

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 November 10, 2020 Planning & Zoning Commission Meeting

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

Guests: Gene Peters and Mark Welch for MM2

TCPA staff: Roger Ihrke and David Meir

The meeting was called to order at 7:02PM.

The Minutes from October 6, 2020, were reviewed and approved. Motion Brad Lewis, Seconded Jamie Neisen. Carried 5-0.

A Public Hearing was held to consider an application for the preliminary plat known as Millie Meadows Estates 2nd.

Presentation and Discussion: Mr. Ihrke presented background of Millie Meadows development, phase 1 and phase 2. See [TCPA Preliminary plat staff report](#). Mr. Ihrke reviewed issues with driveway placement and home placement resulting in problems for water drainage and road maintenance. Mr. Ihrke recommends the home and driveway siting issues be resolved prior to approval. Mr. Ihrke also has concerns about the number of variances for lots configurations. Restrictions for public road crossing of the BP gas pipeline were discussed. The need for multiple extended private roads. Discussion centered around the unique need for these lot variances in this development, specific to the pipeline geometry.

Shared well and septic plan was approved by Olmsted County Planning Commission on Nov 5. Septic system approval is pending. Supporting documents for well agreements, driveway agreements, deed restrictions need to be finalized and reviewed. The HOA agreements for shared space also need to be reviewed.

Mark Welch of G-Cubed presented a report with a lot of the details explained and also asked ultimately for Commission guidance/direction of further refinement. Lot configuration and flag lots with private drives were discussed. The advantages of longer private drives serving several lots vs lengthening the cul-de-sacs were discussed for the township and road maintenance. It was pointed out that one private road serving 5 lots was required because of the gas pipeline. Another serving 3 lots is also required because of the pipeline. One private drive is on an easement for a possible future road.

It was noted that the public access easements for existing and future public use areas (including roads) need to have clear language. It was also noted that an agreement with the gas company needs to be completed regarding where the private road crosses the pipeline.

House, driveway and septic siting and drainage issues were discussed as these have been a frequent problem in past developments. Homeowners and builders will often deviate from suitable site placement resulting in future water drainage problems. The stormwater plan is yet to be completed. Mr. Peters proposed adding a requirement to the homeowner purchase agreement stating that a grading plan completed by an engineer be submitted and approved by the TCPA as a condition for receiving a building permit, to ensure appropriate building, septic and driveway placement. It was also suggested that the initial grading plan should take into account reasonably expected placement of housing/driveway, but not necessarily specifically grade to detail.

Out lot plans were discussed, which will satisfy the open space requirement. 60 mailboxes will be placed as soon as road work allows to accommodate all homes in MM1 and MM2. A pavilion and park playground equipment will be installed when 30 total lots (i.e. 50%) have sold in phases 1 and 2. A HOA will be responsible for the out lot.

Further discussion: As part of the overall discussion, it was recognized that township zoning and subdivision ordinances were last updated 9 and 15 years ago and need to be updated. Specifically for this discussion the requirement for house, driveway and septic placement and a grading plan for each lot should be considered in the updates (this will be another significant effort by the Township to update and integrate with state and county planning/zoning guidance).


The public hearing was open for comment. None

With no further public statements, the Public hearing was closed.

The Commission members reviewed the information presented. Recognizing that there were a number of unfinished items that we have now provided open discussion and guidance for, including grading, variances, driveways and more, it was recommended that the developer work with TCPA staff to update the preliminary plat to completely reflect the discussion from this evening. Thus,

The proposal was tabled for discussion at a future P&Z Commission meeting, pending completion and update or the preliminary plat application. Developer will work with TCPA to achieve the update.

Meeting adjourned at 9:10 PM

	1/12/21		
Mike Herman	Date	Brad Lewis	Date
Commission Chairman		Commission Secretary	