

# **Rochester Township Planning and Zoning Commission**

## **Meeting Minutes**

**October 11, 2022**

Members Present: Chair Arthur Handelman, Jamie Neisen, Josef Pleticha, Laura Laudon

TCPA Staff: Roger Ihrke

Others Present: Bill Tointen, Members of the public

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

Chair Handelman stated the meeting is a continuation from last month's meeting regarding the Royal Oaks Development.

We began with a discussion on the Royal Oaks Traffic Impact Study, dated October 8, 2022. Prepared by Jordan Schwarze of Alliant Engineering in Minneapolis.

Mr. Schwarze was able to call into the meeting to answer questions.

The main objective of the traffic study was to evaluate existing traffic operations, identify potential traffic impacts from the proposed development, and recommend improvements to address any identified issues.

Chair Handelman and Jamie Neisen had several questions/comments about the traffic study. Chair Handelman wanted to know at which intersections the traffic counts were taken. (There were 24-hour counts taken at three intersections) Total count was 1551 vehicles, although it was mentioned that would include construction vehicles.

Mr. Neisen stated that the current study shows 1550 trips per day. He stated further that the SEH study from 2018 predicted 1500 trips per day after the full buildout was completed in Mayowood Estates and Mayo Woodlands 3. The full buildout is 107 homes. Currently three homes out of the 107 are completed.

Chair Handelman expressed concern that Meadow Crossing Road is already at capacity, and he stated that Mayo Woodlands is close to capacity.

Mr. Neisen referenced a chart that the ROCOG 2040 Long Range Plan provides regarding acceptability of traffic volume levels on local streets and local collector streets. The chart states 600-1200 vehicles are good, 1200-1800 vehicles are poor. Anything over 2000 is poor on a collector road and should be avoided.

Mr. Ihrke stated that traffic control devices such as speed tables are an option. However, he did state these are hard on the snowplows. He also stated stop signs could be installed.

Mr. Tointen stated there are no stop signs on the GDP yet. Mr. Tointen stated stop signs, speed tables could be installed to minimize the traffic impact.

The traffic impact report for Royal Oaks projected approximately 270 trips on Mayowood Estates Drive, 500 trips out onto 40<sup>th</sup> Street SW, 50 trips through Woodland Valley Estates and 50 trips through Heritage Hills at full build out.

There is connectivity which is good for snowplows and school buses to go from one neighborhood to the other. Also, if there were a catastrophic event, then emergency vehicles need other access points.

The public comment period opened at 7:50 PM.

Members of the public are concerned about traffic on Meadow Crossing Road where they reside. The busy roads are not safe for wildlife, people who choose to walk or bike, etc.

Other statements were made that Wright Road and County Road 8 are the "most dangerous". The total vehicles coming out per day is 1550.

Someone asked about motor vehicle accidents in the area. Mr. Tointen replied that from the time period 2012-2022 there was one motor vehicle accident on Meadow Crossing Road and County Road 8. This resulted in property damage.

Chair Handelman stated there are clear concerns with residents about Meadow Crossing Road. Do we limit the impact of traffic going through the Clark Development?

Public comment period was closed.

Mr. Ihrke offered some solutions as follows:

1. Put in a T-Intersection at Glenwood Road and Meadow Crossing Road.
2. Put in stop signs

The discussion continued with Mr. Tointen stating that before the last phases (4 or 5) of the Royal Oaks development, the traffic study could be re-evaluated.

It was stated that the phase one has 45 lots, without any connections. Mr. Tointen suggested putting language in the GDP that would have an easement with connectivity option in the future. This would be plated as a "Ghost Plat" and unofficially connected. It would be a "safety valve" for the township to connect or not going forward.

Mr. Ihrke did caution that if someone builds a house near a "ghost plat", they might start mowing it, taking care of it as if the property is part of their back yard.

**8:30 PM**

Jamie Neisen made a motion to rezone Royal Oaks Farm from A2 to R1.  
Laura Laudon seconded the motion.  
Vote was unanimous.

Chair Handelman made a motion that on the NW cul-de-sac to include a "ghost plat" in which the Township board in the future decides if and when this connection takes place.

Laura Laudon seconded the motion.  
Vote was unanimous.

Jamie made a motion to approve the September meeting minutes with some minor changes. (Laura Laudon will make those changes). Arthur Handelman seconded the motion. Vote was unanimous.

The next meeting will be November 7, 2022. It is being held on a Monday due to the elections on November 8, 2022.

Meeting was adjourned.

Respectfully Submitted,

Laura Laudon



11/07/22