



AGENDA

Planning Commission Regular Meeting

Tuesday, October 24, 2023

6:30 PM

City Council Chambers, City Hall

- 1. CALL TO ORDER/PLEDGE OF ALLEGIANCE**
- 2. ADDITIONS TO AGENDA**
- 3. AUDIENCE INPUT**
- 4. CONSENT AGENDA**
 - a. Minutes of the Sep. 26, 2023 Regular Meeting
 - b. Request by SKB Environmental for approval of the SKB ROSEMOUNT 2nd Addition Final Plat
- 5. OLD BUSINESS**
- 6. PUBLIC HEARINGS**
- 7. NEW BUSINESS**
- 8. DISCUSSION**
- 9. ADJOURNMENT**

**ROSEMOUNT PLANNING COMMISSION
REGULAR MEETING PROCEEDINGS
SEPTEMBER 26, 2023**

CALL TO ORDER/PLEDGE OF ALLEGIANCE

Pursuant to due call and notice thereof, a regular meeting of the Rosemount Planning Commission was held on Tuesday, September 26, 2023, at 6:30 PM in Rosemount Council Chambers, 2875 145th Street West.

Chair Kenninger called the meeting to order with Commissioners Powell, Rivera, Whitman, Hebert, and Thiagarajan. Commissioner Reed was absent. Staff present included the following: Senior Planner Nemcek, Planner Hogan, and Community Development Technician Grant.

The Pledge of Allegiance was said.

ADDITIONS TO AGENDA

None.

AUDIENCE INPUT

None.

CONSENT AGENDA

- a. Minutes of the August 22, 2023 Regular Meeting Minutes

Motion by Kenninger **Second by** Hebert

Motion to approve the consent agenda

Ayes: 6.

Nays: None. Motion carried.

OLD BUSINESS

PUBLIC HEARINGS

- a. Request by Maplewood Development, Inc. for Approval of the Amber Fields 13th Addition Preliminary Plat.

Planner, Hogan, presented a minor amendment request by Maplewood Development for approval of a preliminary plat for Amber Fields 13th Addition to create 65 single-family residential lots.

Commissioner Comments:

Commissioner Whitman asked questions regarding the minimum lot size, and how that implicates a need for a minor amendment versus a major amendment. Planner Hogan explained that the developer is requesting an amendment for smaller lot areas than what is typically required and there are two different processes for minor and major amendments. A minor amendment will go to the City Council, while a major amendment would go to the Planning Commission and the City Council for approval.

Changing the minimum lot area did not qualify as a major amendment. Commissioner Whitman asked if the Community Development Director had addressed environmental concerns prior to approval of the Planned Unit Development (PUD) and if the amendment affects this.

Planner Hogan explained that the engineering department reviewed the application materials and did not have concerns in their review. Planner Hogan went on to explain that the deviation of the lot requirements would not negatively impact the environment. Chair Kenninger shared that the amendment applied only to a few lots out of the whole development and expressed caution about approving more amendments to the Amber Fields development down the line. Commissioner Rivera asked if setting a minimum number of lots with certain footage would resolve the need for the amendment requests. Planner Hogan stated that developers are planning smaller residential lots, hence why these amendment requests are becoming more frequent.

Commissioner Whitman asked for clarification on landscaping. Planner Hogan stated that developers are required to do the minimum landscaping per city code and to replace any torn-down trees.

No public comments.

Motion by Whitman Second by Powell

Motion to close the public hearing

Ayes: 6.

Nays: None. Motion Carried.

Motion by Kenninger Second by Hebert

Motion to recommend the Planning Commission approve the Preliminary Plat for Amber Fields 13th Addition, subject to:

- a. Conformance with all requirements of the City Engineer as detailed in the attached memorandum dated September 7, 2023.
- b. Approval of a Minor Amendment to the Amber Fields Planned Unit Development Agreement.
- c. Approval of the preliminary plat by the Dakota County Plat Commission.
- d. Payment of \$29,040 as a landscape surety.
- e. Payment of trunk area charges in the amount of:
 - i. Sanitary Sewer Trunk Charge: \$1,075/acre
 - ii. Watermain Trunk Charge: \$6,500/acre
 - iii. Storm Sewer Trunk Charge: \$6,865/acre

Ayes: 6.

Nays: None. Motion Carried.

b. Request by Al Madina Association for a Site Plan Review

Senior Planner, Nemcek, presented the request to review the site plan for a new building on a site that has received a conditional use permit for a place of worship.

Commissioner Comments:

Commissioner Rivera asked what the capacity of the site was prior to the proposed site, with a capacity of 248. Senior Planner Nemcek explained that the original capacity amount is unknown, but the maximum capacity guided the number for the site plan review. The proposed building would be 40 by 85 feet, totaling to 3400 square feet.

Commissioner Rivera asked if the lot is zoned residential since there is a residence on the lot, if the use is permitted by the zoning, and if parking space was going to be adequate. Senior Planner Nemcek explained that places of worship are a conditional use permitted under R-1 zoning and confirmed on-street parking is not permitted on Bonaire Path, and the site will have 83 parking stalls, which will be more than needed for the site's intended use. Senior Planner Nemcek also noted it is up to the city staff's discretion to require proof of parking from the owners if a complaint, change or increased use occurs. If the gravel becomes regularly parked, the city will consider requiring proof of additional paved parking.

Commissioner Powell asked what type of approval the owner is seeking from the Commissioners. Commissioner Powell also asked if credit is given to existing trees onsite for tree count, if existing trees onsite would be included in the total tree count, and if any of the proposed trees were Ash. Senior Planner Nemcek clarified the Commissioners would be approving additional conditions paired with the originally approved Conditional Use Permit (CUP). He also noted that existing trees do count towards the total tree count and that the number of existing trees that are Ash is unknown but will get taken down if there are any.

Commissioner Whitman expressed that the exterior fiber cement siding meets the aesthetic facade requirements. In addition, Commissioner Whitman asked what the longevity was of the exterior material compared to natural rock and stone. Senior Planner Nemcek shared that the material is requested more frequently on a regular basis by other developers and that it is reflective of modern construction materials and techniques. Commissioner Thiagarajan asked what the planned color of the exterior would be. Senior Planner Nemcek referred to the applicant's architect as for material specifics and color, since color is not regulated within the City's Code.

Commissioner Hebert asked if the existing structures would remain or get demolished. Senior Planner Nemcek stated that it is understood that the existing structures will remain.

Chair Kenninger asked how the credit for trees was calculated and asked for clarification if adding a condition of no on-street parking was something to consider with parking stall counts. Senior Planner Nemcek explained that tree count is calculated by Caliper inches in new and preexisting trees. He also noted that since parking is clearly prohibited on Bonaire Path and Bacardi Avenue, it is not a concern for city staff. Chair Kenninger shared concern if parking needs would be stressed or cause complications down the line due to increased use, changed use, etc.

Muhammad Shahzad**14250 Ailesbury Ct, Rosemount, MN 55068**

Shahzad is a member, not an applicant, of the Al Madina Association. Shahzad stated that parking is not a concern since their growth from 25 members 12 years ago to under 40 members currently.

Chair Kenninger asked about what the color of the exterior would be. Shahzad explained that no colors have been selected yet, but it will be a neutral color and not a flashy nor bright color. Shahzad also

explained that they are open to changing the exterior color if it is deemed inadequate.

Chair Kenninger asked if the existing home was to remain. Shahzad notes that the existing home would stay and there would be no removal of any large existing structures onsite.

Commissioner Whitman asked if fiber cement siding has a shorter lifespan than rock and stone. Shahzad explained they were not given the difference in life spans between fiber cement siding compared to rock/stone. Shahzad then stated the exterior material was more cost-effective and long-lasting.

Commissioner Powell appreciated the parking conditions and did not recommend an alteration to them.

Motion by Kenninger Second by Powell

Motion to close the public hearing

Ayes: 6.

Nays: None. Motion Carried.

Motion by Powell Second by Hebert

Motion to approve the site plan of the proposed place of worship for Al Madina Association, subject to the following conditions:

1. The applicant shall update the site plan to eliminate parking within the required 30' buffer yard along the western portion of the site adjacent to a residential use.
2. The landscape plan shall be updated to provide evergreens within the buffer yard along the western property line.
3. The driveway and parking areas shall be paved with an approved surface.
4. The site shall be connected to municipal sewer and water using the stubs located on the eastern property boundary.
5. The applicant shall comply with all requirements of the City Engineer and Building Official related to stormwater and drainage and incorporate any required updates prior to receiving a building permit.
6. The applicant shall provide a surety in the amount of 110% of the cost of any trees planted to be returned following one year of survival.

Ayes: 6.

Nays: None. Motion Carried.

NEW BUSINESS

None.

DISCUSSION

Senior Planner Nemcek reminded the Commission of the joint work session with the City Council on October 3rd, from 5:00 to 6:30 pm and explained that this session's purpose is to discuss the zoning code update from city staff and consultants HKGi. Commissioner Rivera and Reed are unable to attend the upcoming session.

Chair Kenninger confirmed the next meetings for October 24th, November 28th, and December 18th. The meeting on December 18th is a Monday, meaning it is a special meeting. Commissioner Powell is unable to make it on December 18th, and the date may be subject to rescheduling to ensure a quorum. Chair Kenninger also reminded commissioners that if there are questions on agenda items to send those in ahead of time. Thus, planners can research and answer any questions. It was noted to send any questions to the planner who put together the item and to copy Community Development Director Kienberger in case of illness. It was verified that emails are a public record between city staff and the Commissioners.

ADJOURNMENT

There being no further business to come before the Planning Commission. The meeting was adjourned at 7:25 p.m.

Respectfully submitted,

Alysha Grant
Community Development Technician

Planning Commission Regular Meeting: October 24, 2023

AGENDA ITEM:	Request by SKB Environmental for approval of the SKB ROSEMOUNT 2nd Addition Final Plat	AGENDA SECTION:	CONSENT AGENDA
PREPARED BY:	Anthony Nemcek , Senior Planner	AGENDA NO.	4.b.
ATTACHMENTS:	Site Location, Final Plat, Preliminary Plat, SKB Expansion Plan, Parks And Recreation Director's Memorandum Dated October 18, 2023, Engineer's Memo dated May 10, 2022	APPROVED BY:	AK, JH
RECOMMENDED ACTION: Motion to recommend the City Council approve the Final Plat for SKB 2 nd Addition subject to the following conditions: 1. Approval of a subdivision agreement. 2. Payment of cash-in-lieu of land dedication in the amount of \$280,000. 3. The park dedication requirement for Outlot A shall be met with the development of that parcel. 4. The plat shall be updated to include a thirty foot wide trail easement along the southern boundary of the plat area. 5. Site development shall conform to all requirements of the City Engineer included in the attached memorandum dated May 10, 2022. 6. Submittal of a landscaping surety will be a condition of approval of any future site plan review.			

BACKGROUND

Applicant:	SKB Environmental
Location:	13625 Courthouse Boulevard
Site Area:	75.60
Existing Comp Plan Designation:	WM-Waste Management and BP-Business Park
Existing Zoning:	WM PUD-Waste Management Planned Unit Development and AG-Agriculture

The Planning Commission is being asked to consider a request by SKB Environmental for approval of the SKB ROSEMOUNT 2nd Addition final plat. The Plat area contains the land that will encompass the expansion of SKB's landfill that was approved in 2022. It also includes the right of way for a future road connecting Ehlers Path and Courthouse Boulevard and an outlot along the eastern plat boundary that is anticipated to eventually be developed with the land east of the site. The final plat is generally consistent with the preliminary plat that was approved except for changes to the alignment of the north/south roadway, namely the shifting of the access onto Courthouse Boulevard to the east to straighten the roadway. A previous alignment had located the access further west, but the turning movements would not work for the type of truck traffic that will be using the road. Staff is

recommending approval of the final plat, subject to the conditions listed in the recommended action.

CONTEXT

The landfill operation to the west of the plat area has been in operation since 1992. The current owner, SKB Environmental, acquired the landfill in 2000 and over the years has received approvals to gradually expand the operation since it took ownership. Most recently, in 2022, the applicant received approval to further expand the landfill operation, subject to certain conditions such as the construction of a public road running north and south to connect Ehlers Path with Courthouse Boulevard. Staff recommended that condition of approval to create a permanent barrier against any further expansion eastward, thus preserving the land closest to the intersection of Courthouse Boulevard/Highway 55 and County Road 42 for commercial and business park development. The applicant is working toward meeting the conditions of the 2022 approval, which included a preliminary plat, and the applicant's latest step is to get approval of the final plat.

The expansion plan also includes new buildings to be constructed that will replace existing buildings in the northern portion of the landfill site. In addition to the final plat approval currently being requested, SKB will also need site plan approval for the new buildings that are proposed. SKB is working with the MPCA to complete the necessary reviews to allow Dakota County to issue the necessary permits for the expansion of the land fill. Once the new public road is constructed, the existing access to Courthouse Boulevard will be removed, and primary access into the site will be made from the new road.

ISSUE ANALYSIS

Legal Authority. Final Plat approval is a quasi-judicial action because the City has a set of standards and requirements for reviewing this type of application. Generally, if the final plat meets the ordinance requirements, it must be approved.

Land Use and Zoning. The subject property is guided on the western portion of the site for WM-Waste Management and to the east BP-Business Park. The area guided WM is also zoned WM PUD-Waste Management Planned Unit Development. The planned unit development agreement that covers development of the site was approved in 2018 when SKB was planning on developing a metals recycling facility on Lot 1 Block one of the proposed plat. Their plans have since changed, and the only relevant provision in the agreement is the ability to construct multiple buildings on a single parcel. The proposed plat is compliant with the PUD Master Development Plan.

The eastern portion of the plat area still retains its AG-Agriculture zoning, which is consistent with the City's practice of waiting until land develops before rezoning it into conformance with the City Code.

Plat. The proposed plat shows two parcels, one that will contain the expansion area of the SKB landfill and an outlot that is anticipated to be combined and developed with the land east of the site. Separating the two parcels is right of way for the new public road that will provide access to the site upon its completion. The plat is consistent with the preliminary plat approved in 2022. Any differences from the preliminary plat are a result of conditions of approval of the preliminary plat, specifically the realignment of the new public road.

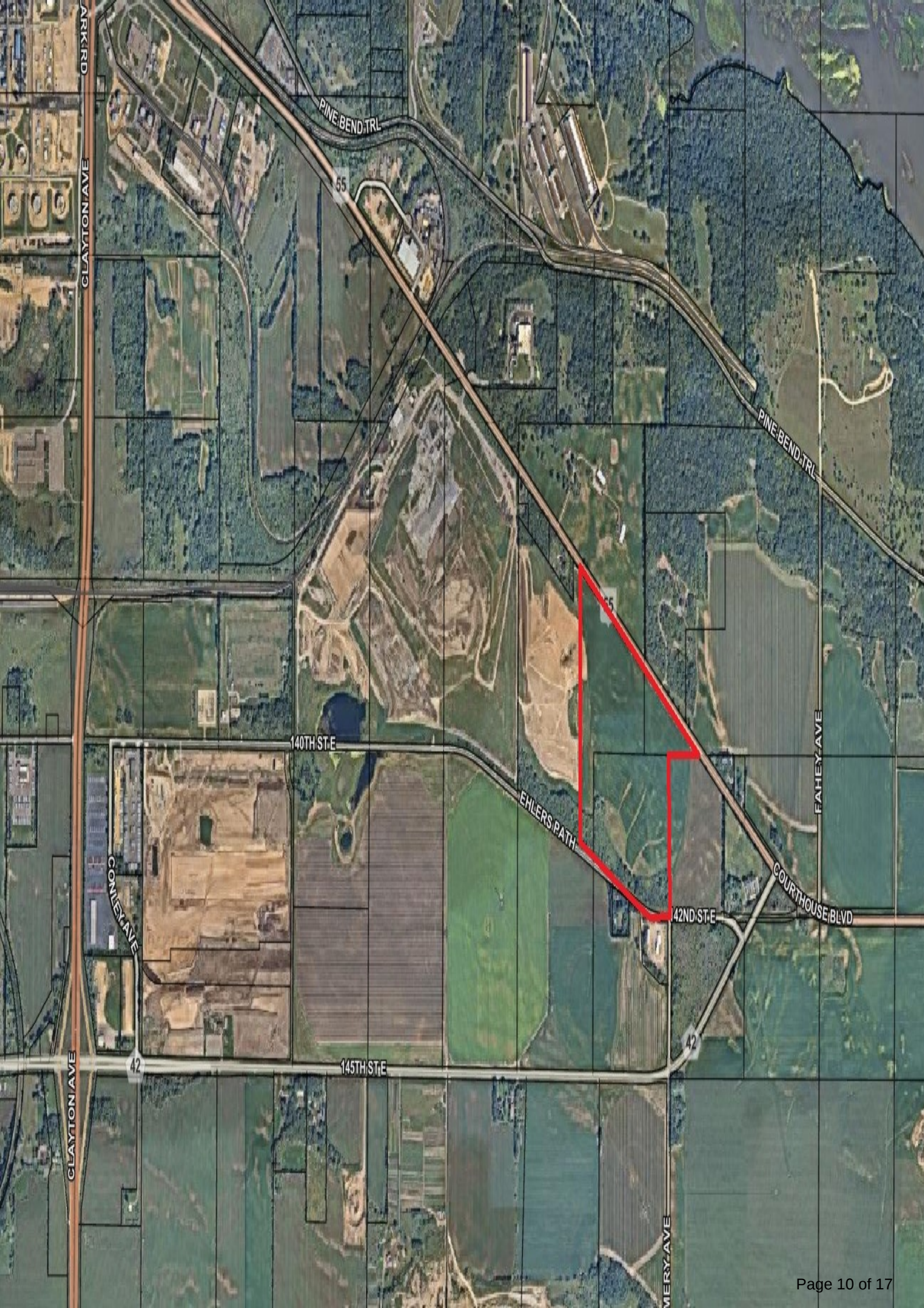
Parks and Open Space. Parks and Recreation staff reviewed the proposed plat and provided the attached memorandum. Staff is recommending the City collect cash-in-lieu of park land dedication. The City Code requires a dedication equal to 10% of the land being developed, which in this case is 5.6 acres based on the 56-acre area of Lot 1 Block 1. The fee is based on a price of \$50,000/acre, so in this case that amounts to \$280,000. When Outlot A is developed in conjunction with land east of the plat area, it will be included in the park dedication calculation for development in that area.

The Parks and Recreation staff is also recommending a condition of approval that requires SKB to provide a 30' easement along the south side of the property adjacent to Ehlers Path to accommodate a future regional trail that will connect the City's trail system to the Mississippi River trail at Spring Lake Park.

Engineering Comments. Engineering staff reviewed the preliminary plat in 2022, and comments provided then were focused on the utilities to be constructed on the site along with the new public road. Those comments remain relevant as SKB is working toward the start of the expansion project, and development of the site shall comply with the requirements of the City's engineer. In addition to compliance with the requirements of the City Engineer, execution of a subdivision agreement that spells out developer responsibilities is included in the conditions of approval being recommended by staff.

RECOMMENDATION

Staff finds the proposed final plat to be consistent with the preliminary plat approved by the City in 2022 and recommends approval, subject to conditions listed in the recommended action.



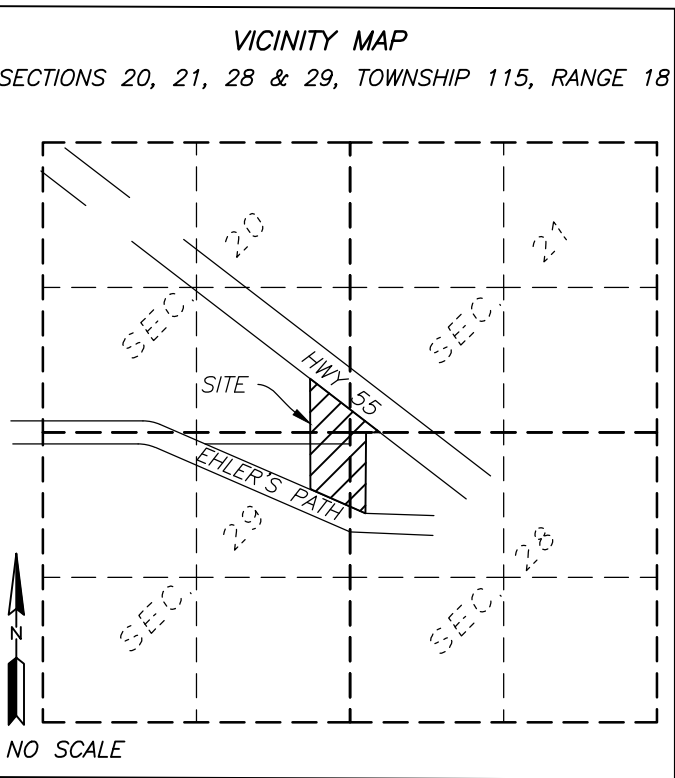
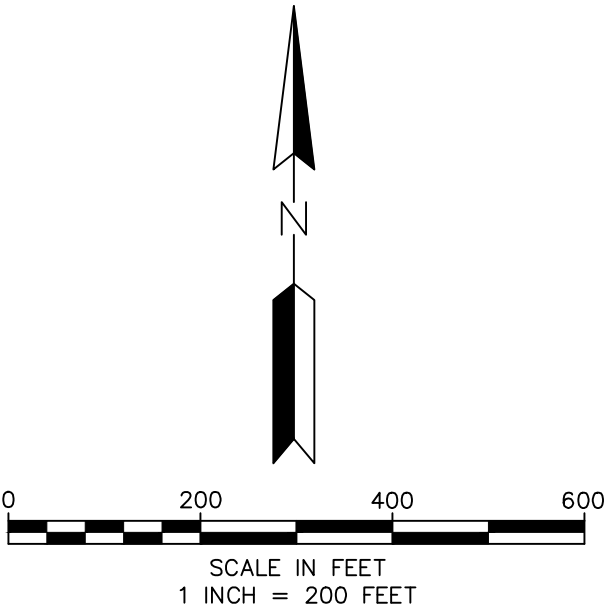
SKB ROSEMOUNT 2ND ADDITION

LEGEND

- DENOTES IRON MONUMENT FOUND AS SHOWN
- DENOTES 1/2 INCH X 14 INCH IRON MONUMENT SET WITH PLASTIC CAP MARKED RLS NO. 46563 UNLESS OTHERWISE INDICATED
- ⦿ DENOTES "PK" NAIL FOUND AS SHOWN
- (PLAT) DENOTES PLAT OF PINE BEND DEVELOPMENT CO. 1ST ADDITION

BEARING ORIENTATION NOTE:

BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF OUTLOT A, SKB ROSEMOUNT 1ST ADDITION WHICH BEARS S00°12'12"W



KNOW ALL PERSONS BY THESE PRESENTS: That SKB Environmental, Inc., a Minnesota corporation, owner of the following described property:

Outlot A, SKB ROSEMOUNT 1ST ADDITION, according to the recorded plat thereof, Dakota County, Minnesota.

And

Lot 1, Block 1, PINE BEND DEVELOPMENT CO. 1ST ADDITION, according to the recorded plat thereof, Dakota County, Minnesota.

And

That part of the Northeast Quarter of the Northeast Quarter of Section 29, Township 115, Range 18, lying northerly of Dakota County Road No. 38,

And

The West 116.00 feet of the Northwest Quarter of the Northwest Quarter of Section 28, Township 115, Range 18, lying northerly of County Road No. 38 (142nd Street E).

Has caused the same to be surveyed and platted as SKB ROSEMOUNT 2ND ADDITION and does hereby dedicate to the public for public use the public ways, trail and drainage and utility easements as created by this plat.

In witness whereof said SKB Environmental, Inc., a Minnesota corporation, has caused these presents to signed by its proper officer this _____day of _____, 20____

Signed: SKB Environmental, Inc.

_____, its _____

(Name Printed)

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ by _____

(Signature) (Name Printed)

Notary Public, _____County, _____

My Commission Expires _____

SURVEYORS CERTIFICATE

I Gary Bjorklund do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

Gary Bjorklund, Land Surveyor
Minnesota License No. 46563

STATE OF FLORIDA
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20____, by Gary Bjorklund.

(Signature) (Name Printed)

Notary Public, _____County, Florida

My Commission Expires _____

CITY COUNCIL, CITY OF ROSEMOUNT, STATE OF MINNESOTA

This plat was approved by the City Council of Rosemount, Minnesota, this _____ day of _____, 20____, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03. Subd. 2.

Mayor Clerk

COUNTY SURVEYOR, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20____.

Todd B. Tollefson
Dakota County Surveyor

DEPARTMENT OF PROPERTY TAXATION AND RECORDS, COUNTY OF DAKOTA. STATE OF MINNESOTA

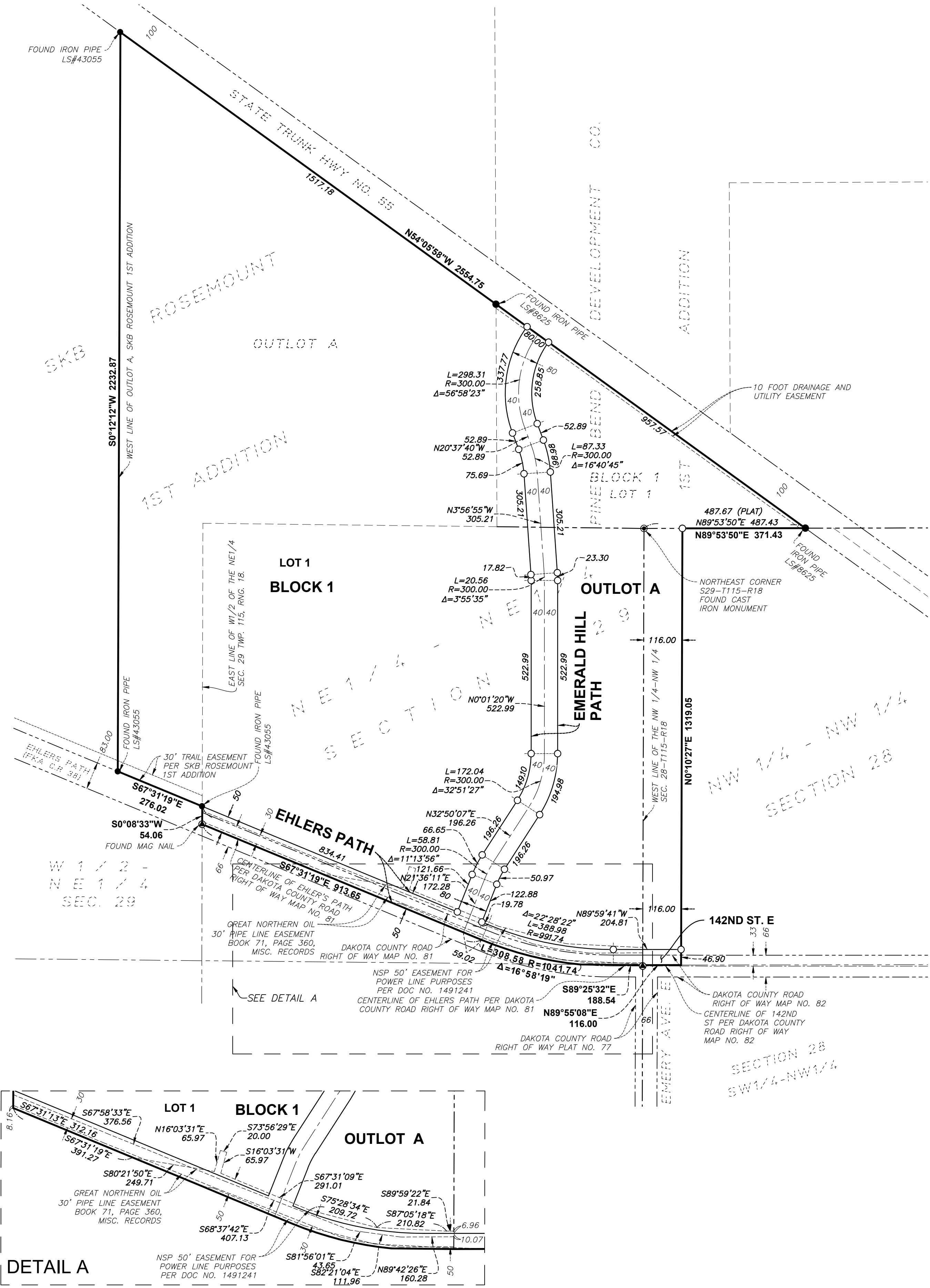
Pursuant to Minnesota Statutes, Section 505.021, Sub. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20____.

Amy A. Koethe, Director Department of Property Taxation and Records

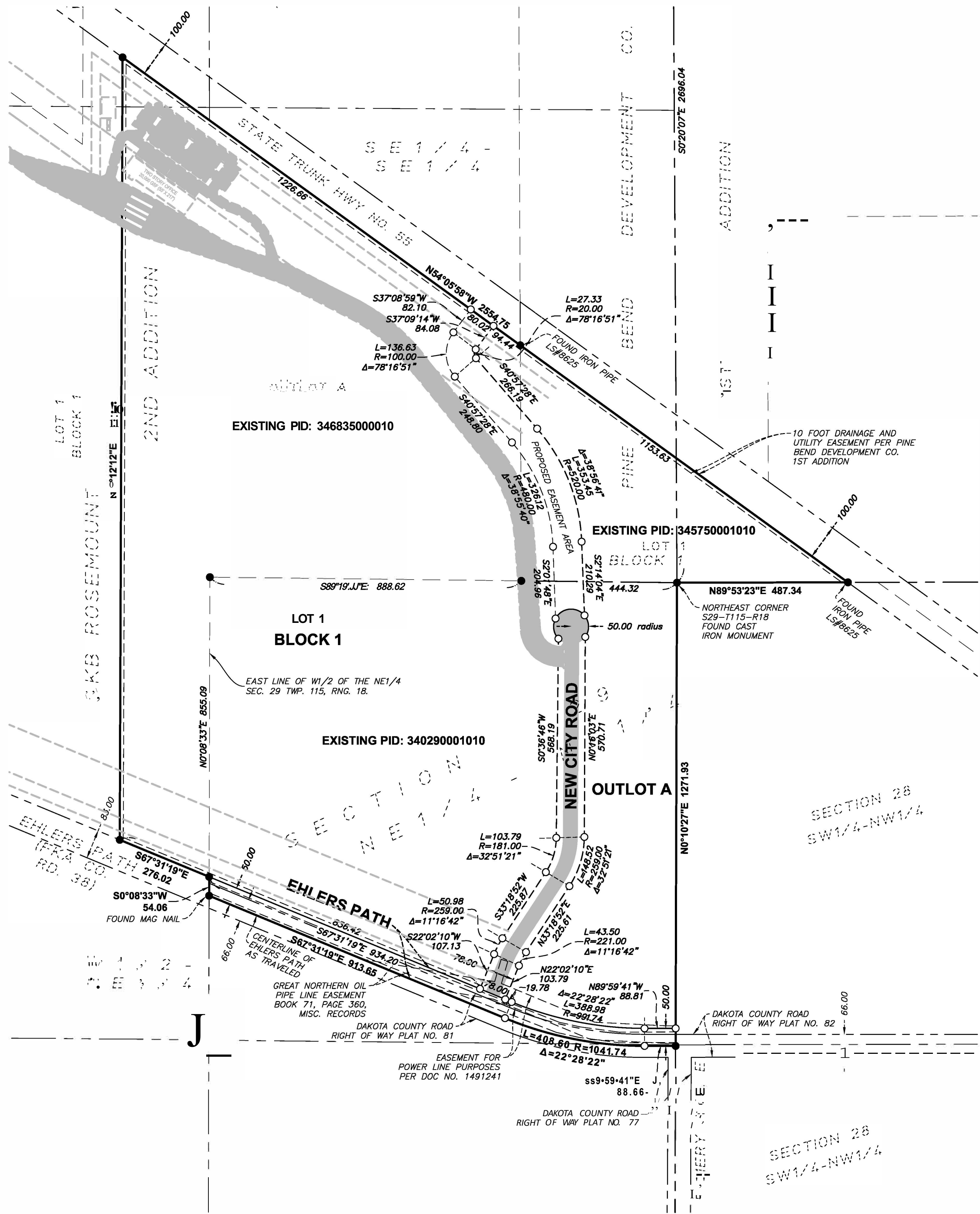
COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that this plat of SKB ROSEMOUNT 2ND ADDITION was filed in the office of the County Recorder for public record on this _____ day of _____, 20____, at _____ o'clock _____M and was duly filed in Book _____ of Plots, Page _____, as Document Number _____

By: _____
Amy A. Koethe, County Recorder



PRELIMINARY PLAT - SKB ROSEMOUNT 2ND ADDITION



OWNER/SUBDIVIDER:
SKB ENVIRONMENTAL
251 STARKEY STREET
ST. PAUL, MN 55107

SURVEYOR/ENGINEER:
WENCK ASSOCIATES
1802 WOODDALE DRIVE
WOODBURY, MN 55125

CURRENT ZONING:
GI-GENERAL INDUSTRIAL
AG-AGRICULTURAL

PROPOSED ZONING:
LOT 1: WASTE MANAGEMENT
OUTLOT A: AG-AGRICULTURAL

EXISTING PARCEL DESCRIPTIONS:

PID:346835000010, 345750001010, 340290001010

Outlot A, SKB ROSEMOUNT 1ST/ ADDITION, according to the recorded plat thereof, Dakota County, Minnesota.

And

Lot 1, Block 1, PINE BEND DEVELOPMENT CO. 1ST ADDITION, according to the recorded plat thereof, Dakota County, Minnesota.

And

That part of the Northeast Quarter of the Northeast Quarter of Section 29, Township 115, Range 18, lying northerly of Dakota County Road No. 38.

AREA TABULATION:

LOT 1:	56.78 ACRES +/-
OUTLOT A:	15.10 ACRES +/-
EHLERS PATH:	1.63 ACRES +/-
NEW CITY ROAD:	2.09 ACRES +/-
TOTAL:	75.60 ACRES +/-

SURVEYORS CERTIFICATION:

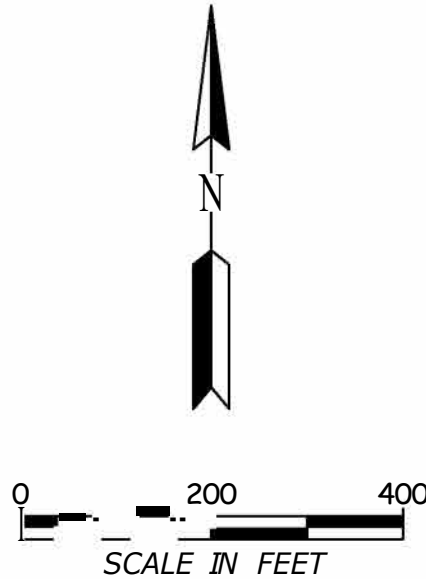
I hereby certify that this survey was completed by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota.

Gary J. Bjorklund
LS 46563

3/2/2022
Date

LEGEND

- 0 SET 3/4"X18" IRON PIPE
MARKED L.S. 43055
- FOUND MONUMENT

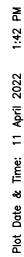


1802 WOODDALE DR.
WOODBURY, MN 55125
Ph:651-395-5212

CLIENT NAME
SKB ENVIRONMENTAL

PROJECT TITLE
PRELIMINARY PLAT

OWN BY XXX	CHK'D XXX	APP'D XXX	DWG DATE SCALE 1" = 200'	SEE ABOVE
PROJECT NO. 227702665	SHEET NO. 1 OF 1			



SEAL	SUB CONSULTANT	PRIME CONSULTANT  Stantec	PROJECT TITLE INTERIM USE PERMIT APPLICATION		SHEET TITLE OVERALL SITE PLAN			
			ROSEMOUNT ENVIRONMENTAL LANDFILL		DWN BY JVB	CHK'D TJS	APP'D TJS	DWG DATE DEC. 2019
					SCALE AS NOTED		PROJECT NO. 227702665	SHEET NO. PLN SHT 2



M E M O R A N D U M

To: Adam Kienberger, Community Development Director
Anthony Nemcek, Senior Planner
Julia Hogan, Planner

From: Dan Schultz, Parks and Recreation Director

Date: October 18, 2023

Subject: SKB Final Plat

The Parks and Recreation Department recently received the plans for the Final Plat from SKB. After reviewing the plans, the Parks and Recreation Department staff has the following comments:

Parks Dedication

Staff is recommending that the City collect cash in-lieu of land to satisfy the park dedication requirement for the development. The dedication requirement for industrial development is 10% of the site being developed. Lot1 block 1 of the SKB project is 56.42 acres in size, thus the parks dedication would be based on 5.6 acres of land multiplied by the per acre fee of \$50,000 or the fee at the time of final plat. The current cash dedication requirement would be \$280,000 (5.6 acres multiplied by \$50,000).

Regional Trail

Staff is recommending that the developer provide the necessary space for the Rosemount Greenway/Regional Trail by providing for a thirty-foot regional trail easement on the south side of the property adjacent to Ehlers Path.

Please let know if you have any questions about this memo.

Memorandum

To: Anthony Nemcek, Planner

CC: Adam Kleinberg, Community Development Director
Stacy Bodsberg, Planning & Personnel Secretary
Brian Erickson, City Engineer

From: Tim Hanson PE, WSB Engineering Consultant

Date: May 10, 2022

Re: SKB Rosemount 2nd Addition
Preliminary Plat Review
Preliminary Site Construction Plan Review
WSB File No 0018532-000

SUBMITTAL:

A Preliminary Plat and Preliminary Site Construction Plan for SKB Rosemount 2nd Addition have been submitted. The plat is located south of TH 55, north of Ehlers Path and west of CSAH 42. The Second Addition is adjacent and east of SKB Rosemount, the solid waste facility. The submittal was prepared by Stantec Consulting Services, Inc. of Golden Valley, MN for SKB Environmental. Engineering review comments were generated from the following plat documents dated 04-11-2022, consisting of:

- Existing Conditions
- Site Plan
- Grading Plan
- Utility Plan
- Landscape Plan

EXISTING CONDITIONS:

The parent parcels of SKB Environmental 2nd Addition consists of Outlot A, SKB Environmental, Lot 1, Block 1 Pine Bend Development Corporation and a metes and bounds parcel. The lands current use is Agricultural land and a forested area. SKB Environmental 2nd Addition is an expansion to the east of the sold waste landfill. The platted area is 75.6 acres.

PRELIMINARY PLAT AND SITE PLAN

SKB Environmental 2nd Addition consists of one lot and one outlot. The platted lot contains the landfill expansion and industrial buildings proposed for the processing of solid waste. The outlot is for future development of a business park. The proposed plat includes the extension of one public street between Ehlers Path and Trunk Highway 55. This city street will provide direct access to the landfill and the processing buildings. The proposed plat also provides a 50-foot wide ½ right of way for the north half of Ehlers Path.

The preliminary plans identify the construction of the southerly portion of the proposed city street routing traffic to the site from TH 55 to CSAH 42 to 142nd Street/Ehlers Path to the new city street and then into the site. The utilization of 142nd Street and Ehlers Path for access and egress will

destroy the existing pavement as the current pavement is not adequate to accommodate heavy truck traffic. The proposed city street is shown to have right of way dedication from Ehlers Path to TH 55 but only the southerly portion is identified to be constructed at this time. The northerly right of way alignment has a sharp curve immediately south of its intersection with TH 55. The minimum street centerline radius must be increased to 300 feet.

Access to the site extends from the proposed city street located along the easterly plat boundary. Upon accessing the site there is a 1,600-foot driveway extending up to scales and the proposed office building. From the scales the truck traffic would continue west approximately 800 feet to access the landfill areas and proposed processing buildings. Egress from the site is identified to continue west utilizing the existing driveway that extends from TH 55. Egress can also be accomplished utilizing the same route as for accessing the area.

Four buildings are proposed on the site. An office building, maintenance building, gem ash building and recycling building. The buildings are located on the north side of the plat adjacent to TH 55. The private driveway provides access and egress to each of the buildings.

The existing buildings serving the existing landfill area will be removed.

Outlot A, SKB Environmental 2nd Addition is located on the east side of the proposed city street and will be provided access and egress from the proposed street.

1. The development Fees are indicated below based on the 2022 Schedule of Rates and Fees. Fees are due with the final plat and subdivision (development) agreement.
 - Watermain Trunk Charge: \$6,500/acre
 - Storm Sewer Trunk Charge: \$6,865/ net developable acre
2. The proposed future street extending from TH 55 must have a minimum 300-foot centerline radius. Revise the street centerline or straighten the road.
3. The proposed access and egress from the site will utilize Ehlers Path between the proposed street and CSAH 42. Ehlers Path does not have pavement structure adequate to support heavy truck traffic.
4. Remove the existing driveway approach and culvert from the TH 55 right-of-way for the existing residential property where the recycling building is proposed.
5. Verify that the proposed driveway from the future City street will accommodate truck turning radii.
6. The pavement extending around the buildings must be more than 20 feet from the building for fire equipment access and operations.
7. The right-of-way width for the city street must be shown on the site plan. The minimum width for a rural section street is 100-feet.

GRADING AND DRAINAGE

Development of the landfill creates a 160-foot-tall berm that parallels TH 55. Site grading and drainage north of the berm splits at the proposed office building. East of the building runoff flows to the east/southeast along the north side of the driveway. This drainage way collects runoff from the proposed office building, parking lot and driveway and is routed through 4 ponding and infiltration areas. Runoff from west of the office building flows to the west through a series of ponds and infiltration areas to an existing infiltration basin. Drainage within the landfill area is collected by an underground tile system and pumped to a wastewater treatment facility. A 6-foot-tall berm is located between the drive isle and the private property to the north.

8. FES 108 to FES 109 does not have cover over the pipe.
9. Fes 106 to FES 105 does not have cover over the pipe.
10. There are several drainage arrows that conflict with each other.
11. Provide a plan and profile view of the city street between TH 55 and Ehlers Path.

12. The ponding area in the southeast corner of the plat will flood across Ehlers Path before water elevations reach the culvert elevation of FES 103.
13. Outlet FES must have riprap erosion protection extended to the bottom of the ponding basin.

SANITARY SEWER AND WATERMAIN

Sanitary sewer service for the site is provided utilizing an on-site septic tank and drain field system. The system design will be reviewed by the building official at the time of building permit application. City sanitary sewer is not extended to the site, ultimately public sanitary sewer would extend from the north/northeast to the office building area. The landfill will slightly alter the Cities Comprehensive Sanitary Sewer Plan in that a proposed trunk line will be moved to the east to serve property east of SKB Environmental Second Addition.

Water service to SKB Environmental Second Addition will be provided by extending an existing 16-inch trunk watermain east along the north side of TH 55 to the proposed future street. The 16-inch trunk watermain must then be extended south within the future city street to Ehlers Path. Water service to the site is provide from a looped water line that extends between the 16-inch trunk watermain.

14. The watermain extension along TH 55 and within the future City street is 16 inch.
15. Hydrant locations and spacing need to be modified so spacing does not exceed 400 feet.

STORM SEWER

Storm sewer design and layout will be reviewed with the surface water management plan submitted for the site. The plan is currently under review.

SURFACE WATER MANAGEMENT

The surface water management plan for SKB Environmental Second Addition will be reviewed under a separate cover. Comments included in the surface water management review shall be incorporated in the project design.

LANDSCAPE PLAN

The Landscape plan was reviewed for conflicts with infrastructure. Tree plantings should allow space for access and maintenance of proposed infrastructure.

General

Infrastructure design shall be completed in accordance with the City of Rosemount's Engineering Guidelines and Standards. Infrastructure construction shall be completed in accordance with the latest edition of the City's General Specifications and Standard Detail Plates for Street and Utility Construction.