

Scott County's move to control lot size may not stop 2 projects

By Dennis Cassano
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Under pressure from eager home builders and an anxious Metropolitan Council, Scott County recently became the first Minnesota county to ban new residential development on lots smaller than 10 acres in rural areas.

Met Council planners say that the county never should have permitted such development and that the new prohibition is a long overdue effort to comply with council planning policies.

But despite the year-long moratorium on smaller lots that began March 1, at least two developments already in the planning stages might still be built.

"There's going to be development out there, there's no question about it. It's a question of when."

**Bill Feldman,
Scott County farmer**

Holding the development door open are Bill and Pete Feldman, brothers who have been farming in Credit River Township, at the eastern end of Scott County, all their lives. They farm the 800 acres they own and more than 1,000 acres on top of that.

About 14 months ago they decided to subdivide one of their holdings, a

parcel of 160 acres, into 2.5-acre lots for 54 houses across Natchez Av. from the Scottdale Golf Course.

"There's going to be development out there, there's no question about it," Bill Feldman said. "It's a question of when."

The development pressures that flooded into Lakeville with the completion of Interstate Hwy. 35 already are creeping westward across the county line into Credit River. Completion of the new Bloomington Ferry Bridge now under construction across the Minnesota River at Shakopee will bring more land-hungry commuters from the north.

The issues surrounding the moratorium and the proposed projects are

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