

**Rochester Township Planning and Zoning Commission**  
Meeting Minutes  
September 7, 2022

Members Present: Jamie Niesen (for Chair Handelman who was unable to attend), Laura Laudon, Colin Patterson

TCPA Staff: Roger Ihrke

Others Present: Bill Tointen, Jason Kappers, Gene Peters, Members of the public

Jamie Neisen called the meeting to order at 7:00 PM.

Mr. Ihrke began by discussing Millie Meadows 3<sup>rd</sup>. There was a discussion at last month's meeting and the decision was tabled. The applicant has taken the planning commission's ideas into consideration.

There will be the same number of lots (over 2 acres in size). The community septic systems are gone.

There will be open space like Millie Meadows 2 and community mailboxes.

The development meets all the criteria in the ordinance. There is a private road and the reason for this was to save oak trees.

Mr. Kappers and Mr. Peters reconfigured the development. Olmsted County approved the land use plan on September 6 to suburban. This was approved unanimously

Mr. Kappers stated that "they went back to the grindstone" to make changes. He added that there will be an environmental corridor. An HOA for prescribed burns. Lots 7 and 8 will have stormwater treatments. The wetlands will not be disturbed by this.

Mr. Kappers stated there will be two wells. One well will serve nine lots, the other well will serve 8 lots.

Mr. Neisen asked about the width of the private road. It was stated that a private road must have a minimum 20 feet drivable width. The oak trees would have been taken out with a public road, so the private road was a better option.

There will be no community septic's as they were getting very close to the wetlands area, so it was decided to do away with those.

The private road would save about 7 or 8 oak trees versus a public road.

Millie Meadows 3<sup>rd</sup> will have a separate HOA. (Homeowner's Association)  
The HOA will include well agreements, snowplowing and maintenance on the private road, etc.

The public comment period began at 8:17 PM.

There were not any comments from the public.

Public comment period closed, and commission members had a brief discussion.

Colin Paterson felt the revised plan addressed everything from last month's meeting.

Jamie Neisen introduced a proposal to change the zoning from A2 to R1.  
Colin Paterson made the motion, seconded by Laura Laudon.  
Vote was unanimous.

Jamie Neisen introduced a proposal to accept the GDP. Laura Laudon made the motion to accept the GDP, seconded by Colin Patterson.  
Vote was unanimous.

The second order of business was Historical District Public Language which began at 8:30 PM. Mr. Ihrke stated that Joe Powers purchased the Bierman House by the Mayowood Stone Barn which he also owns. The house will be used as a corporate office for Power Ventures. Mr. Powers anticipates 4 or 5 employees will work there.

The definition of a Historic District: Areas designated by the Minnesota Historical Society or National Park Service as an area of historical significance.

Mr. Ihrke explained this would be low impact commercial use. This means things like offices, medical clinics, group residences, schools, multi-family residential and short-term rentals. Total use square footage is limited to 2,000 feet.

Mr. Ihrke stated this property is zoned under A3. The existing structure must stay. A new building cannot be built to look like the original one.

Mr. Ihrke stated that Olmsted County has reviewed and given their approval.

The public comment period opened. Some members of the public stated concerns about the Bierman House being turned into a Group Home or an Airbnb.

Others had concerns about potential traffic with the house functioning as a corporate office with potential employees coming in for job interviews or other business.

Mr. Ihrke stated the home is not large enough for more than 4 or 5 people and that the rooms are very small.

Other comments were made that with Mayowood Stone Barn close by, there's a lot of cars, catering trucks, etc. Mayowood Stone Barn is a popular venue for weddings and other events. Some felt that the corporate offices wouldn't add much more to the activity already going on.

Jamie Neisen made a motion to accept the language, but NOT to include group residences, schools, multi-family residential and short-term rentals under the Low Impact Commercial Use definition.

Laura Laudon seconded the motion. Colin Patterson was opposed. There was no further discussion.



The next order of business was the Royal Oaks GDP Hearing. This proposed development is east and northeast of Heritage Hills Development. The application is to rezone from A-2 (Agricultural) to R-1 Low Density Residential District.

Mr. Ihrke stated this is 315 acres with the lots being over 2 acres in size. The roadways are public. It's been divided up into four phases and will be developed as it goes. The proposed plan is to develop 84 lots utilizing public roadways, shared wells and individual sewage treatment systems.

The property was previously owned by two sisters known as the Poire Property. When one sister passed away, the other inherited the entire property. Upon the death of the final living sister, the property was willed to the Minnesota Department of Natural Resources. The Department of Natural Resources turned down the donation and the will stated if they did it would go to the Diocese of Winona. The Diocese of Winona sold the property to 40<sup>th</sup> Street LLC Properties who is now developing it as Royal Oaks.

The developer is proposing open space as an environmental/wildlife corridor. It will be developed through the easement process and the lots will have deed restrictions.

There were questions and discussion about the Royal Oaks development centered around the potential for increased traffic.

Jamie Neisen stated that Chair Handelman (unable to attend) was concerned about the traffic impact on Meadow Crossing Road.

Mr. Ihrke stated this was reviewed by Olmsted County and met the highest standard of roadways. He also stated the County Engineer approved a traffic study.

Jamie Neisen stated that traffic studies don't consider any new numbers but instead are based off previous studies.

Brad Lewis (unable to attend) but wanted his concern brought up about connectivity regarding Meadow Crossing Road and increased traffic.

Jamie Neisen asked if there would be a right turn lane on 40<sup>th</sup> Street SW? Mr. Ihrke stated that there would be due to the development having more than 10 lots.

The public comment period opened at 8:40 PM. Comments from members of the public showed concern about increased traffic onto Meadow Crossing Road which residents feel is already a busy road.

Other members of the public asked about additional traffic studies for Meadow Crossing Road showing traffic volumes. Others asked for traffic studies to show volumes on 40<sup>th</sup> Street SW.

Other members of the public are overall concerned with these new developments and the impact of traffic on their neighborhoods as motorists might “cut over” to other roadways (like Meadow Crossing Road) for a faster route into work, school, etc.

After a long discussion, Jamie Neisen made a motion to table the Royal Oaks GDP until the October 11, 2022, meeting. He stated his recommendation would be to work on a traffic study and come back with information on how this proposed development would impact Meadow Crossing Road.

Jamie Neisen introduced a motion to continue the public hearing. Colin Patterson then made the motion. Laura Laudon seconded the motion.

The next meeting will be October 11 at 7:00 PM. The November meeting will be on Monday, November 7 due to the elections on Tuesday, November 8.

Colin Patterson made a motion for these future meeting dates. Laura Laudon seconded the motion.

The meeting was adjourned at 9:20 PM.

Respectfully Submitted-Laura Laudon

Jamie Reiss 11/7/22