

Rochester Township Planning & Zoning Commission

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

Minutes of the July 8, 2020 Planning & Zoning Commission Meeting

Commission members attending: Brian Zmolek, Mike Herman, Jamie Neisen, Norm Olson, Arthur Handelman

Guests: Applicants: Mayowood Estates: Ed Clark and Bill Tointen, Chris Barber.

Millie Meadows: Mark Welch

TCPA staff: Roger Ihrke and David Meir

The meeting was called to order at 7:01pm.

The Minutes from June 9, 2020, were reviewed and approved.

A Public Hearing was held to consider an application for review of the preliminary plat for Mayowood Estates.

Mr. Roger Ihrke from the TCPA Staff presented the Staff report and reviewed all aspects of required items necessary to satisfy Rochester Township ordinances for approving a preliminary plat. The discussion included transportation, variances, additional review comments from Olmsted County Planning and Olmsted County public works as well as a detailed review by the Township engineer.

The applicant responded to a number of questions and also described recent work done related to sinkholes, soils, drainage, easements, roadways, the pending EAW and pending Developer's agreement.

The Public hearing was opened for comment and no questions or comments were brought forward. The public hearing was closed.

After some additional discussion by the Commission, the following motion was made by Mike Herman:

Recommend approval of the preliminary plat for Mayowood Estates conditioned upon requiring each point raised in the reports/comments from TCPA, Olmsted County Planning, Olmsted County Public Works and the Township engineer be satisfied through meeting the request or through discussing and reaching acceptable alternatives with the specific entity and under guidance of TCPA staff.

The motion was seconded by Norm Olson and carried 5-0.

A Public Hearing was held to consider an application for GDP update and zone change for the Millie Meadows second subdivision.

Mr. Ihrke presented the staff report for both the GDP update and the rezone request. He also noted that this can't move forward for Town Board approval until after Olmsted County approves the land use designation change (scheduled for July 21). Overall the GDP update was not significant over the original plan when phase 1 was proposed. However a few points were raised, including open space (or lack there-of in this GDP), the question about connecting roadways to future development to the East and changes to the large parcel in the South, which differs from the original GDP. Additional points were called out for the applicant to address. The staff report had no significant issues with the zone change request.

The applicant responded with clarifications and there was discussion about open space and about whether to finish potential roadways into adjacent (undeveloped) property.

The Public hearing was opened for comment and no questions or comments were brought forward. The public hearing was closed.

After some additional discussion by the Commission regarding strong support for keeping some type of usable and meaningful open space and the interest in having the developer provide some support for the potential roads connecting to future development, the following motion was made by Mike Herman:

Recommend approval of the updated GDP for Millie Meadows second with the conditions that the points called out in the staff report are satisfactorily addressed. This includes consideration of providing meaningful open space for the benefit of the community. It also includes consideration of mechanisms for the developer to share in the roadway development costs within a reasonable (10 year) time frame.

Seconded by Jamie Neisen.

The motion carried 5-0.

A motion was made by Mike Herman that to recommend that the zone change as requested be approved by the Town board.

Brian Zmolek seconded and the motion carried 5-0.


The meeting was adjourned at 8:40pm



Mike Herman
Commission Chairman

10/6/2020

Date



Brad Lewis
Commission Secretary

Date