mr. Clark work together to provide a pedestrian trail in the right of way between Wright RD and Glenwood RD.
3. Updated Developers agreement to address issues outlined in the TCPA reports, the pedestrian trail and signage.
4. Requirement for northbound bypass lanes at MCR and Mayowood Estates Drive on County RD 8 will be completed when construction begins on Mayo Woodland 3 and when Mayowood Estate Drive is paved respectively.

**Motion: Mike Herman, second Brian Zmolek, approved 5-0**

**Next Scheduled Meeting is June 8, 2021**

Meeting adjourned at 7:50 PM

  
Mike Herman  
Commission Chairman

7/14/21  
Date