

**Rochester Township Planning and Zoning Commission
May 10, 2022**

Members Present: Chair Arthur Handelman, Colin Paterson, Laura Laudon, Brad Lewis, Jamie Neisen

Others Present: Roger Ihrke, Bill Tointen and three members of the public.

Chair Arthur Handelman called the meeting to order at 7:00 PM.

The meeting minutes from April 12, 2022, were reviewed. Colin Paterson made a motion to approve the minutes. Laura Laudon seconded the motion. Brad Zmolek abstained. (Mr. Zmolek was unable to attend the April meeting).

Mr. Ihrke began by speaking about Woodland Valley Estates stating there used to be three cul-de-sacs and now there are two.

Each lot will have individual septic systems.

The entire area is 64 acres. There will be 15 single residential homes with three shared wells.

Mr. Ihrke explained that the lots are large. Some exceed 2 acres; some are 10 acres. There is a wildlife corridor that runs along the stream. It also encompasses the wetlands. Nothing can be disturbed.

The Developer will put a sign up explaining the wetlands, etc. Olmsted County Soil and Conservation will review the sign too.

The lots vary in size for roads, etc. Several things have been addressed in Mr. Ihrke's report dated May 6, 2022 (Supplement to Woodland Valley Estates regarding variances).

All roadways in this development are public. Lots 4,5, 6, 12 and 13 contain wetlands on private land. The public cannot walk through it. The three wells are located on lots 15, 17 and 11-12 which is split to accommodate that well.

Mr. Ihrke explained that the blue lines on the Woodland Valley Estates preliminary plat indicate where the water will run.

There was a soil analysis and there are lots of steep slopes. The Decorah Edge will not be impacted.

Mr. Ihrke stated that the TCPA needs to decide on granting the variances as stated in the Rochester Township Variance Resolution Document:
Number RTC-22-01.

Mr. Neisen asked if there was going to be an HOA. (Homeowner's Association).
Mr. Tointen replied that there would not be an HOA.

The meeting was then opened for Public Comment to discuss the variances with questions answered by Mr. Ihrke and Mr. Tointen.

Mr. Ihrke explained that lots 1 and 2 will have a shared driveway, then it will split off to the separate homes.

Some members of the public expressed concerned about granting the variances. For example, if one lot owner receives a 1300-foot variance why not others?

Mr. Ihrke stated that the steep slopes in this area are a rationale for granting the variances. He explained that the Township has granted ordinances in the past. There were 14 variances in the Lily Farms development.

Mr. Ihrke explained there would still be a 200-foot road frontage. Mr. Ihrke stated that this is a "tough property to develop" due to the lots being unusually large.

Mr. Lewis asked if the unusable land, wetlands could be called a wildlife corridor. Mr. Folgeson asked if owner of lot 13 (which is over 10 acres in size) could subdivide that lot someday? Mr. Ihrke replied that these lots are not subdividable, and this could be put in the deed restrictions.

Mr. Tointen stated there would be water retention ponds on lot 1 and joint water retention ponds on lots 4 and 5. Mr. Tointen explained these are designed in accordance with Township ordinances. They need to have these retention ponds, so water doesn't overflow on Dr. Fogelson's property close by.

The water retention ponds are controlled by the MN Pollution Control Agency.

Mr. Tointen explained that there are four different styles of retention ponds.

Mr. Handelman would like to know who is responsible for the maintenance of the retention ponds...it was stated that doesn't fall under the responsibility of the Township.

Mr. Tointen stated there could be a stormwater maintenance agreement in which could include spraying for mosquitos. Mr. Tointen will follow up with engineers and Township attorney who would have to approve.

Other members raised questions about the open spaces...Wildlife Corridor and who maintains these areas or if there should be "community spaces" for people to use.

Mr. Ihrke stated that Rochester Township doesn't want parks to maintain. This is due to difficulty in maintaining them, getting the proper equipment, etc.

Mr. Ihrke also explained that Rochester Township lot owners typically have large lots so there has not been a need for open spaces.

Mr. Tointen stated open spaces have been discussed many times. He stated there was a study done by Ohio State University showing that open spaces tend to create problems such as loud noises and other nuisances. He also stated that Homeowners Associations do not maintain these spaces.

Comments were made about traffic, more motorists using Meadow Crossing Road because it might be "faster" access to Bamber Valley Road to get back into town.

Public Comments closed at 8:55 PM. (Below is a brief summary of the discussion among the T CPA Members)

Comments were made that while Meadow Crossing Road is a quality-built road, it's doesn't seem wide enough. Some feel that we should make sure future developments minimize the impact on roads.

Most agreed that the Township cannot control what traffic uses County Road 8. Other suggested working with the City of Rochester and Olmsted County on a better plan for County Road 8.

One member asked if the developer is going to put money in for a trail. Mr. Ihrke stated that the expense would be significant. The trail from Glenwood to the bottom of the hill (for example) was \$500,000. The Township does not have the financial resources for such projects.

Colin Patterson stated he is OK with the wildlife corridor. Mr. Lewis likes the idea of the Wildlife Corridor. He stated when Mr. Ihrke's report goes out we will know the width to depth ratio up to the front of wildlife corridor.

Mr. Lewis stated this will give us an idea of the effective usable space.

9:15 PM

Mr. Jamie Neisen made a motion to accept the variances with the added language about the practical depth ratio and the wildlife corridor.

Mr. Colin Patterson seconded the motion.

Vote was unanimous.

9:20 PM

Laura Laudon made a motion for the approval of the Woodland Valley Estates Plat, subject to approval of the Township Engineer, Septic Systems and Olmsted County Planning.

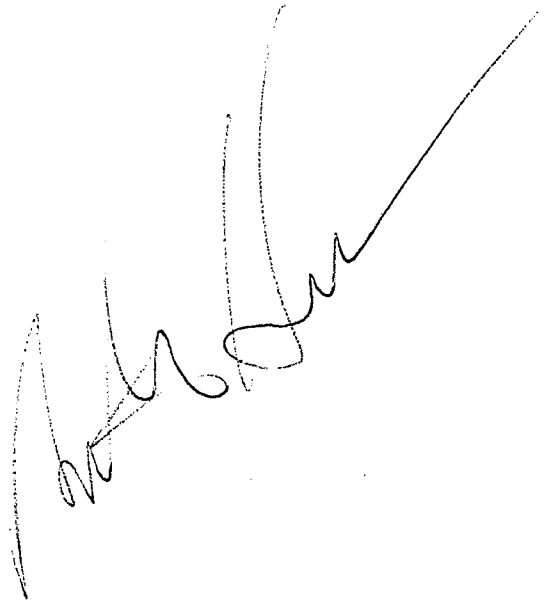
Colin Patterson seconded the motion.

Vote was unanimous.

The Meeting was adjourned at 9:20 PM.

Respectfully submitted,

Laura Laudon

A handwritten signature in black ink, appearing to read 'Laura Laudon', is written diagonally across the right side of the page. The signature is fluid and cursive, with a long, sweeping line extending upwards and to the right.

