

Rochester Township Planning and Zoning Commission

Meeting Minutes

November 7, 2022

Members Present: Chair Arthur Handelman, Jamie Neisen, Brian Zmolek, Laura Laudon, Brad Lewis

TCPA Staff: Roger Ihrke

Others Present: Bill Tointen, Ian Keith, Joe Powers, Cyle Erie, Gene Peters, Jason Kappers and other members of the public

Chair Handelman called the meeting to order at 7:05 PM.

Chair Handelman stated the first agenda item was Woodland Valley Estates.

Mr. Ihrke stated that the new plot in front of us has one change. The lot line was moved a little which was the lot closest to the roadway. The lots A,B,C and D which were all plotted as out lots will now be lots.

Mr. Ihrke stated the easements will remain in place. There is now enough interest in the lots, so Mr. Keith had them all plotted.

There are no well water easements, and no additional information needs to be recorded.

Mr. Ihrke stated this is very "straight forward". There is a small area for a development sign on Lot 1, Block 4. An easement was provided for this.

Mr. Lewis asked where the mailboxes would be located. Mr. Tointen replied that the Post Office determines where mailboxes are located.

Mr. Neisen pointed out that there are issues with mailboxes in the Clark Development on Glenwood Road, like permanent signs and a concrete pad in the right of way.

Mr. Ihrke stated it would be a good idea not to "cement in" the mailboxes and that there are other options. These options would include requesting where the mailboxes will be, use break away pillars instead of cement ones.

Some members felt Township board should adopt something, although Post Office has the final say where mailboxes are located.

After this brief discussion, a motion was made by Brad Lewis to approve the agreement. Brian Zmolek seconded the motion. Vote was unanimous.

The next item on the agenda was the Bierman House. This discussion began at 7:25 PM.

Mr. Joe Powers owns this home near Mayowood Mansion. It is a small and old home that needs extensive work. Since Mr. Powers owns the Stone Barn (for weddings and other events) nearby he feels the Bierman House would be a good facility as a corporate office.

As of now, the ordinance states there can be no more than 5 employees, the hours of operation must be between 6:00 AM-6:00 PM, Five parking spaces, No outside storage, a trash pick-up contract, requirements need to be met with the Secretary of Interior (as it's a historic property) plus the proper septic and well water analysis.

The response from Olmsted County Public Works was that Mr. Powers requires a permit as the existing driveway to the home is shared with Mayowood Mansion. (Mayowood Mansion is owned by Mayo Clinic).

Members just want to ensure that problems do not arise with driveway use by both Mayowood Mansion and Bierman House traffic going to and from the properties.

Mr. Powers stated that he will invest "millions" into the Bierman House to renovate it. He has hired a professional contractor. He also asking for a maximum of 10 employees to work there and the hours extended to about 8:00 or 9:00 PM. Mr. Powers explained that since he's in the Hospitality Business, it often involves employees working outside regular business hours.

The public comment period opened. Members of the public agreed that Mr. Powers has done a wonderful job of revitalizing old properties in the past such as Mayowood Stone Barn. Board Member Laura Laudon agreed.

Public comment then closed. Brian Zmolek made a motion that we approve the changes for a maximum of 10 employees and hours of operation until 9:00 PM.

Laura Laudon seconded the motion. Vote was unanimous.

A second motion was made by Brian Zmolek that we table this until the Township Board which meets on Thursday, November 9, 2022. The Township Board can then clarify the road access.

Laura Laudon seconded the motion. Vote was unanimous.

The next item on the agenda was Millie Meadows Estates Third.

Mr. Ihrke stated 17 lots were approved in the General Development Plan. The lots are two acres in size. The community septic systems have been removed.

In a recent memo from Olmsted County, Mr. Ihrke stated that the county would like all developments interconnected. As for Millie Meadows Third, this would mean interconnectivity to the east-42nd Street SW would connect to Bamber Valley Road SW.

The county was not in favor of the “ghost plats” in Millie Meadows Two. (This has since been resolved)

Mr. Ihrke stated there are some outstanding issues with this proposal. He stated we should not approve until these things are in place including the wetlands delineation issue.

Mr. Ihrke explained these issues can be worked out as the county would like to see more than one connection.

Mr. Ihrke stated the proposal has been approved from A1 to R1.

Mr. Peters commented that he didn't feel the wetlands would be an issue as there is no disturbance to the wetlands in the proposed development.

Other members had questions about the stormwater ponds. Do they attract mosquitos? Are they an attractive nuisance for kids?

Mr. Kappers stated that the pond is on a downslope in an isolated location. There would be no environmental disturbance.

Mr. Kappers also stated that there have been no issues with these ponds in other developments. He also mentioned that mosquito control features are an option.

The Public Comment period opened at 8:30 PM.

A member of the public had concerns about water moving down the road where they reside. Mr. Kappers replied that the pond will actually reduce that risk and that the water will flow to the north. The pond will be constructed in a way to limit flow.

As for mosquito concerns, there are remedies in which the Homeowner's Association could decide on.

Mr. Lewis had a comment about driveways coming from cul-de-sacs. It was stated that driveways are not "set in stone". Mr. Lewis was concerned about lack of space to store snow if many driveways and cul-de-sacs.

At 8:45 PM, Laura Laudon made a motion to continue this until next month's meeting. Brad Lewis seconded the motion. Vote was unanimous.

Our next meeting will be December 6th at 7:00 PM.

Respectfully Submitted,

Laura Laudon