

Rochester Planning and Zoning Commission
Meeting Minutes
July 18, 2023

Members Present: Arthur Handelman, Jamie Niesen, Laura Laudon

Others Present: Jered Staton, Dan Groteboer and Ryan Schoenfeldor

Chair Handelman called the meeting to order at 7:10 PM.

June 6, 2023, Meeting Minutes

Jamie Niesen made a motion to approve the June 6 meeting minutes with deleting a sentence which turned out to be an error.

Laura Laudon seconded the motion. Vote was unanimous.

Laura will email Jered the June minutes reflecting that change.

Additional Agenda Items: None

Tabled Items: Subdivision Ordinance

There are mixed opinions about sinkhole setbacks.
The variances that will be included in the subdivision ordinance need to be more explicit.

Laura made a motion to continue the hearing. Jamie seconded the motion.
Vote was unanimous.

Royal Oaks Final Plat (Phase I)

There are 45 lots and 1 out lot. The lots range in size from 2 to 8.5 acres. There are four shared wells. Jered stated everything tracks with our ordinance.

The General Development Plan is unchanged. The access to 40th street has been approved. It has been moved further west due to a current resident's driveway being close to the turn lane. This resident will also lose some trees in the process, so the developer will replace every tree lost with two new trees.

There was a discussion about the wetlands. In this development, there's a wetland replacement agreement. The developer will buy wetlands from a "wetland bank" to replace what will be used. The wetlands must be replaced in the same county at a ratio of 2 to 1.

This is all under the direction of the State of MN Soil and Water Board.

There will be a wildlife corridor which will be an HOA. It limits any landowner from doing anything except cutting down diseased trees.

The corridor will be owned by the HOA. It is wooded and there's a stream going through it. Residents will be able to walk through it, but the goal is to keep in a natural state as much as possible.

The construction plans are approved by the Township Engineer. Mathiowetz Construction company will develop the roads, pipe culvert systems and right turn lane.

The water and well agreements are in place.

The one out lot has a pond. It's a detention pond that will stay wet all year around even in the winter. Since the pond has dead storage over three feet, mosquitos will not be an issue.

A member asked about recommendations for the number of homes per well. The current recommendation is 11-12 homes per well. Each lot will have their own

water meter, so if a homeowner has an irrigation system, there is equity with paying for electricity and maintenance on the shared well.

Jamie Niesen made a motion to approve the Royal Oaks Development Final Plat for Phase 1. Arthur Handelman seconded the motion. There was no public comment. Vote was unanimous.

The meeting was adjourned at 7:50 PM.

The next meeting will be on August 8, 2023, at 7:00 PM.

Respectfully submitted,

Laura Laudon