

Rochester Township

Planning & Zoning

Commission

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

Minutes of the June 9, 2020 Planning & Zoning Commission Meeting

Commission members attending: Mike Herman, Jamie Neisen, Norm Olson, Brad Lewis, Arthur Handelman (Alt)

Guests: Applicant: Ed Clark and Bill Tointen, Chris Barber, Arthur Handelman.

TCPA staff: Roger Ihrke and David Meir

Mike Herman called the meeting to order at 7 PM

1. Roger Ihrke presented the TCPA report on the GDP and rezone applications for Mayowood Estates. 48 lots with an average size of 4.22 acres /lot will be developed in 2 phases. Mayo Woodlands special district (phase 3 and 4) is not included in this request. Overall, most necessary criteria have been met. Open space is required for a development of this size at approximately 3.4 acres, but not defined. A wetland study will need to be completed prior to final plat. Questions related to sinkhole does not pertain to this request. An EAW is not required for a development of less than 50 lots but will be done voluntarily in parallel with final plat development. The outcome of the EAW could impact a decision by the developer to modify phase 2, which would require an amended GDP for review/approval at that time.
http://tcpamn.org/wp-content/uploads/2020/05/MayoEst_GDP-Rezone_StaffReport.pdf
 2. Mr. Ihrke then reviewed the history and township and county land use plan for large lot rural development as part of the rezone request.
 3. Mr. Tointon discussed the GDP, reviewed development maps and discussed that Mayowood Estates Road (MER) would include a right turn lane and bypass lane at the junction with CSAH 8. He also proposed that the development would include 30 foot paved surface roads with 2 foot shoulders to provide space for pedestrian and bicycle traffic in lieu of open space of 3.4 acres. Storm water retention area will be responsibility of the HOA with easement to the township. An easement will be granted for the monument sign.
 4. Mr. Handelman asked questions and raised concerns about traffic impact to Meadow Crossing Road (MCR). MCR does not meet width or shoulder requirements for a local collector road. He suggested that current traffic and increased traffic from new development poses safety and liability concerns for pedestrians and drivers. Mr. Ihrke responded and will seek input from the Township Engineer.
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5. Public input was requested and much was submitted by email. Comments were submitted by Witzig, Fritsch, Machulda, Chen, Mehta, Grivna (for Woodlands HOA), Bradley and Neisen focused on traffic, safety, costs, and liability. These were openly discussed by the commission, applicant and TCPA staff. Multiple questions stated concern about construction traffic. Mr. Clark agreed limiting construction traffic to MER could be achieved in lot purchase agreements or other development documents. With no further questions, the public hearing portion of the meeting was closed.
6. Lengthy discussion about traffic mitigation strategies for MCR and a number of specific details for the GDP were carried on.
7. Future phases of this development and future developments will all add to safety concerns on MCR. Future development should be restricted until MCR is addressed. It was agreed that the Rochester Township Board should consider how this can be accomplished with current and future developer support.
8. Motions were made as follows
 1. To recommend [approval the GDP with 8 conditions](#) by Mike Herman, 2nd Norm Olson. Carried 5-0 .
 2. To recommend [approval of the zoning change](#) by Mike Herman 2nd Doug Butler, carried 5-0.
 3. To recommend [future considerations for improvements to MCR](#) by Mike Herman, 2nd Norm Olson. Carried 5-0.
9. The meeting adjourned at 9:40pm

All information related to this development is posted on the [TCPA website](#).

For the record and independent of any decisions the Commission will render: It is understood that 1) Olmsted County requires both a right turn lane and a bypass lane at the Mayowood Estates Drive/CSAH 8 intersection as part of the new road construction and 2) per the 2001 Developer's agreement for Mayo Woodlands (phase 3 and 4 of the current development) a bypass lane is required at the intersection of Meadow Crossing and CSAH 8.

Motion 1 - Rochester Township Planning and Zoning June 9, 2020

Approved unanimously

The Planning and Zoning Commission Recommends that the Rochester Town Board approve the GDP for Mayowood Estates with the following conditions:

1. The GDP is predicated on there being a minimum of one local collector road plus another local road, both connected to CSAH 8, to provide adequate traffic management and meet local and county roadway standards. At this time, neither Meadow Crossing Road nor Mayowood Estates Drive fully meet the standard of local collector. Thus, the commission strongly recommends that the town board work with the developer to guarantee that one or both of these roads are upgraded to meet the standard of local collector to provide safe transportation now and going forward.
2. That the second access road (Mayowood Estates Drive) be completed for construction traffic use prior to the development of any lots.
3. That all construction traffic for Mayowood Estates be required to enter from CSAH 8 at Mayowood Estates Drive.
4. That the Town Board and developer provide for pedestrian/bicycle pathways on both connecting roads.
 - a. The Commission suggests that the requirement for open space in Mayowood Estates could be satisfied by the provision of safe/usable pedestrian and bicycle pathways.
5. That the storm water management plan be clarified relative to responsibility (lot owner vs HOA). This would include maintenance (all areas) and understanding about existing owners' protections as development continues.
6. That the nature of the homeowner's association be defined (esp related to community/public and township/county spaces).
7. That the grading plan include all of phase 1 and 2, so that the build out can be done smoothly, and in consideration of all lot owners. (This may depend on scope of grading infrastructure vs driveways, etc).
8. That a wetlands evaluation be made prior to preliminary plat approval and construction.

Motion 2 - Rochester Township Planning and Zoning June 9, 2020

Approved unanimously

The rezoning change as requested is consistent with County and Township land use and growth plans. The Planning and Zoning Commission recommends that the Rochester Town Board approve the zoning change as outlined in the application.

Motion 3 - Rochester Township Planning and Zoning June 9, 2020

Approved unanimously

The Planning and Zoning Commission recommends that the Rochester Town Board consider mechanisms to upgrade Meadow Crossing Road as part of continued growth, including limiting any development without additional access roads or upgrades being required to Meadow Crossing Road. This should be done with approval from the Township engineer.