BRAINERD PLANNING COMMISSION

Wednesday, May 17, 2017
6:00 p.m.
City Hall Council Chambers

1. Call To Order

2. Approval/Amendment Of Agenda

3. Approval Of Minutes Of The Regular Meeting Held On April 19, 2017

   Documents:

   MINUTES20170419.PDF

4. New Business

   4.a. Variance - 1924 South 10th Street - Exterior Wall Changes

   Documents:

   VARIANCE STAFF REPORT.PDF

5. Public Forum
   Time allocated for citizens to bring matters not on the agenda to the attention of the Planning Commission - time limits may be imposed

6. Old Business - NONE

7. Commissioners' Questions/Comments

8. City Planner's Report

   Documents:

   NEWS STORIES OF INTEREST.PDF
   APA MN NEWSLETTER.PDF

9. Adjourn To Workshop In 2nd Floor Conference Room

Any individual needing special accommodations please call 218-828-2309

PLANNING COMMISSION
Wednesday, April 19, 2017

#1 **Call to Order**

Planning Commission Chair Headley called the meeting of the Brainerd Planning Commission to order at 6:00 p.m. in the City Hall Council Chambers.

Noted present were Commissioners Headley, Gorham, Marohn, Burslie, and Lambert. Noted absent were Commissioner Antolak and Turner. Also present was City Planner Ostgarden.

#2 **Approval/Amendment of Agenda**

MOTION AND SECONDED BY COMMISSIONERS LAMBERT AND GORHAM, DULY CARRIED, TO APPROVE THE AGENDA AS PRESENTED.

#3 **Approval of minutes of the regular meeting and workshop held on March 15, 2017**

MOTION AND SECONDED BY COMMISSIONERS GORHAM AND LAMBERT, DULY CARRIED, TO APPROVE THE MINUTES OF THE MARCH 15, 2017 WORKSHOP AND REGULAR PLANNING COMMISSION MEETING.

#4 **NEW BUSINESS**

None

#5 **PUBLIC FORUM**

None

#6 **OLD BUSINESS**

a. Review Draft Sober House Language

The Commission discussed the draft language to add sober houses to the Zoning Ordinance. This discussion included the following:

- Zoning districts in which to allow the use
- Permitted or conditional use
- Separation requirements
- Regulation of the use

Questions were asked about the difference between a sober house and a group home and whether a sober house could be defined the same as a group home since the regulations for group homes is already in the code.

Additional discussion was held regarding the possibility of imposing regulations through the rental housing license process.

MOTION AND SECONDED BY COMMISSIONERS MAROHN AND BURSLIE TO MAKE A RECOMMENDATION TO THE CITY COUNCIL TO **NOT** REGULATE SOBER HOUSES.

Commissioner Marohn requested a straw poll of the Commission regarding their position on this issue. City Planner Ostgarden stated the motion should be withdrawn before the poll is taken and then can be made again after the poll.

Commissioner Marohn withdrew his motion.

Commissioner Burslie stated he is comfortable without imposing regulations at this time as long as it will be regulated through the rental housing code. He noted if there are problems, regulations can be imposed in the future.

Commissioner Gorham stated he is leaning toward favoring no regulations, but doesn't feel very strongly about it.

Commissioner Headley stated she is in favor of no regulations as she feels it's in the owners, residents, and neighborhoods best interest to be good neighbors.

Commissioner Lambert stated she can support this as long as it can be regulated under the rental housing code and issues or complaints can be resolved.

MOTION AND SECONDED BY COMMISSIONERS MAROHN AND BURSLIE, DULY CARRIED, TO MAKE A RECOMMENDATION TO THE CITY COUNCIL TO **NOT** REGULATE SOBER HOUSES BASED ON THE FOLLOWING REASONS:

- Nuisance activities would be regulated under the rental housing code
- This use cannot be singled out in a way that is significantly different than other uses that would go on legally because of Supreme Court decisions
- If issues arise in the future, the Commission reserves the right to look at this use as a use similar to group homes but at this time there is no evidence that this activity will be anywhere near as intense as a group home

#7 **COMMISSIONERS' QUESTIONS/COMMENTS**

Chairman Headley opened the Commissioners' questions/comments section explaining that due to a short agenda this would be a good time to have some discussion about issues the Planning Commission would like to address in the coming year.

The Commission brought up the following issues they would like to discuss in the future:

- Future land use between Lum Park and the airport. Create a plan for the corridor and discuss the City's plan or no plan for development.
- The Commissions relationship/involvement in the Comprehensive Plan process and the NJPA and what goes into a comprehensive plan. Also, what the vision will be for public involvement and the scope of what the plan will cover (including several items such as downtown, parks, housing, neighborhood investment, etc)
- The public perception on what the Planning Commission is doing to change/fix Brainerd's image.
- Setting up the agenda for upcoming meetings and preparing for those agenda items

City Planner Ostgarden stated these are all items the Commission should have discussion about, but reminded the Commission they are an advisory body to the elected officials who make the decisions. He stated they are the ones that decide which direction the Commission is going to go therefore the Commission must be in harmony with the City Council's interests.

Discussion followed regarding the Planning Commission's role in the decision-making process when it comes to long term plans for the City. Commissioner Marohn state he would like to have discuss on what the Commission thinks the strengths are that can be built on and opportunities the City should be building on along with the weaknesses and concerns which could then be presented to the Council to give their ideas on what direction they would like the Commission to go and items for focus.

Commissioner Lambert suggested the information from the City Council retreat be presented to the Commission so they could see the City Council's vision. City Planner Ostgarden stated Council President Pritschet could be invited to a Commission meeting to discuss the retreat items. The Commission agreed this would be a good place to open discussion.

#8 **CITY PLANNER'S REPORT**

City Planner Ostgarden reported that Commissioner Antolak had called to explain he would not be at tonight's meeting as he is still dealing with affects from surgery earlier this year.

City Planner Ostgarden informed everyone that Commissioner Turner has resigned. He explained that he has "too many irons in the fire" which would not permit him to devote the time necessary to be a good commissioner. He did not think it was fair to the other Commissioners to remain.

City Planner Ostgarden stated a potential upcoming issue for the community is the School District's future facility plan and what role the City will take in making recommendations to the School District, especially regarding closing neighborhood schools.

#9 **ADJOURN**

MOTION AND SECONDED BY COMMISSIONERS MAROHN AND LAMBERT, DULY CARRIED, TO ADJOURN AT APPROXIMATELY 7:30 P.M.

Respectfully submitted,

_____
Mark Ostgarden AICP, City Planner

STAFF REPORT TO THE PLANNING COMMISSION
May 8, 2017

VARIANCE REQUEST

APPLICANT/LOCATION:	Nor-Son Inc., 7900 Hastings Road, Baxter, MN 56425 has applied on behalf of DH Holdings, 915 Blair Circle, Brainerd, MN 56401
REQUESTED VARIANCE:	To not require exterior wall changes at 1924 10th St. S., Brainerd, MN 56401
LOT AREA:	The parcel is over 2 aces (500' of depth) and mostly wooded
CURRENT ZONING:	I-1 (Light Industrial) District
ADJACENT USES:	North: Light Industrial East: Light Industrial South: Light Industrial West: Assisted living apartments with the intervening Buffalo Hills Trail
ADJACENT ZONING:	North: I-1 (Light Industrial) District East: I-1 (Light Industrial) District South: I-1 (Light Industrial) District West: R-3 (High Density) District

REPORT

The building in the attached image is in an I-1 District and was vacant from November, 2012 to October, 2015. The building has been occupied from October 29, 2017 to present. The owners are remodeling a portion of the interior and exterior of the west building. The building is non-conforming in that it does not comply with Zoning Ordinance Section 17-3 E. 2.b. that reads:

Exterior Building Materials.

Within the I-1 and I-2 Zoning Districts, all exterior walls may be a combination of materials including brick, dimensioned stone, rock faced block, decorative concrete panels, architectural concrete block, cast in place concrete, stone, wood, glass, EFIS, or metal panels. Metal panels shall not encompass more than an average of fifty (50) percent of street side building elevations combined.

Regarding non-conformity, Zoning Ordinance Section 515-15-A.1. reads that when:

The nonconforming use or occupancy is discontinued for a period of more than one (1) year any subsequent use or occupancy of the land or premises shall be a conforming use or occupancy.

The owners have applied for a variance to not require that the street side elevation to be changed to comply with 17-3 E.2.b.

Criteria for Granting Variances

A. Variances shall only be permitted:

When they are in harmony with the general purposes and intent of the ordinance. Following is the Intent and Purpose section of the Zoning Ordinance:

A. Protect the public health, safety, and general welfare of the community and its people through the establishment of minimum regulations governing development and use.

B. This Ordinance shall divide the City into use districts and establish regulations in regard to location, erection, construction, reconstruction, alteration and use of structures and land.

C. Protect neighborhoods.

D. Promote orderly development and redevelopment of land for residential, commercial, industrial, recreational and public areas.

E. Provide adequate light, air, and convenience of access to property.

F. Prevent congestion in the public right-of-way.

G. Prevent overcrowding of land and undue concentration of structures by regulating land, buildings, yards, and density of population.

H. Protect and preserve the natural environment of the City.

I. Encourage the protection of historic and aesthetic resources in the City.

J. Conserve energy through the use of alternative energy systems and conservation through the encouragement of energy efficient structures for commercial, industrial and residential uses.

K. Provide for compatibility of different land uses.

L. Provide for administration of this Ordinance.

M. Provide for amendments.

N. Prescribe penalties for violation of such regulations.

O. To define powers and duties of the City staff, the Planning Commission, the City Council and the Board of Zoning Appeals in relation to the Zoning Ordinance.

If the variance is to be approved or denied, how is it /is it not in harmony with the above statements of Zoning Ordinance Purpose and Intent.

When the variance is consistent with the Comprehensive Plan.

A review of the Comprehensive Plan the following Goal and Strategy appears to the one that most closely aligns with this request:

ECONOMIC DEVELOPMENT

GOAL: *Support the development of a strong, diversified, and growing economic base and create a favorable climate for economic development and ongoing business activities.*

Strategy: Promote aesthetically pleasing development and redevelopment in the city.

Will granting the Variance be consistent with this Goal and Strategy?

B. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the Zoning Ordinance.

Subdivision 4. "Practical Difficulties", as used in connection with the granting of a variance means that:

I. The property owner proposes to use the property in a reasonable manner not permitted by the Zoning Ordinance

The applicant is making a case based on the number of other non-conforming buildings in the area. Photographs of several metal buildings without alternate material have been submitted.

II. The plight of the landowner is due to circumstances unique to the property not created by the landowner;

Has the applicant provided any information that demonstrates there is anything unique about the building that would warrant not requiring an alternate exterior material. Is there anything unique about the property that would warrant not requiring an alternate exterior material.

III. The variance, if granted, will not alter the essential character of the locality.

Character as defined by Merriam Webster dictionary:

A set of qualities that make a place or thing different from other places or things.

What are the "set of qualities" that create the character of the locality of the building? Arguably metal buildings are one quality in the "set of qualities," however there are others. For example:

1. Many of the buildings have pitched roofs of various slopes.
2. Each business has individual site access from a public right of way.
3. Most properties have buildings setback to establish front yard green space.
4. Arguably the area is not densely developed.
5. The area has wide streets to provide access and turning for large vehicles.
6. Some buildings have loading/unloading that access directly onto a public right of way.

Based on the *"set of qualities"* that create character, will requiring the alternate material alter that character?

Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.

PLANNING DEPARTMENT COMMENTS

Since at least 2004 the Zoning Ordinance has had language requiring alternate exterior material on buildings in an industrial zone. Since at least 2004, it also had the 1 year vacancy improvement requirement. We need to recognize the rights of existing non-conformities, yet keeping in mind the community has determined that the all metal façade appearance is no longer desired. When new buildings are constructed and/or major remodeling is planned, new and/or remodeled buildings are required to have the alternate material.

The other argument that *"The other guys don't have to, why do I?"* is very common response when non-conformities are required to be changed. A reason why there are no other buildings with alternate material is that the remodeling and/or additions made to buildings have not been significant enough to require the alternate material.
The easy response is to agree with the argument; however is that upholding the integrity of the ordinance.

Therefore after reviewing the information provided and thinking through the criteria, is there a practical difficulty in meeting the Ordinance requirement?

PLANNING COMMISSION AND CITY COUNCIL ACTION

The Planning Commission may consider a recommendation at its meeting on Wednesday, May 17, 2017 and the City Council may receive the recommendation for consideration at its meeting on June 5, 2017.

Respectfully submitted,

Mark Ostgarden AICP
City Planner

NOR-SON
Build well. Be well.

City of Brainerd
Attn: Mark Ostgarden
4/12/2017

Mark,

Digital Horizons is requesting a variance of code 515-7-3 Section E, number 2a with Nor-Son's assistance. The code states that:

"Within the I-1 and I-2 Zoning Districts, all exterior walls may be a combination of materials including brick, dimensioned stone, rock faced block, decorative concrete panels, architectural concrete block, cast in place concrete, stone, wood, glass, EFIS, or metal panels. Metal panels shall not encompass more than an average of fifty (50) percent of street side building elevations combined."

Digital Horizons is requesting this variance based on the statute saying the project known as "Digital Horizons" requires a minimum of 50% of non-metal panel material on the street facade. As shown on the attached documents, the buildings in the immediate area surrounding Digital Horizons have uniform exterior metal panels. Digital Horizons is requesting the variance to install a uniform cladding that would be consistent with other surrounding structures. Digital Horizons believes compliance to this code would be excessive when other buildings in the area are non-compliant. The structure is still to receive an upgrade from what is currently existing. Digital Horizons believes this to be the most cost-effective, but more importantly aesthetically pleasing solution to code 515-7-3 Section E, number 2a for the area. Please see attached and review other supporting information.

Respectfully,

Nathan Norton
Project Manager Nor-Son Inc.

RECEIVED
APR 12 2017
CITY OF BRAINERD
PLANNING DEPT

Nor-Son, Inc. An Integrated Consulting, Design & Construction Services Firm • 800.858.1722 toll free • www.nor-son.com
Minnesota Headquarters • 7900 Hastings Road • Baxter, MN 56425 • 218.828.1722 main • 218.828.0487 fax
Twin Cities Office • 700 East Lake Street, Suite 213 • Wayzata, MN 55391 • 612.216.1800 main • 218.828.0487 fax
North Dakota Office • 474 45th Street South, Suite B • Fargo, ND 58103 • 701.364.4071 main • 701.364.9095 fax
MN Lic #0001969
ND Lic #25961

Printed on Mon Apr 10, 2017 at 12:57 pm CDT

Job #: 3332 Digital Horizons
1924 S 10th St
Brainerd Minnesota. 56401

Build well. Be well.
NOR-SON

Nor-Son, Inc.
7900 Hastings Rd
Baxter, Minnesota 56425
United States

Other existing buildings in area with uniform exterior metal cladding.

2017-3-13

Filename	Image	Description	Uploaded
2032 S 10th St. Brainerd, MN **A**			Nathan Norton 2017/04/07 12:43:58
1009 Madison St. Brainerd, MN **B**			Nathan Norton 2017/04/07 12:43:45
1002 Madison St. Brainerd, MN **C**			Nathan Norton 2017/04/07 12:43:40
2198 S 10th St. Brainerd, MN **D**			Nathan Norton 2017/04/07 12:43:36

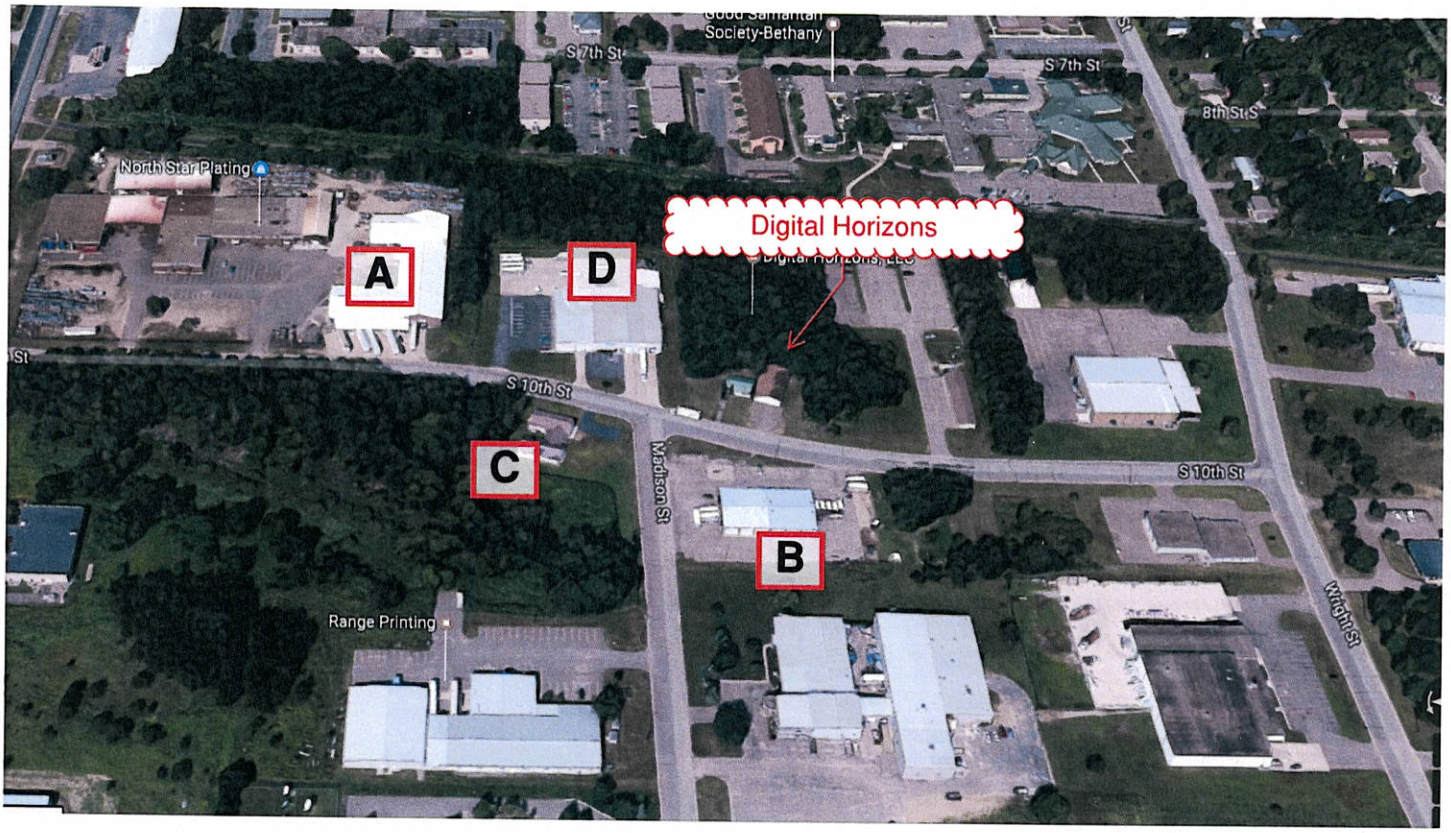
Build well. Be well.
NOR-SON

Printed on Mon Apr 10, 2017 at 12:57 pm CDT

Job #: 3332 Digital Horizons
1924 S 10th St
Brainerd Minnesota. 56401

Nor-Son, Inc.
7900 Hastings Rd
Baxter, Minnesota 56425
United States

Other existing buildings in area with uniform exterior metal cladding.



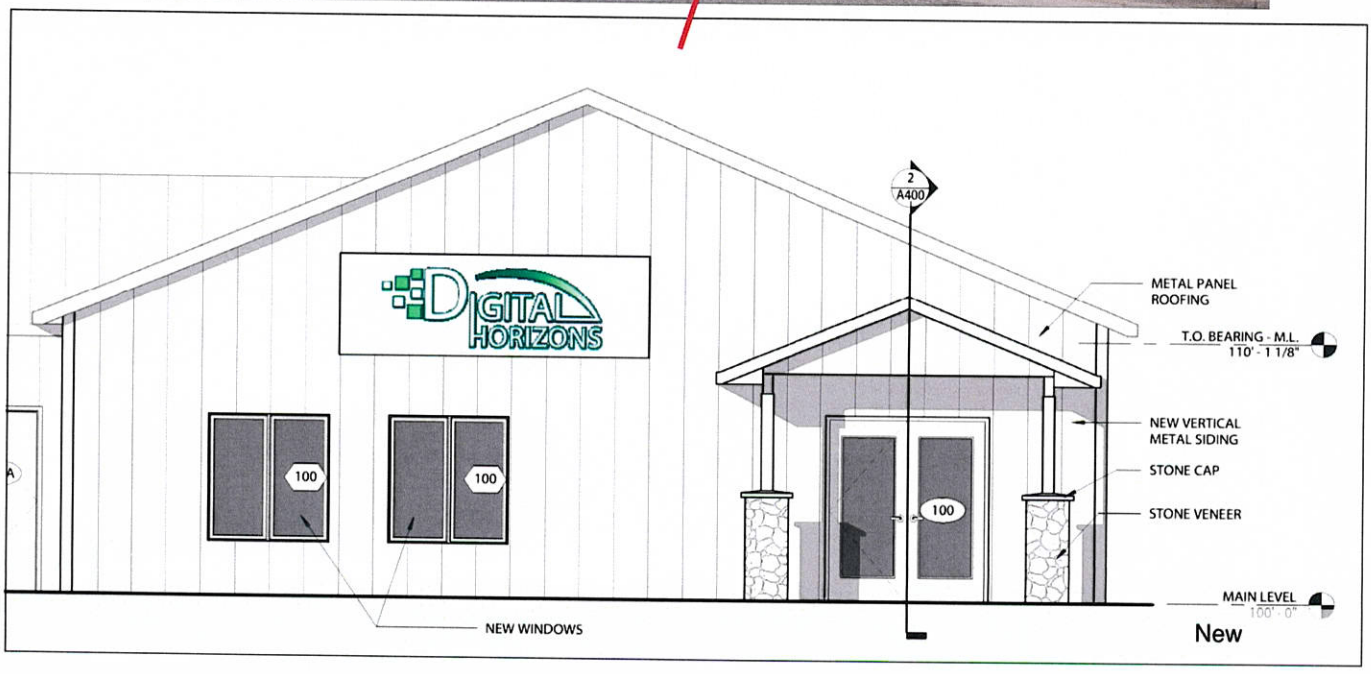
Build well. Be well.
NOR-SON

Printed on Mon Apr 10, 2017 at 12:57 pm CDT

Job #: 3332 Digital Horizons
1924 S 10th St
Brainerd Minnesota. 56401

Nor-Son, Inc.
7900 Hastings Rd
Baxter, Minnesota 56425
United States

Upgrades from existing condition. An approved variance will give the design a more uniform and consistent look, feel, and color palette with all metal paneling.



NOTICE OF HEARING

TO WHOM IT MAY CONCERN:

Notice is hereby given that Nor-Son Inc., 7900 Hastings Road, Baxter, MN 56425 has applied on behalf of DH Holdings, 915 Blair Circle, Brainerd, MN 56401 for a variance to not require exterior wall changes at 1924 10th St S., Brainerd, MN 56401. The property is located in an I-1 (Industrial) District. The building exterior does not comply with Zoning Ordinance Section 515-17-3.E.2. Exterior Building Standards that reads:

> *Within the I-1 and I-2 Zoning Districts, all exterior walls may be a combination of materials including brick, dimensioned stone, rock faced block, decorative concrete panels, architectural concrete block, cast in place concrete, stone, wood, glass, EFIS, or metal panels. Metal panels shall not encompass more than an average of fifty (50) percent of street side building elevations combined.*

There was a period when the building was vacant for more than 1 year and in accord with Zoning Ordinance Section 515-15-2.D.2. Non-Conforming Uses reads:

> *Any nonconformity, including the lawful use or occupation of land or premises existing at the time of adoption of an additional control under this Ordinance, may be continued in the same size and manner, including through repair, replacement, restoration, maintenance, or improvement, but not including expansion, except as specifically provided in this Section, unless:*
>
> > *The nonconforming use or occupancy is discontinued for a period of more than one (1) year. Any subsequent use or occupancy of the land or premises shall be a conforming use or occupancy.*

When subsequent occupancy occurred, in order to grant occupancy, the building exterior should have been changed to comply with 515-17-3.E.2. above.

The property owner is requesting a variance from the requirement that *"Metal panels shall not encompass more than an average of fifty (50) percent of street side building elevations combined."*

The Planning Commission of the City of Brainerd will meet in the Brainerd City Hall Council Chambers, 501 Laurel Street, at 6:00 p.m., May 17, 2017, to consider the request for the Variance.

A copy of the application is on file for review at the City Planning Department, 501 Laurel Street.

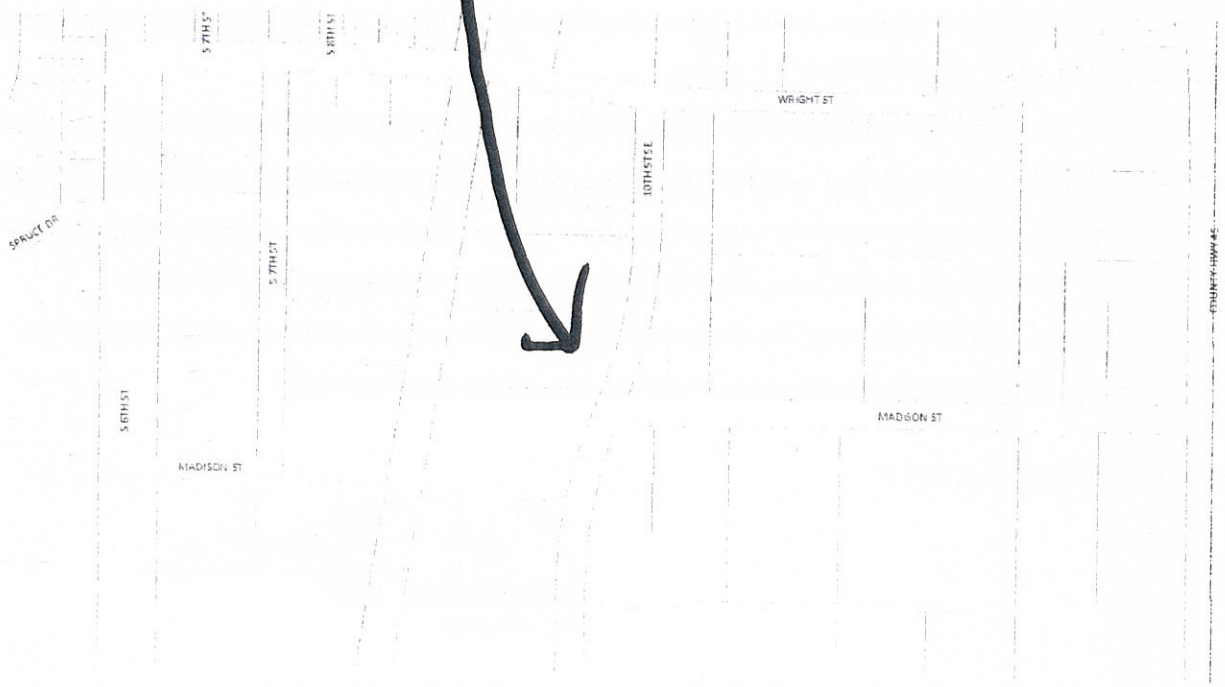
Any individual needing special accommodations please call (218) 828-2309.

Dated this 3rd day of May, 2017

Mark Ostgarden AICP
City Planner

See reverse side for location map and building photograph

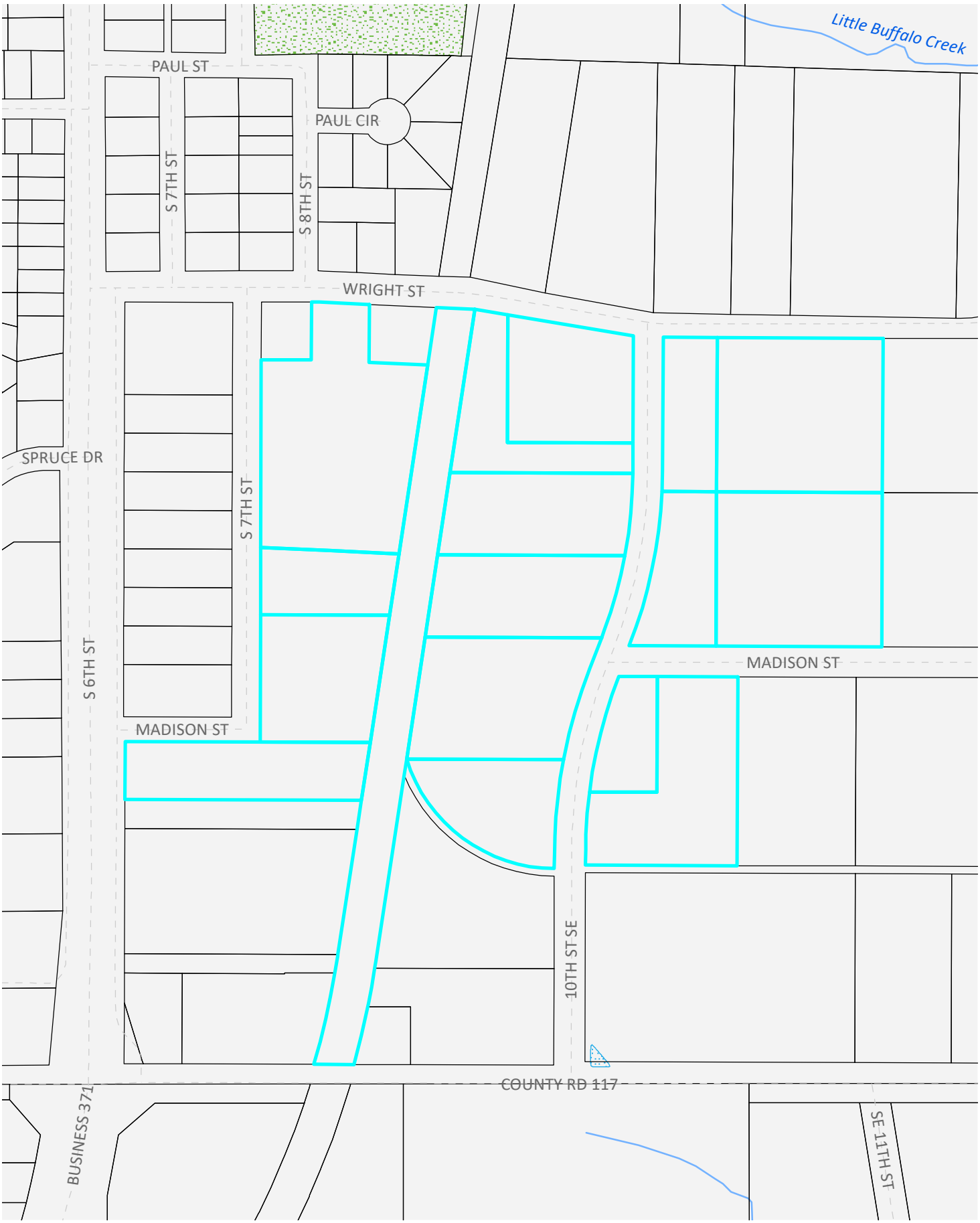
1924 10th St. S.



APPRCL	TXNAME	TXADR1	TXADR2	TXADR3	PHYSADDR
09111001001D009	BRAINERD SNODEOS	5446 CHIPPEWA LN	BRAINERD, MN 56401		1002 MADISON ST
091420040020889	BRAINERD SOUTH HOUSING GROUP INC	324 EAST RIVER RD	BRAINERD, MN 56401		1969 7TH ST S
09111002001B009	BT PROPERTY LLC	55 GLENLAKE PKWY NE	ATLANTA, GA 30328		
09111004003B009	BX PROPERTIES, LIMITED LIABILITY PA	3621 NE MARSHALL ST	MINNEAPOLIS MN 55418		
09111004003A009	CARLSON & LYTER DISTRIBUTING INC	1020 INDUSTRIAL DR S	PO BOX 457	SAUK RAPIDS, MN 56379	1916 10TH ST S
091110020100009	CHARAL PROPERTIES BRAINERD LLC	15 E UNION AVE	E RUTHERFORD, NJ 07073		1006 WRIGHT ST
060360000A00009	CITY OF BRAINERD	501 LAUREL ST	BRAINERD, MN 56401		
09111001001C009	CITY OF BRAINERD	501 LAUREL ST	BRAINERD, MN 56401		
091420040030889	COVENANT HOSPITALITY LLC	1515 STOUT RD SUITE B	PO BOX 636	MENOMONIE, WI 54751-0636	
09111004002B009	DH HOLDINGS LLC	915 BLAIR CIR	BRAINERD, MN 56401		1924 10TH ST S
09111004002A009	EVANGELICAL LUTHERAN GOOD SAMARITAN	804 WRIGHT ST	BRAINERD, MN 56401		
091340010010009	EVANGELICAL LUTHERAN GOOD SAMARITAN	804 WRIGHT ST	BRAINERD, MN 56401		
091420040010009	EVANGELICAL LUTHERAN GOOD SAMARITAN	804 WRIGHT ST	BRAINERD, MN 56401		1953 7TH ST S
09111004001A009	OPTIC PROPERTIES LLC	P O BOX 763	BRAINERD, MN 56401		924 WRIGHT ST
09111004001B009	OPTIC PROPERTIES LLC	P O BOX 763	BRAINERD, MN 56401		
091110020020009	PAT'S POSSESSIONS LLC	C/O DAVID KAUL	1021 MADISON ST	BRAINERD, MN 56401	BRAINERD INDST PK
09111002001A009	POMERLEAU PROPERTIES LLC	1002 WRIGHT ST	BRAINERD, MN 56401		1002 WRIGHT ST

City of Brainerd

Variance - 1924 S 10th St



0 185 370 740
Feet

Print Date
5/1/2017

This map is intended for reference purposes only and is not a legally recorded map nor survey. The City of Brainerd shall not be liable for any damages or claims that arise due to accuracy, availability, use, or misuse of the information herein pursuant to MN Statutes 466.03 Subd 21.

N W E S

City Planning Department
City Hall – 501 Laurel Street
Brainerd, MN 56401
218-828-2309/Fax 218-828-2316
www.ci.brainerd.mn.us

Receipt # _____
Check # 216903
Date Paid: 4/12/17

CONDITIONAL USE/REZONING/VARIANCE APPLICATION

	RESIDENTIAL	COMMERCIAL
CONDITIONAL USE PERMIT	☐ ($250.00)	☐ ($400.00 + $500.00 escrow deposit)
REZONING	☐ ($300.00)	☐ ($500.00)
VARIANCE	☐ ($250.00)	☑ ($400.00 + $500.00 escrow deposit)

PROPERTY ADDRESS: 1924 10TH ST SOUTH BRAINERD, MN 56401

LEGAL DESCRIPTION: Lot(s): 002 Block: 004 Addition: _____
(attach description if lengthy)

Property Owner Name: DH HOLDINGS LLC
Street Address: 915 BLAIR CIR **City:** BRAINERD **State:** MN **Zip Code** 56401
Phone Number: 218-330-4140 **Fax:** _____ **E-mail:** chris@digitalhorizonsmn.com

Applicant Name: (If different than Property Owner) Nathan Norton
Street Address: 7900 Hastings Rd **City:** Baxter **State:** MN **Zip Code:** 56425
Phone Number: 218-822-2029 **Fax:** _____ **E-mail:** nathan.norton@nor-son.com

Description of Request: Digital Horizons requests a variance from the city ordinance for I-2 zoning that requires a minumm of 50% of non-metal panel material on the street facing facade, in keeping with the character of other existing building in the immediate area that have uniform exterior metal cladding.

See attached for further information.

co-president
Property Owner Signature — 4/10/17 **Date**

CHRIS SCHUCKER
(Please print name)

Nathan Norton
2017.04.10 13:27:15-05'00'
Applicant Signature — 4/10/17 **Date**

Nathan Norton
(Please print name)

RECEIVED
APR 12 2017
CITY OF BRAINERD
PLANNING DEPT

(OVER)

From The Atlantic
CITYLAB

Young Millennials Take the Award for 'Worst-Behaved U.S. Drivers'

Nearly 90 percent of young drivers have recently sped, texted, or blown a red light—and some think that's acceptable.

JOHN METCALFE | @citycalfe | Feb 15, 2017 | 9 Comments

Jon Feinstein/Flickr

Love CityLab? Make sure you're signed up for our free e-mail newsletter.

Email

When it comes to American drivers who blow red lights, shred the speed limit, or text behind the wheel, Millennials really are the worst. A full 88 percent of

motorists aged 19 to 24 have committed one of these road sins in the last month, according to the AAA Foundation for Traffic Safety.

The foundation has called out the age group as the "worst-behaved U.S. drivers" in the midst of a startling rise in driver mortality. Traffic deaths surged to 35,092 in 2015—about 2,400 more than the year prior—and while 2016's numbers are preliminary, deaths were already up 10 percent by mid-year. The trend had the director of the National Highway Traffic Safety Administration fretting in October: "We have an immediate crisis on our hands, and we also have a long-term challenge."

After reading the AAA report, a dumb-but-gut reaction to that challenge might be to confiscate the licenses of young motorists. "Alarmingly, some of the drivers ages 19-24 believe that their dangerous driving behavior is acceptable," foundation head David Yang says in a press release. Here are details from the report, which is based on a survey of 2,511 drivers:

- Drivers ages 19 to 24 were nearly twice as likely as all drivers to report having typed or sent a text message or e-mail while driving (59.3 percent vs. 31.4 percent).
- Drivers ages 19 to 24 were 1.4 times as likely as all drivers to report having driven 10 mph over the speed limit on a residential street.
- Nearly 12 percent of drivers ages 19 to 24 reported feeling that it is acceptable to drive 10 mph over the speed limit in a school zone, compared to less than 5 percent of all drivers.
- Nearly 50 percent of drivers ages 19 to 24 reported driving through a light that had just turned red when they could have stopped safely, compared to 36 percent of all drivers.

There's also the maddening detail that, even though they could've stopped in time, about 14 percent of these drivers felt it was "acceptable" to run a red light. Of course, motorists of other ages aren't exactly guilt-free. While nearly 80 percent of people of all ages told the AAA texting or emailing from behind the wheel is "completely unacceptable," a third of them said they had, in fact, texted or emailed while driving in the last 30 days.

The spike in traffic deaths in 2015—the biggest single-year increase in five decades—occurred despite lawmakers cracking down on distracted driving.

RELATED STORY

Is America Breaking Up With Cars?

Texting while driving is now banned in 46 states, and 14 states have outlawed motorists using handheld phones. Meanwhile, cities continue to experiment with laws and technology to rein in dangerous driving. Just last week San Francisco announced a new bill on "automated speed enforcement" that, if passed, would use cameras to slap anyone going more than 10 mph over the limit with a $100 fine.

The turnaround in U.S. traffic mortality remains a bit of a mystery, but it's generally thought that a better economy has gotten more people driving. Gasoline is also much cheaper now, which puts more cars on the road for longer trips. There's even a scholarly theory that cheap gas contributes to traffic deaths because, as described by Streetsblog, "when gas prices fall, collisions rise faster than mileage because people who don't ordinarily drive much, like teenagers, start driving more."

Around the Web

Ads by Revcontent

"Shark Tank" Star Reveals #1 Mortgage Payoff Tip
OneSmartPenny

Diabetes 'Miracle Shake' Breakthrough Leaves Doctors Speechless (Try It
Out Smart Life

How This App Gets You Speaking Spanish the Fast Way
The Babbel Magazine

About the Author

John Metcalfe is CityLab's Bay Area bureau chief, based in Oakland. His coverage focuses on climate change and the science of cities.

ALL POSTS | @citycalfe | Feed

From The Atlantic
CITYLAB

What's Causing the Retail Meltdown of 2017?

In the middle of an economic recovery, hundreds of shops and malls are shuttering. The reasons why go far beyond Amazon.

DEREK THOMPSON | @dkthomp | Apr 10, 2017 | 32 Comments

Mark Blinch / Reuters

Love CityLab? Make sure you're signed up for our free e-mail newsletter.

Email

From rural strip-malls to Manhattan's avenues, it has been a disastrous two years for retail.

ADVERTISING

There have been nine retail bankruptcies in 2017—as many as all of 2016. J.C. Penney, RadioShack, Macy's, and Sears have each announced more than 100 store closures. Sports Authority has liquidated, and Payless has filed for bankruptcy. Last week, several apparel companies' stocks hit new multi-year lows, including Lululemon, Urban Outfitters, and American Eagle, and Ralph Lauren announced that it is closing its flagship Polo store on Fifth Avenue, one of several brands to abandon that iconic thoroughfare.

A deep recession might explain an extinction-level event for large retailers. But GDP has been growing for eight straight years, gas prices are low, unemployment is under 5 percent, and the last 18 months have been quietly excellent years for wage growth, particularly for middle- and lower-income Americans.

So, what the heck is going on? The reality is that overall retail spending continues to grow steadily, if a little meagerly. But several trends—including the rise of e-commerce, the over-supply of malls, and the surprising effects of a restaurant renaissance—have conspired to change the face of American shopping.

Here are three explanations for the recent demise of America's storefronts.

1. People are simply buying more stuff online than they used to.

The simplest explanation for the demise of brick-and-mortar shops is that Amazon is eating retail. Between 2010 and last year, Amazon's sales in North America quintupled from $16 billion to $80 billion. Sears' revenue last year was about $22 billion, so you could say Amazon has grown by three Sears in six years. Even more remarkable, according to several reports, half of all U.S. households are now Amazon Prime subscribers.

But the full story is bigger than Amazon. Online shopping has done well for a long time in media and entertainment categories, like books and music. But easy return policies have made online shopping cheap, easy, and risk-free for consumers in apparel, which is now the largest e-commerce category. The success of start-ups like Casper, Bonobos, and Warby Parker (in beds, clothes, and glasses, respectively) has forced physical-store retailers to offer similar deals and convenience online.

What's more, mobile shopping, once an agonizing experience of typing private credit-card digits in between pop-up ads, is getting easier thanks to apps and mobile wallets. Since 2010, mobile commerce has grown from 2 percent of digital spending to 20 percent.

The Growth of Mobile Shopping

Cowen Research

People used to make several trips to a store before buying an expensive item

like a couch. They would go once to browse options, again to narrow down their favorites, and again to finally pull the trigger on a blue velvet love seat. On each trip, they were likely to make lots of other small purchases as they wandered around. But today many consumers can do all their prep online, which means less ambling through shopping centers and less making incidental purchases at adjacent stores ("I'm tired, let's go home ... oh wait, there's a DSW right there, I need new sneakers").

There will always be a place for stores. People like surveying glitzy showrooms and running their fingers over soft fabrics. But the rise of e-commerce not only moves individual sales online, but also builds new shopping habits, so that consumers gradually see the living room couch as a good-enough replacement for their local mall.

2. America built way too many malls.

There are about 1,200 malls in America today. In a decade, there might be about 900. That's not quite the "the death of malls." But it is decline, and it is inevitable.

The number of malls in the U.S. grew more than twice as fast as the population between 1970 and 2015, according to Cowen Research. By one measure of consumerist plentitude—shopping center "gross leasable area"—the U.S. has 40 percent more shopping space per capita than Canada, five times more the the U.K., and 10 times more than Germany. So it's no surprise that the Great Recession provided such a devastating blow: Mall visits declined 50 percent between 2010 and 2013, according to the real-estate research firm Cushman and Wakefield, and they've kept falling every year since.

Shopping Space per Person, by Country

Cowen Research

In a long and detailed paper this week on the demise of stores, Cowen Research analysts offered several reasons for the "structural decay" of malls following the Great Recession. First, they said that stagnating wages and rising health-care costs squeezed consumer spending on fun stuff, like clothes. Second, the recession permanently hurt logo-driven brands, like Hollister and Abercrombie, that thrived during the 1990s and 2000s, when coolness in high-school hallways was defined by the size of the logo emblazoned on a polo shirt. Third, as consumers became bargain-hunters, discounters, fast-fashion outlets, and club stores took market share from department stores, like Macy's and Sears.

Finally, malls are retail bundles, and when bundles unravel, the collateral damage is massive. (For example, look at pay TV, where ESPN has bled millions of subscribers in the last few years as one of its key demographics, young men, abandon the cable bundle that is critical to ESPN's distribution.) In retail, when anchor tenants like Macy's fail, that means there are fewer Macy's stragglers to amble over to American Eagle. Some stores have "co-tenancy" clauses in malls that give them the right to break the lease and leave if an anchor tenant closes its doors. The failure of one or more department stores can ultimately shutter an entire mall.

3. Americans are shifting their spending from materialism to meals out with friends.

Even if e-commerce and overbuilt shopping space conspired to force thousands of retail store closings, why is this meltdown happening while wages for low-income workers are rising faster than any time since the 1990s?

First, although rising wages are obviously great for workers and the overall economy, they can be difficult for low-margin companies that rely on cheap labor—like retail stores. Cashiers and retail salespeople are the two largest job categories in the country, with more than 8 million workers between them, and the median income for both occupations is less than $25,000 a year. But recently, new minimum-wage laws and a tight labor market have pushed up wages for the poorest workers, squeezing retailers who are already under pressure from Amazon.

Second, clothing stores have declined as consumers shifted their spending away from clothes toward traveling and dining out. Before the Great Recession, people bought a lot of stuff, like homes, furniture, cars, and clothes, as retail grew dramatically in the 1990s. But something big has changed. Spending on clothes is down—its share of total consumer spending has declined by 20 percent this century.

What's up? Travel is booming. Hotel occupancy is booming. Domestic airlines have flown more passengers each year since 2010, and last year U.S. airlines set a record, with 823 million passengers. The rise of restaurants is even more dramatic. Since 2005, sales at "food services and drinking places" have grown twice as fast as all other retail spending. In 2016, for the first time ever, Americans spent more money in restaurants and bars than at grocery stores.

Non-Food Retail vs. Restaurants and Bars: 1992-2016

St. Louis Fed

There is a social element to this, too. Many young people are driven by the experiences that will make the best social media content—whether it's a conventional beach pic or a well-lit plate of glistening avocado toast. Laugh if you want, but these sorts of questions—"what experience will reliably deliver the most popular Instagram post?"—really drive the behavior of people ages 13 and up. This is a big deal for malls, says Barbara Byrne Denham, a senior economist at Reis, a real-estate analytics firm. Department stores have failed as anchors, but better food, entertainment, and even fitness options might bring teens and families back to struggling malls, where they might wander into brick-and-mortar stores that are currently at risk of closing.

* * *

There is no question that the most significant trend affecting brick-and-mortar stores is the relentless march of Amazon and other online retail companies. But the recent meltdown for retail brands is equally about the legacy of the Great Recession, which punished logo-driven brands, put a premium on experiences (particularly those that translate into social media moments), and unleashed a surprising golden age for restaurants.

RELATED STORIES

Finally, a brief prediction. One of the mistakes people make when thinking

A New Life for Dead Malls

4 Reasons Retailers Don't Need Free Parking to Thrive

There Will Always Be a Place for Great Bookstores

about the future is to think that they are watching the final act of the play. Mobile shopping might be the most transformative force in retail—today. But self-driving cars could change retail as much as smartphones.

Once autonomous vehicles are cheap, safe, and plentiful, retail and logistics companies could buy up millions, seeing that cars can be stores and streets are the ultimate real estate. In fact, self-driving cars could make shopping space nearly obsolete in some areas. CVS could have hundreds of self-driving minivans stocked with merchandise roving the suburbs all day and night, ready to be summoned to somebody's home by smartphone. A new luxury-watch brand in 2025 might not spring for an Upper East Side storefront, but maybe its autonomous showroom vehicle could circle the neighborhood, waiting to be summoned to the doorstep of a tony apartment building. Autonomous retail will create new conveniences and traffic headaches, require new regulations, and inspire new business strategies that could take even more businesses out of commercial real estate. The future of retail could be even weirder yet.

This post originally appeared on The Atlantic.

Around the Web

Ads by Revcontent

Diabetes 'Miracle Shake' **Check Out These New 2017** **Shoppers Are Getting**

Breakthrough Leaves Top Doctors Speechless (Watch)
Out Smart Life

Crossover SUV's
Crossover SUV Sponsored Ads

Unbelievable Deals with This Little-known Site
Tophatter

About the Author

Derek Thompson is a senior editor at The Atlantic, where he writes about economics, labor markets, and the media. He is the author of the book Hit Makers.

ALL POSTS | @dkthomp | Feed

From The Atlantic CITYLAB

The Other Side of Roundabouts: More Crashes

Traffic circles are great at preventing fatal wrecks. But what can be done about the crashes they do provoke?

JOHN METCALFE | @citycalfe | Mar 3, 2017 | 17 Comments

Reuters/China Daily

Love CityLab? Make sure you're signed up for our free e-mail newsletter.

Email

Roundabouts are easy to love. They're elegant in design, reduce traffic deaths compared to traditional intersections, and can support some gnarly public art.

But Americans hate them anyway, and one reason may be becoming clearer: While roundabouts are great at preventing serious crashes, they may bring on more non-fatal wrecks, to believe the latest in traffic-circle research coming from the fecund roundabout reserve of Wisconsin.

Past monitoring of 30 of the state's 300-plus roundabouts revealed these particular intersections, which used to be traffic-signal controlled, experienced a 38 percent drop in car deaths and injuries. At the same time the total number of crashes jumped 12 percent. These additional accidents caused mainly property damage, and are thought to be a result of confused or unprepared drivers trying to navigate the unfamiliar roadway design.

Beau Burdett and other researchers from the University of Wisconsin-Madison have attempted to elucidate just what happens when a ride around the circle goes pear-shaped. They pored through six years of accident data from 53 Wisconsin roundabouts and found a couple of interesting patterns, which are described in the Transportation Research Record: Journal of the Transportation Research Board (unfortunately behind a paywall).

Burdett and crew focused on crashes involving single vehicles—such as when somebody suddenly careens off the shoulder—which have an oddly high occurrence at roundabouts. Between 30 to 50 percent of accidents at single-lane roundabouts around the U.S. have involved lone vehicles. In the Wisconsin rotaries Burdett studied, they made up roughly 30 percent of crashes. Two of these were fatal, with one incident involving an impaired motorcyclist and another a driver tossed from a vehicle during foul weather.

Single-vehicle wrecks had a variety of causes, including drunk or distracted driving, poor road quality, animals in the road, slippery gravel, and motorists swerving to avoid other cars. But the biggest prompter of accidents was the weather, whether it be rain, snow, fog, or black ice. Weather accounted for more than a third of single-vehicle crashes, followed by impaired driving at 19 percent.

Burdett et al.

In terms of types of accidents, the vast majority (87 percent) were drivers gunning it off the road, more than half of which did so right as they approached a roundabout. As car buffs know, driving in a tight circle is a great way to test your vehicle's lateral acceleration limits—or spin out. "The unique geometry and operating characteristics of a roundabout," conclude the researchers, "compounded by impairment or weather conditions increased the likelihood of a run-off-road collision at a roundabout."

None of these insights are meant to further demonize the already-polarizing roundabout, or deny its proven trauma-preventing, traffic-calming benefits. Some people (especially drunk ones) are just not very good at driving in a circle. But, as Burdett's group notes, there "is still room for improvement." They recommend that cities make roundabouts conspicuous well before drivers reach them, and by posting speed-limit signs to remind drivers that the laws of physics still apply within their circular confines. Another trick: landscaping the centers of roundabouts, which they say is an effective (and pleasing-to-the-eye!) way of grabbing motorists' attention before they sail off the road.

Around the Web

Ads by Revcontent

"Shark Tank" Star Reveals #1 Mortgage Payoff Tip
OneSmartPenny

Diabetes 'Miracle Shake' Breakthrough Leaves Doctors Speechless (Try It
Out Smart Life

How This App Gets You Speaking Spanish the Fast Way
The Babbel Magazine

About the Author

John Metcalfe is CityLab's Bay Area bureau chief, based in Oakland. His coverage focuses on climate change and the science of cities.

ALL POSTS | @citycalfe | Feed

From The Atlantic
CITYLAB

Is America Breaking Up With Cars?

America hit peak car ownership in 2006. The numbers have been declining since—until recently.

ANDREW SMALL | @ASmall_Word | Feb 14, 2017 | 38 Comments

Traffic backs-up going south into Mexico in the border town of San Ysidro, California. September 3, 2015. (Mike Blake/Reuters)

Love CityLab? Make sure you're signed up for our free e-mail newsletter.

Email

Ah, 2006! It was a simpler time. Justin Timberlake had brought "SexyBack" to everyone's iPods. Big Momma's House 2 was in movie theaters. Al Gore's Inconvenient Truth magically convinced everyone that global warming was real. And the weirdest political scandal of the year involved the vice-president shooting his friend in the face while quail hunting.

ADVERTISING

That was also the year I got my driver's license in high school: I inherited my family's grey 1990 Subaru Legacy and officially joined some 202 million other drivers on U.S. roads.

RELATED STORY

Americans Have Been Driving Less, But Now They're Just Sitting at Home

That may have represented a pivotal moment in the long American romance with the automobile: In 2006, the nation had an average of .786 cars per person and 2.050 per household. Vehicle miles traveled peaked in 2004, with 9,314 miles per person and 24,349 miles per person. America had hit Peak Car.

After 2006, car ownership and vehicle miles began declining. But the latest installment of this research, conducted by Michael Sivak, who heads the University of Michigan's Sustainable Worldwide

Transportation research consortium—shows a hint of a rebound. In 2015, vehicle ownership rates ticked up 1.4 percent on average from 2012. Car ownership went from .744 per person in 2012 to .756 per person in 2015 and from 1.27 per household in 2013 to 1.95 per household in 2015. Distance-driven rates on average increased 2.1 percent, from 8,461 miles per person and 21,866 miles per household in 2012 to 8,648 miles per person and 22,311 miles per household.

Average vehicle ownership from 1984 to 2015 in the United States. (Michael Sivak/University of Michigan)

Friends and foes of car-centric planning have been fervently debating whether the post-2006 driving decline was a recession-driven trough or a reflection of the fact that younger Americans, with their Uber-hailing aversion to car ownership, were truly driving the automobile age to an early grave.

Sivak says he has yet to run analysis of contributing variables and is cautious to speculate on whether what were are seeing now is a blip. "I think that we will need to have the data for the next three years or so," Sivak writes in an email to CityLab, "to see whether the recent increases represent the beginning of a long-term trend."

The wild card here, as everywhere, is Donald Trump. The new administration's pledge to roll back environmental and safety regulations might conceivably (eventually) make new car ownership cheaper and lure some Millennials back behind the wheel. (Especially if federal support for mass transit drops off the face of the earth.) On the other hand, the president's proposed 20 percent tax on goods from Mexico would do the opposite.

Check back here in three years to see who won this argument.

Around the Web

Ads by Revcontent

Diabetes 'Miracle Shake' Breakthrough Leaves Top Doctors Speechless (Watch)
Out Smart Life

Check Out These New 2017 Crossover SUV's
Crossover SUV Sponsored Ads

Shoppers Are Getting Unbelievable Deals with This Little-known Site
Tophatter

About the Author

Andrew Small is an editorial fellow at CityLab.

ALL POSTS | @ASmall_Word | Feed

NEWS

Want to rent your home during the Super Bowl? St. Paul setting Airbnb rules

Carla Solberg Sherman, proprietor at the Como Lake B&B in St. Paul, gets spring planters ready Thursday, April 20, 2017. St. Paul bed and breakfast owners say they're held to higher standards, on top of taxes and fees compared to owners of short-term rentals such as Air BnBs. St. Paul is studying whether to regulate short-term rentals, and how. (Jean Pieri / Pioneer Press)

By FREDERICK MELO | fmelo@pioneerpress.com | Pioneer Press
PUBLISHED: April 27, 2017 at 11:04 pm | UPDATED: May 1, 2017 at 5:32 pm

For seven years, Carla Sherman has leased out three suites in the Como Lake Bed and Breakfast to visitors from around the world.

With a view directly onto St. Paul's Lake Como, her home is also her business. She's taxed and regulated accordingly. She pays a state sales tax and a city sales tax, a transit tax and a local lodging tax.

State inspectors come by each year to conduct food and lodging inspections, licenses that together cost her $345. Her "umbrella" homeowner's insurance policy covers guests if they slip and fall, at an annual cost of about $5,000.

ADVERTISING

Under St. Paul's zoning rules, no bed-and-breakfast can operate within 1,000 feet of her own. She can't serve guests more than a few ounces of alcohol. She can't rent out more than four rooms. All in all, she's inspected, taxed and licensed much like a hotel would be.

But to her disappointment, her chief competitors are not.

Sherman and other bed-and-breakfast owners are pressuring city officials to regulate short-term rentals in private residences, such as those found on Airbnb and VRBO.

Hearings on proposed new rules that would tax and license them begin June 2. Advocates and property owners are lining up to say the rules go too far or not far enough.

"Our St. Paul hosts have concerns with some of the cumbersome requirements of this draft legislation," said Benjamin Breit, a spokesman for Airbnb's Midwest offices.

B&Bs "are paying for the services they receive from the city, and (short-term rentals) are not," said Pam Biladeau, who runs the Corban Manor Inn on St. Paul's Cathedral Hill with her husband. "If you look like a duck, walk like a duck, you are a duck. If you rent a room for money, you're a business."

During a review of online listings last summer, workers from the St. Paul Department of Safety and Inspections found roughly 250 openings for house, condo and apartment rentals of under 30 days, with many offering stays as short as a single night.
They acknowledge their tally is probably conservative.

None of those homes were licensed or taxed by state and local authorities.

"I can't even imagine how much the city could be collecting for fixing potholes if all these people paid," Sherman said.

SUPER BOWL NEXT YEAR WILL EXPLODE DEMAND

With the 2018 Super Bowl landing in Minneapolis in February, the short-term rental trend is about to explode.

It did so last year when 3,400 guests rented Airbnbs throughout the metro area during the Ryder Cup golf tournament at the Hazeltine National Golf Club in Chaska.

By kickoff at the Super Bowl, Airbnb has predicted it will double its current number of rentals in the Twin Cities region. St. Paul officials appear eager to capitalize on the spike in tourism.

They're also sensitive to concerns about creating a level playing field in what's presently an unregulated market, and capturing more tax revenue. Short-term rentals are proliferating, even though they're technically against the law.

Carla Solberg Sherman, center, proprietor at the Como Lake B&B in St. Paul, talks with her guests Karen and Craig Smith from Rochester during breakfast on Thursday, April 20, 2017. (Jean Pieri / Pioneer Press)

"That use is currently illegal under the zoning code," said Donna Drummond, director of planning within St. Paul Planning and Economic Development. "(But) we know that this is a good thing for economic growth and tourism. How do we manage that in a good way?"

The growth of the so-called "sharing economy" has raised new questions for St. Paul.

With increasing frequency, homeowners across the country are effectively converting their properties into unlicensed businesses in residential areas. During the Ryder Cup, some mega-homes were advertised for $75,000 a week.

From San Francisco to Barcelona, Spain, entire apartment buildings have been converted into de facto hotels through Airbnb, reducing the stock of affordable housing. Cities have responded a variety of ways, from creating permits and licenses for short-term rentals to banning them entirely.

NEW RULES OVERDUE?

Donovan Roediger, who advertises on Airbnb a one-bedroom apartment across from St. Paul City Hall, said he welcomes "reasonable taxation and regulation," such as the "One Host, One Home" policy that the company rolled out in Portland, Ore.

By limiting hosts to one listing apiece, the policy discourages management companies from buying multiple properties in order to convert them to short-term rentals.

"I absolutely think Airbnb can help boost the local economy," Roediger said. "Downtown hotels are prohibitively expensive for many tourists, forcing them to stay in chain hotels along the interstate. By opening up affordable lodging options within the city, our tourists can stay steps away from locally owned restaurants and shops."

Roediger has his guests pick up their keys at a nearby independent bookstore, Subtext Books, where they also receive a small discount. He directs guests to local restaurants and bars and hangs prints by local artists in the apartment, along with information on where they can buy them.

"Hotels and B&B owners may want to slow or stop Airbnb, but I'd ask taxi drivers how well that's worked in their industry," said Douglas Mackaman, a European history professor at the University of West Florida who rents out a house on Cathedral Hill.

Bed-and-breakfast owners, who can spend a year or more getting licensed, say new rules are overdue.

Biladeau noted that on top of state and local taxes and licensing fees, she pays $1,000 a year for worker's compensation, and at least minimum wage for housekeeping. As a company, Airbnb has been valued at $31 billion, said Biladeau, "and they (often) give no money to the cities they're in."

Breit, the Airbnb spokesman, said that as of May 1, the company will have entered into agreements with 275 jurisdictions around the world to collect and remit local sales and lodging taxes, including cities that account for about half its U.S. listings.

So far, St. Paul isn't one of them.

NEW RULES COMING

At the direction of the St. Paul City Council, city planners last year embarked on an effort to create potential zoning changes, on top of licensing and certificate of occupancy requirements.

City staff presented possible zoning amendments to the St. Paul Planning Commission on April 21, and the recommendations are available for public comment. The commission will host a public hearing June 2, and the city council is expected to vote on whether to adopt the new regulations in July or August.

The proposed rules would require licensing, inspections and verification of tax collection through audits conducted by the Minnesota Department of Revenue.

They also limit the number of short-term rentals in a condo or apartment building to half the units, with a maximum of four rentals unless the city deems fit to allow more. No more than four unrelated guests are allowed to rent a space together, but family members are exempt from the limit.

So far, reactions have run the gamut.

“On first review, I like the idea of collecting sales and lodging tax, as it’s only fair to have a level playing field with B&Bs and hotels,” said St. Paul City Council President Russ Stark. “I need to hear more about the details of limiting (short-term rentals) to one-half the units, but at first blush, I understand the logic. Short-term rentals that are not owner-occupied should clearly be in our ‘Certificate of Occupancy’ program.”

Council member Chris Tolbert said he’s an Airbnb user and supportive of the industry, but “there should be some basic regulation for public-safety purposes, and for basic fairness.”

“We’re going to need Airbnb for the Super Bowl,” Tolbert said. “I don’t think there’s enough hotel rooms in the Twin Cities for the amount of people that are coming.”

Biladeau, the inn owner, worries that taxes won’t be collected on the full cost of the short-term rental, noting that Airbnbs are notorious for hidden fees.

She also doubts the city has any way of determining if extra guests are indeed relatives.

“B&Bs are currently limited to a maximum of four rooms,” she said. “If short-term rentals have no limits on the number of rooms and guest occupancy, then neither should the B&Bs.”

Breit, the Airbnb spokesman, called the limits on the number of short-term rentals confusing.

He encourages cities to consider the company's 31-page review of best practices from cities around the world, from "One Host, One Home" in Portland to a "Three Strikes" policy in New York City that bans hosts after they have been cited three times by law enforcement.

St. Paul officials say that based on their list of 250 known short-term rentals, they found no evidence of police calls or official complaints to the Department of Safety and Inspections.

Nevertheless, reports about Airbnb "party houses" disrupting neighbors and trashing properties have occasionally hit the news from Minneapolis to the San Francisco area and Canada.

"We did not find many, if any, complaints on short-term rentals," said Dan Niziolek, deputy director of DSI. "We're looking at, basically, a very limited regulatory structure, just in case there are any problems."

HOW OTHER CITIES DO IT

In mid-April, St. Paul officials issued a 16-page staff report that spells out how other cities have addressed short-term rentals.

In November 2015, Eagan chose to ban short-term rentals of less than 30 days, unless the owner is present. Burnsville bans short-term rentals in areas with residential zoning. Stillwater recently allowed short-term rentals, but limits the number of licenses available at any time, as well as the number of guests allowed at any residence. Duluth and Prior Lake have created their own permitting processes. Minneapolis has embarked on its own zoning study, and new regulations are likely.

Tags: St. Paul

Frederick Melo

Frederick Melo

Frederick Melo came to the Pioneer Press in 2005 and brings an aggressive East Coast attitude to St. Paul beat reporting. He spent nearly six years covering crime in the Dakota County courts before switching focus to the St. Paul mayor's office, city council, and all things neighborhood-related, from the city's churches to its parks and light rail. A resident of Hamline-Midway, he is married to a Frogtown woman. He Tweets manically at @FrederickMelo

Follow Frederick Melo @FrederickMelo

CRISPR — t
decades —
By VICE News

As you comment, please be respectful of other commenters and other viewpoints. Our goal with article comments is to provide a space for civil, informative and constructive conversations. We reserve the right to remove any comment we deem to be defamatory, rude, insulting to others, hateful, off-topic or reckless to the community. See our full terms of use here.

VIEW COMMENTS

PLANNING MINNESOTA

American Planning Association
Minnesota Chapter

A Publication of the Minnesota Chapter of the American Planning Association

May-June, 2017

PLANNING MINNESOTA

A Publication of the Minnesota Chapter of the American Planning Association

American Planning Association Minnesota Chapter
Making Great Communities Happen

May-June 2017
Volume 36, Number 3

Inside this issue

From the President ..... Page 3

Public Art Tool ..... Page 4

Spotlight: St. Joseph ..... Page 6

Treasurer's Update ..... Page 8

Student Director Report ..... Page 9

Student Membership ..... Page 10

Chapter Elections ..... Page 11

Ramsey Project ..... Page 12

Events and info. ..... Page 13

Job Openings and RFPs ..... Page 16

Spotlight: St. Joseph

Page 6

Resilient Communities

Page 12

Published by: The Minnesota chapter of the American Planning Association (APA MN) publishes this newsletter on a bi-monthly basis. Submissions: We welcome articles, letters to the editor, photos, calendar items, project profiles, planners on the move items, and other news. Send all submissions via e-mail to: apamnnewsletter@gmail.com. Otto and Peggy Schmid are the Chapter administrators. They can be reached at: mnapa@buffleheadweb.net 9288 Beverly Drive, Breezy Point, MN 56472. Phone 888-882-5369

APA MN DISCLAIMER: The views expressed in articles published on the website (www.planningmn.org) or in this newsletter are those of the authors. They do not necessarily represent the views or opinions on APA MN or its staff and contractors, or any entity of, or affiliated with, the APA MN. Any questions or comments may be directed to the newsletter editors or the president of APA MN.

Follow us on Twitter at @apa_mn

Facebook.com/planningmn

Spring Bringing New Energy

From the President

A warm spring welcome to all of our members. Spring brings new life and new energy to the environment. The same can be said for a fresh start to many planning processes. The Board of Directors is ready to hit the ground running on our goal to create a United Minnesota.

Nearly 100 members from Minnesota are embarking on travel to New York City to celebrate great planning across the country at the 2017 National Planning Conference. This is an exciting time to network and learn best practices from all four corners of the nation.

Spring is also a time to celebrate with our partners helping to build great communities. This year, the Economic Development Association of Minnesota (EDAM) is celebrating their 75th Anniversary. Kudos to this profession in helping craft policies and tool to help communities achieve their land use vision

The Minnesota Building Permit Technician Association (MBTA) is about to complete a multi-year effort to better define the role of Permit Technicians, the value they provide to the development process, and create new opportunities for a broad spectrum of professionals to contribute to and advance within a peer profession.

Help Communicate the Importance of Planning

A number of policies at the State and National level promise to have impacts to land use planning efforts. Some of these efforts will provide improvements and modernization, but a number of proposed policies could have a negative impact of the policies that APA Minnesota supports. APA Minnesota recently testified at the State Legislature looking for additional compromise on regional planning policy and implementation, while lending support to some governance reform. APA Minnesota encourages you to check out the APA Minnesota Policy Platform available at www.planningmn.org/policy. Consider forwarding these policies to your local legislators to help us communicate our core policy platform.

Planners Day at the Capitol Continues to Succeed and Improve

The Legislative and Law Committee recently held another successful Planners Day at the Capitol. This year included an interactive workshop to help continue to keep the Policy Platform fresh, responsive, and focused on current legislation. The Committee is already planning for next years' event. The group has started to think about workshops focused on how to meet with local legislative delegations, and assistance in scheduling meetings with Legislative Staff.

Spring Workshop Transition to Mobile Workshop a Hit

The Spring Workshop Committee was a huge hit as a mobile workshop along the Green Line. A huge thanks to Patrick Boylan and Leila Bunge in coordinating the event. Another thanks to our speakers Lucy Thompson and Josh Williams of the City of Saint Paul. The Program Committee is considering hosting additional mobile workshops this summer across the State.

Changes to Membership Fees Coming October 1

The National Office of the American Planning Association has set in motion changes to membership rate structures in order to be more responsive to changes in wages and economy. The intent is to better react to fluctuations in employment for Planners while still providing the important services to our members. In addition, this will provide for a more equitable rate structure and help broaden opportunities to build our membership base. All Chapters will now be moving to a membership rate structure based on a percentage of member wages rather than a flat rate.

APA Minnesota to Issue Letters of Intent for a new Executive Director

Following the announcement of retirement of our current Administrators, Peg and Otto Schmid, the Board of Directors is about to issue a Letter of Intent for individuals or firms interested in being the Chapter's next Executive Director starting January 1, 2018. The LOI will be the first of two steps in the process in order for the Board to better understand options and cost implications. The final selection of an Executive Director will be based on a more detail Request for Proposals to be issues later this summer. Look for more information coming at the end of May.

For more information on any of the topic above, feel free to contact me at 763-238-7946 or tgladhill@planningmn.org.

Tim Gladhill
President, APA-MN

Public Art and Placemaking Tool for City Planners Pilot

Forecast Public Art is partnering with the American Planning Association (APA) to develop and pilot a Public Art and Placemaking Tool for City Planners, made possible through the generous support of the National Endowment for the Arts Our Town program and Southern Minnesota Initiative Foundation.

Public Art and Placemaking Tool for City Planners will be a resource for planners serving small and mid-sized American cities. By developing this learning tool, Forecast seeks to fill a void in the current options available to planners, as well as those in allied professions, such as landscape architecture, engineering, and architecture.

Five cities in Minnesota have been selected by Forecast to participate in the pilot project to develop and beta test the tool in 2017 and 2018: Austin, Mankato, Red Wing, Rochester, and Winona.

"Public art can play a vital role in establishing and building community character," said Jennifer Henaghan, AICP, deputy research director at APA. "Beyond enhancing aesthetics, incorporating public art into planning can enhance economic development, build community engagement, and create communities of lasting value that are both equitable and sustainable."

Forecast Public Art will facilitate the two-year pilot project using its extensive experience in all aspects of public art, community-engaged design and placemaking. Forecast has advanced dozens of strategic, community-based projects and visions across the United States.

"Forecast has long been a leading force nationally for facilitating quality, accessible and meaningful public art and placemaking efforts for cities," said Theresa Sweetland, executive director of Forecast. "This pilot aims to take that work a step further by making those same tools and resources available to planners and cities anywhere."

A focus of the pilot project is improving the health of the five selected cities, which could include the physical health of citizens, economic prosperity, community wellbeing, social cohesion, livability and a healthy environment.

"Healthy cities boast a quality of life that helps attract and retain talent, businesses, industry, as well as cultural vibrancy," said Tim Penny, president and CEO of the Southern Minnesota Initiative Foundation.

"We are thrilled that Forecast Public Art and the American Planning Association have partnered to explore how public art can bring thoughtful, innovative solutions to community planning issues like health and wellness," said Jason Schupbach, director of Design and Creative Placemaking at the NEA. "We are eager to learn alongside the selected cities as their pilot projects unfold."

Forecast Public Art activates people, networks and proven practices to advance the transformational power of arts in public life. For nearly 40 years Forecast has fostered dynamic, inclusive and resilient communities through public art, community-engaged design, and transformative placemaking.

Forecast is respected regionally, nationally, and internationally for a unique combination of responsive consulting services, support for public artists, and abundant resources, including Public Art Review, the world's leading public art journal. Visit www.forecastpublicart.org to learn more about Forecast Public Art.

Our Town is the National Endowment for the Arts' primary creative placemaking grants program, and invests in projects that contribute to the livability of communities and place the arts at their core. Through partnerships on the local, state, and federal levels, the NEA brings the best in creative placemaking to communities of every scale. Visit www.arts.gov to learn more about the National Endowment for the Arts.

Southern Minnesota Initiative Foundation (SMIF), a donor-supported foundation, invests for economic growth in the 20 counties of south central and southeastern Minnesota. The Foundation has provided more than $100 million in grants, loans and programming within the region during the past 30 years. SMIF's key interests include early childhood, community and economic development. To learn more about our work and mission, visit www.smifoundation.org.

Selected Cities Overview

Austin, Minnesota

The City of Austin has an active arts community, but recognizes the potential for even greater impact. The city recently completed a new comprehensive land use plan that includes specific policies to strengthen support and cooperation between the city and the Austin Area Commission for the Arts, as well as to explore the role of arts within their community. With an increasingly diverse population and 50 languages represented in their school system, Austin is seeking to promote social cohesion in its community through public art that can be universally appreciated. In a recent city survey, improving cross-cultural relationships and ensuring Austin is a destination for art, music and creativity both ranked highly. In response to this demand, Austin is excited to participate

Placemaking (cont.)

in Public Art and Placemaking Tool for City Planners to accelerate progress toward making Austin a healthier and more vibrant place to live. Visit www.ci.austin.mn.us to learn more about the City of Austin.

Mankato

The City of Mankato is dedicated to achieving downtown revitalization, establishing an arts and culture district, and developing a community culture that supports the arts. In line with these goals, Mankato seeks to enhance quality of life through participation in Public Art and Placemaking Tool for City Planners. The city recognizes that investing in the creative economy builds a vibrant community, which helps attract and retain residents, workforce, businesses, and visitors, as well as create a sense of community. The city saw such results from a mural in Mankato that increased foot traffic in the area and generated conversation. A goal of the City of Mankato is community improvement through public art and placemaking.

Red Wing

The City of Red Wing understands that public art reinforces attachment to the community, is a conduit for conversations between artists and citizens, and is accessible to all. The City of Red Wing's current Comprehensive Community Plan includes objectives to support public art projects and strategies. The city has undertaken partnerships and arts activities in recent years that have put them on the cusp of successfully achieving its objectives. The city is excited to participate in Public Art and Placemaking Tool for City Planners by advancing knowledge and ability to fully implement its public art and placemaking plans. An important theme that Red Wing intends to weave into its public art and placemaking planning process is equity, as the arts can be a great tool to engage under-represented community members.

Rochester

The City of Rochester is in the process of a major update to its comprehensive plan, and is developing design standards and streetscape guidelines for the downtown area, with a recognition of health as a valued consideration. The opportunity to participate in Public Art and Placemaking Tool for City Planners is exciting and timely. The city's comprehensive plan inspires further transformation of the city's core and gateway corridors to be a highly desirable, active, vibrant, and attractive places that draw residents, visitors, and talent. The Public Art and Placemaking Tool for City Planners dovetails nicely into these efforts and could be a catalyst to develop strategies to inspire and implement the integration of art in the city in a variety of contexts. Medical professions recognize the benefits of the arts in medicine and in health and healing. A pilot effort in the home of the Mayo Clinic and the Destination Medical Center economic development initiative, would elevate these benefits in the community setting and provide opportunity to millions of visitors and residents to experience the positive influences of the arts. Accessing existing interdisciplinary efforts to support healthy, vibrant, and livable communities will expand the city's opportunity to test the effectiveness of these efforts and develop best practices transferrable to mid-sized communities across the United States.

Winona

The City of Winona recognizes the power of art in maintaining and enhancing community vitality and is excited to participate in the Public Art and Placemaking Tool for City Planners. The city currently supports art on a variety of levels through its Fine Arts Commission and support of events such as the Shakespeare Festival, Midwest Music Festival, Frozen River Film Festival, Beethoven Festival, and many others. The city also partners with individual artists and local institutions such as Winona State and St. Mary's University. The city hired a full time arts coordinator in January 2017 to further enhance the development of Winona's art initiatives, create a community-wide arts/culture strategic plan, and collaborate with other arts organizations. The city sees participation in Public Art and Placemaking Tool for City Planners as an opportunity to advance planning for arts, produce a demonstration project that showcases the numerous benefits of public art, and help take public art in Winona to the next level. This is an especially important moment because the city is creating new downtown design codes and standards, and intends to include public art as part of future streetscape designs.

Spotlight Community: St. Joseph, Minn.

*This edition's APA Minnesota Spotlight Community is **St. Joseph**. We asked **Therese Haffner**, the community development director for the City of St. Joseph and a 10-year planning veteran, to describe her community, its unique aspects, and its planning issues.*

Describe the community

St. Joseph is located in scenic central Minnesota eight miles west of St. Cloud so residents enjoy the amenities of a metro area while retaining its small town character. There are nearly 7,000 residents in St. Joseph and it is also home to the College of St. Benedict (CSB) so they play a big role in the community. St. Joseph is known for its community events and arts, and in fact, Joetown Rocks Parish Festival is considered one of Central Minnesota's biggest and best family-friendly 4th of July celebrations. The festival is a two-day event, featuring a free concert and fireworks on July 3 and a parade, musical entertainment, water ball contest, quilt auction, and raffle drawing on July 4th. Joetown Rocks draws both residents and out of towners. An estimated 18,000 to 20,000 attended the celebration in 2016. The Mill Stream Arts Festival is held in September in downtown St. Joseph. This festival draws a big crowd and features a wide variety of visual arts, literature and poetry, music, art activities for children, food and more.

What is the greatest part of your job?

I love working on development projects and assisting property owners and developers in the process. Being that resource for both the community and developer is fulfilling. I want the community to thrive and the development to be a success.

What is a unique about your community?

St. Joseph is a strong arts community and keeping it local is also important to folks. It is a community that offers a high quality of life and amenities for all ages. The downtown has a great vibe with the people and businesses. The Local Blend, which opened in 2006, is a locally owned, homemade, organic coffee shop located in an historic building in downtown. Their products are sourced locally and they have a reputation for being a great coffee shop. The wood in their booths is from local trees and their food is served in pottery created by local artists. For several years running they were voted first prize for Best Coffeehouse in the Best of Central Minnesota St. Cloud Times Readers Poll. They have entertainment with open mic night and

St. Joseph (Cont.)

live music performances from local and traveling musicians. Minnesota Street Market, a cooperatively owned store, sells local food and local art in an historic building in downtown St. Joseph. The College of St. Benedict has an excellent fine arts program and hosts hundreds of events annually, such as art exhibitions, concerts, plays, and various performances bringing visitors to St. Joseph.

Are there any new projects on the horizon?

Earlier this year we launched an update to our Comprehensive Plan. The new Comprehensive Plan will be user friendly and easy to understand. We have also put a lot of emphasis in engaging the public.

The City in partnership with the St. Cloud Area Planning Organization (APO) is completing the CSAH 75 Pedestrian Crossing Study. The study is looking at existing conditions and evaluating the feasibility of various ways to improve safe pedestrian and bicyclist crossing of CSAH 75. CSAH 75 divides the north and south sides of the community and although this major roadway serves as a key connection for commerce, it is also a barrier.

Two residential development projects under construction are Fortitude Senior and Woodcrest of Country Manor. Fortitude Senior is a 47 unit senior age in place complex that offers independent to assisted living apartments with an anticipated opening in June 2017. Woodcrest of Country Manor is a phased mixed use senior development featuring patio homes, and independent living, memory care and assisted living apartments. The senior campus sits on approximately 124 acres with walking trails and oak woodlands that will be preserved. Related on-site services and commercial amenities will include a chapel, salon, rehab center, convenience store, coffee shop and restaurant.

The City is also planning for a future community center. Currently, community programming and space needs are being reviewed.

106GROUP
CULTURAL PLANNING
St Paul MN | Washington DC | 651.290.0977 | 106group.com
Connecting People + Place + Time

People-focused engagement backed by transparent data and analysis are the cornerstones of Future iQ's visioning and planning processes. We bring global realities to local concerns to help people plan for the future.
future iQ

Treasurer's Update: Looking to the Future

By Jason Zimmerman

After many years of admirably serving as Treasurer for our Chapter, Adam Fulton has stepped down and turned the reigns over to me. Thankfully, his attention to detail and fiscal discipline has left the organization in great shape financially. In each of the past three years, the Chapter has ended the year in the black. This cushion is well appreciated now as a handful of changes are looming on the horizon.

Our long-time Administrators, Peggy and Otto Schmidt, have announced that they are ready to retire at the end of 2017. This gives the Chapter ample time to explore what type of role a replacement might play for the organization going forward, and what it might cost to hire someone to fulfill that role. The Board will be looking at a wide range of options in 2017 – from another Administrator with a similar job description to an Executive Director with expanded responsibilities – with the hope of having someone hired in time to learn on the job at the Fall Conference in September.

Peggy and Otto have selflessly worked to support the Chapter for many years; replacing them will be difficult and will likely take a greater financial commitment than what has been carved out of the budget annually in the past.

Another adjustment that will be made in 2018 is a shift to percentage based dues for our local Chapter. For a number of years, APA has encouraged all state Chapters to make this switch and has the goal of accomplishing this by the end of 2017. Analysis of the current membership and range of salaries shows that setting the Chapter dues at 20% of the respective National dues would be roughly equivalent to the flat $50 level currently in place. Of the 559 individuals who were Chapter members in 2016, 180 would see their dues rise above $54 under this policy while the remainder would see their dues lowered. Tying the Chapter dues to those of National would allow this portion of Chapter revenue to remain flexible and to adjust automatically to inflation without requiring repeated actions by the Board. In addition, dues pegged to the actual salaries of Minnesota planners are a more equitable way to collect revenue.

Finally, with new leadership this year, the Board is working to develop a Strategic Plan that is consistent with new Mission and Vision Statements to help guide the investment of resources and prioritize spending in the years to come. Watch for this to be rolled out over the remainder of 2017.

Aside from a one-time $60,000 Planners4Health grant awarded to the Chapter to help build local capacity for integrating planning and public health, the 2017 budget remains very similar to the budgets of recent years. Like my predecessor, I am available and happy to answer any questions you may have. Feel free to reach out via phone (763-593-8099) or via email (jzimmerman@goldenvalleymn.gov).

Student Director Report

By Chloe Brigl

Innovative Housing Project

As a requirement for the Masters of Urban Planning program at Minnesota State University, Mankato, students must complete a capstone project. Students Jane Adade, Luke Sims, Abdullahi Abdulle, and Maryam Moeinian, worked tirelessly to create an innovative housing solution over the course of the semester. Their project, which recommends a new housing district, managed grandfathered uses, annexation, and outdated zoning.

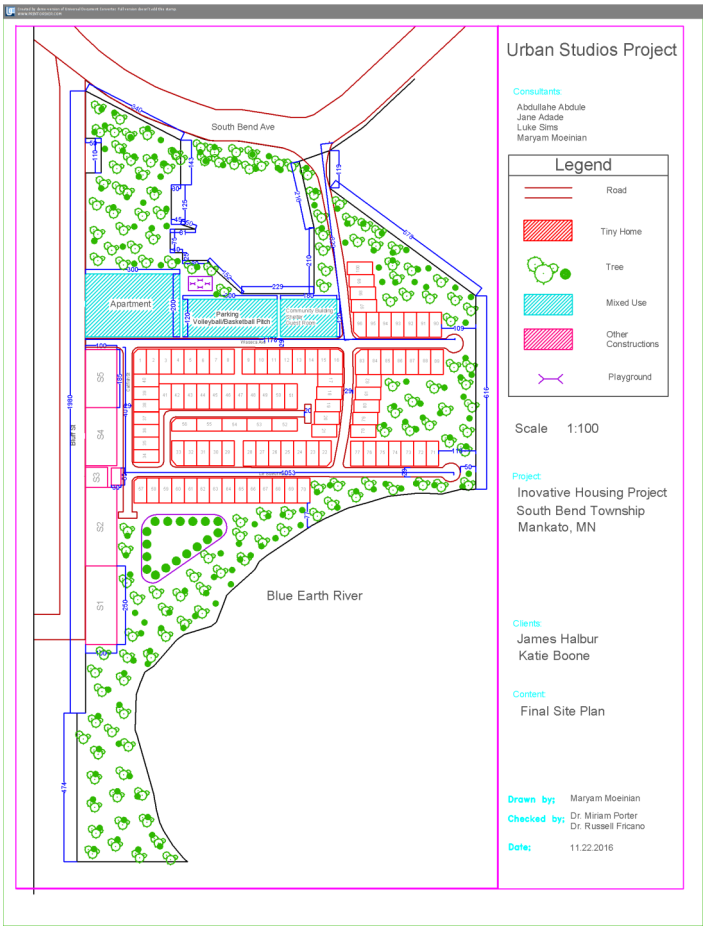
The site for the project was a 44-acre piece of land located in South Bend Township in Blue Earth County, about 3.5 miles from Mankato. The property is currently home to 19 tiny homes which are considered a non-conforming, grandfathered use. The homes have been on the property for almost 40 years. The property is currently zoned as light industrial under the Blue Earth County zoning code and forbids any non-agricultural use within the area, except it is annexed. There is currently an ongoing orderly annexation process between the City of Mankato and South Bend Township. This project was aimed at designing a unique, comfortable, and convenient housing district like no other in the area. The district needed to maintain current residents, providing them with community facilities and municipal services, currently absent, while also providing options for new residents. The proposed design included 100 lots for tiny homes specifically targeted at low to middle-income class residents within Blue Earth County, a two-story apartment building, parking facilities, a community building with a community meeting rooms, a laundry room, and a storm shelter. The design also sought to connect residents to nature with a park and playground overlooking the beautiful Minnesota River view.

The project has been well-received by students, faculty, staff, and professional planners. Congratulations to Jane, Luke, Abdullahi, and Maryam on an excellent project.

Kmart Superblock 2.0

Joe Polacek, a Masters of Urban and Regional Planning student at the Humphrey School of Public Affairs, dedicated a semester to studying the contentious Kmart site in Minneapolis. Working with Dr. Tom Fisher in his Theories and Principles of Urban Design course, Joe was able to create a new design for the Kmart site that benefits the residents in the area, while improving connectivity that has been lost. Joe's project is presented digitally here: **https://issuu.com/joe.polacek/docs/april2017**

Joe's project brings together community engagement, site design, and a keen understanding of the importance of the Kmart



site. He designed a healthy neighborhood, with housing options, walkable streets, and a focus on family. His innovative solution to opening up Nicollet Avenue allows the Kmart, a neighborhood amenity, to remain onsite, while improving connections. Joe's visual recommendations make his suggestions easy to understand and visualize the changes.

Planning for Lasting Relationships: PSO Wins National Award

The Planning Student Organization (PSO) at the Humphrey School of Public Affairs recently won the Outstanding PSO Award in the category of Involvement with State Chapter or Division. Their submission focused on numerous events planned throughout the year with students and professionals present - including career panels, happy hours, brown bag lunches, and the annual conference. Their award submission can be found here: https://www.planning.org/media/document/9120950/

Four PSO members will attend the national conference to accept the award - Chloe McGuire Brigl, Jared Staley, Aimee Fritsch, and Alex Kleppin. PSO would like to thank APA - Minnesota Chapter members for their continued dedication to students.

The Humphrey School of Public Affairs highlighted this prestigious award in the following article: https://www.hhh.umn.edu/news/murp-students-build-community-within-program

Updated Student Membership Program Provides a Pathway

Carissa Slotterback, PhD, AICP
Associate Professor, Humphrey School of Public Affairs, University of Minnesota
Faculty Liaison, APA Minnesota

The American Planning Association recently announced changes to its student membership program starting in July 2017. The updates strive to engage and support the next generation of planning practitioners. I have had the pleasure of interacting the APA student membership program from a couple of different perspectives. First, as a planning faculty member and former director of the Master of Urban and Regional Planning program at the University of Minnesota, I connected with students to explore the benefits of membership, including opportunities to connect with APA Minnesota. I also administered the membership program requirements, which currently offers a free year of membership for incoming students in schools that are full members of the Association of Collegiate Schools of Planning. The program worked well for our students, but it was clear that many students did not renew their membership during the second year of the graduate program, even with a reduced membership fee.

Second, as a member of the APA/AICP Student and New Planner Task Force, I had the opportunity to explore with academic, practitioner, and student colleagues, potential changes to the student membership program. The Task Force discussed a wide range of issues related to student membership with a focus on engaging more students and more effectively transitioning students into APA membership and the profession. The group discussed a wide range of factors that were important to determining how to update the program in a way that met the needs of students and APA. Over multiple meetings, issues of cost, administrative efficiency, impacts on state chapters, and connections to APA divisions were discussed.

While administrative and financial issues were considered, these procedural issues were coupled with more substantive discussions about how APA can be more relevant to students and early career practitioners. One of the issues that I and others highlighted was the assumption by students and recent graduates that APA is not relevant to them because, as many state "I am not really working as a planner" or "I'm not a real planner." The Task Force discussed the strong orientation that APA has had toward land use and public sector planning. While the public sector is a strong area of employment for our graduates and land use remains a key interest, I see much greater diversity in topical focus and employment among our students at the Humphrey School. Conversations with faculty colleagues at other schools have revealed similar trends. Responding to these discussions, the Student and New Planner Task Force highlighted the importance coupling changes in the membership program to broader changes in how APA frames and discusses what planning is and what planners do. As someone who believes that any graduate of a planning program is always a "planner in their heart," I am encouraged by the direction of the profession that I have been a part of for now 20 years.

The changes in the membership program foster greater inclusion of students who come to planning from different pathways. Under the new membership program, students at any level (undergraduate, graduate, and PhD) can be members of APA and their state chapter at no cost while they are enrolled in any academic program. Students do not have to be enrolled in planning-related programs, thus making it easier for example for students in undergraduate geography and urban studies program who are interested in planning, to get connected to APA even before they pursue a graduate degree. The program also encourages students to get involved in APA by offering free membership in up to five divisions. As an incentive to transition to full APA membership, student members receive two years of reduced membership fees after they graduate.

As the updated membership program goes into effect this summer, I look forward to working with APA Minnesota colleagues, including faculty at other planning-related programs, to explore ways to not only get more students involved, but also meaningfully engage them with our impactful (and changing) profession. I also look forward to exploring opportunities to be even more inclusive of the range of work that planners do as we plan our conferences and other programs, share awards, invite collaborations, and communicate about the important work that we all do every day. Please feel free to contact me at schiv005@umn.edu.

APA MN Chapter Elections are Coming

Hard to believe, but it's time again for chapter elections. National APA has sent out information regarding the election for national officers and leaders, but as a chapter, we also need to fill some Board positions. This year, the open positions are for the eight District Directors. To fill these positions, we are appealing to members who would like to be more involved in chapter activities, who have some time for volunteer service, and who have creative ideas for furthering the cause of good planning in all areas of the state, both rural and urban.

The application process for the eight District Director positions is open, and all nominations must be received by the end of the day May 15. Each application must include the nominee's name and the position for which the applicant is being nominated. The application must include a bio/position statement and a picture. All of this information will be sent on to national, as they will again be facilitating the election. Those running for the District Directors' positions must either live or be employed in the represented area and must be a member of APA. The actual voting will take place in August, and the new directors will be announced in September. Each position is a two-year term, and the new directors will begin their terms on January 1, 2018.

The success of the chapter as a whole is dependent on having qualified leadership, so the current Executive Committee would like to encourage all members to consider running for a position. The Board would also remind interested candidates to receive their employer's support before committing to a two-year term. The Board meets 6 times a year, and each Director is expected also to attend some of the other events of the chapter as well.

Attached to this notice is a statement of the responsibilities of the District Directors, as well as a map of the service area for each district. A sample bio/position statement guideline is also attached. These statements will be posted on the website, in the newsletter, and on the national website.

Please submit your nomination and accompanying statement and picture to the APA Minnesota chapter office at mnapa@buffleheadweb.net by May 15, 2017. If you would like to know more about running for the position, feel free to contact Tim Gladhill, President, at tgladhill@cityoframsey.com .

We hope each of you will give consideration to running for a position, either at the national level or for a District Director position with the chapter.

Ramsey Resilient Communities Project

University of Minnesota to partner with City of Ramsey through Resilient Communities Project The RCP-Ramsey partnership will engage hundreds of students at the University of Minnesota The University of Minnesota's Resilient Communities Project (RCP) is pleased to announce that the City of Ramsey, located in Anoka County, has been selected as its partner community for the 2017– 2018 academic year. Starting in September 2017, Ramsey and the University will begin collaborating on 20 multidisciplinary projects that advance community from Ramsey's Strategic Plan focused on a stable tax base, a connected community, smart citizen-focused government, and an efficient organization.

Ramsey Mayor Sarah Strommen stated that "This partnership builds on Ramsey's history of being a leader in planning and citizen engagement strategies. Ramsey demonstrated its commitment to engaging residents in a collaborative way during our last Comprehensive Plan Update through the assistance of the McKnight Foundation and a citizen group known as Ramsey3. The launching of our next Comprehensive Plan Update represents an opportunity to partner with the University of Minnesota to develop more new and innovative strategies."

Ramsey's proposal to RCP identified nearly 20 potential projects, including small business incubation, community engagement, U.S. Highway 10 corridor planning, environmental and floodplain communication, asset management, greenway planning, housing for all, organics recycling, retail market analysis, water conservation, and a community volunteer program.

City Administrator Kurt Ulrich believes the City will benefit from the broad range of expertise that can be provided by University staff and students. "Innovative solutions to today's problems will help Ramsey be better prepared to provide efficient municipal service, and to realize a productive, safe, and healthy community for many generations to come," he stated.

Now in its fifth year, RCP seeks to connect students' innovation, ingenuity, and fresh perspectives to local governments and agencies seeking a more sustainable and resilient future. The program matches students from the University of Minnesota with a single Minnesota city or county for an entire academic year. This will be the first year that RCP is partnering with a community in Anoka County.

"We're truly excited about our upcoming partnership with the City of Ramsey," said RCP's Director Mike Greco. "As a growing city, Ramsey has identified a very diverse slate of projects. Working with Ramsey staff, residents, and community partners will provide students with great experiential learning opportunities, while increasing the City's capacity to build a more resilient community in response to economic, social, and environmental changes."

An RCP partnership provides the community with access to students from a wide range of programs and disciplines—from architecture, planning and engineering, to business, environmental sciences and the humanities. Through work with RCP, the community is able to enhance its own capacity to deal with a variety of community issues. Students who participate in RCP projects benefit from real-world opportunities to apply their knowledge and training.

Over the next few months, staff from RCP and Ramsey will define the scope and purpose of the individual projects, and begin matching them with courses offered at the University in fall 2017 and spring 2018. RCP Director Mike Greco will administer the partnership on behalf of the University, and Ramsey Community Development Director Tim Gladhill will coordinate the City's participation in the program.

RCP is a program of the Center for Urban and Regional Affairs at the University of Minnesota.

Events and Information

Upcoming Webinars

Register for these upcoming free webinars for CM credit:

The Next Disruptive Technology: Autonomous Vehicles
Sponsored by the Ohio Chapter of the APA
May 12, 2017 12:00-1:30 PM CDT

Women in Planning: Leadership & Empowerment
Sponsored by the Women and Planning Division
Jun 2, 2017 12:00-1:30 PM CDT

Join the APA Women and Planning Division for an exciting and inspiring conversation focused on leadership and empowerment within the workplace. This webinar will provide an opportunity for female planning professionals to learn more about the fundamentals of becoming an effective leader, strategies for advancement within your career and how to create a culture of supporting and empowering other female leaders. A panel of experienced female professionals will discuss a wide range of important topics including career growth and development, how to gain a valuable planning network, and share their own experiences and stories. Students, emerging and mid-career professionals, and seasoned planners alike will enjoy this collaborative and supportive webinar.

A Road Map for Age-Friendly Communities
Sponsored by the Private Practice Division
Jun 16, 2017 12:00-1:30 PM CDT

America is aging: The most dramatic change is in the 65-74 year old age category with the age wave of the Baby Boomer generation with far-reaching economic and socio-political consequences. Population aging is viewed as a challenge and burden, especially, for communities unprepared for this demographic change. Real progress will occur when challenge is transformed to opportunity. APA's Aging in Community Policy Guide can help frame planning solutions that foster new conversations, new coalitions, and new shared strategies that link the generations successfully to build livable communities for all. In this session, planners will explore a community's capacity to foster aging-in-community in transportation, housing and community supports and connections: three of the six Guiding Policies in the Policy Guide.

Making the Most of Main Street Webinar

The National Complete Streets Coalition is excited to continue our monthly webinar series designed to help professionals from a variety of disciplines put Complete Streets into action. Join us for our next webinar, Making the Most of Main Street: Complete Streets & Walkable Communities, taking place

Events and Information (cont.)

on Wednesday, May 17, 2017 from 1:00-2:00 PM EDT. Speakers from the City of Langley, Washington and Langley Main Street Association will join the Coalition and our co-host America Walks in answering questions such as: How do Complete Streets help communities achieve walkable main streets? What steps can advocates and practitioners take to revitalize their downtowns? The speakers will discuss their experiences developing and implementing Complete Streets, the intersection of public health and rural economic development, how to get community members involved, and how to find funding.

Smart Growth in Rural Areas

In rural places, a smart growth approach can mean putting a new post office near the elementary school, creating more affordable homes near jobs, or analyzing the long-term financial impact of development decisions.

Smart Growth America has released **three new toolkits designed specifically for leaders in rural areas** show how to create and implement public policies that use this approach to development.

The Community Facilities Location toolkit helps communities make the most of new facilities like hospitals or post offices. The Well-Placed Affordable Housing toolkit looks at creating centrally located housing infrastructure. And the Fiscal Impact Analysis toolkit looks at how local government can better understand the long-term financial implications of decisions about new development.

CPTED Training

The Minnesota Crime Prevention Association in partnership with the Apple Valley Police Department & Hopkins Police Department invite you to attend Crime Prevention Through Environmental Design (CPTED) Training, May 16, 17 & 18, 2017, 8 AM-4:30 PM, Uponor, 5925 148th Street West, Apple Valley, MN 55124. Deadline to register is May 5, 2017.

This course covers the general principles of CPTED, including crime prevention and security strategies, a thorough analysis of proper design and development applications and ways to develop community partnerships to apply CPTED to all types of city and county developments. Interactive work is included in the training to help participants diagnose problems and formulate effective responses.

The course includes:

- Introduction to CPTED
- Applying the Design Out Crime Program
- CPTED and the design process
- Planning, zoning and CPTED
- Community enrichment using design strategies
- Introduction to lighting
- Report writing
- For more information contact Investigator Faue.

APA Is Looking for Great Neighborhoods, Streets, and Public Spaces

DEADLINE FOR 2017 CONSIDERATION: WEDNESDAY, MAY 10

APA needs your help in suggesting places that are great and merit such designation! We want you to suggest your favorite streets, neighborhoods, and public spaces across America, whether they are in your own city or town, in a place you've visited, or in a place you otherwise know about.

Places selected for designation as a Great Neighborhood,

Events and Information (cont.)

Great Street, or Great Public Space are recognized by APA during National Community Planning Month each October.

More information is available on the APA website.

Land Use Training and Education Program

From basic to advanced core content, to special and emerging topics, the **Land Use Training and Education Program** is designed to provide opportunities for elected and appointed officials, land use planning and zoning staff, the business community, community-based organizations, and concerned citizens from cities, suburbs, towns, and rural areas to engage in conversations and collaborative learning that will drive toward equitable and sustainable land use outcomes.

Workshops are held throughout the year in various locations. Presenters have extensive backgrounds in their discipline areas, and workshops include practical content, opportunities for in-depth study and hands-on application as well as handouts and reference materials. The purpose of the Program is to ensure economic vitality, and environmental and public health for all communities by engaging and informing a diverse group of public, private and civic stakeholders regarding ongoing and emerging land use issues.

Land Use Training & Education Programs:

Basics of Planning & Zoning:
Thursday, June 8, 2017 - Owatonna, Minnesota - 9:00 a.m. - 4:00 p.m.
Tuesday, June 13, 2017 - St. Paul, Minnesota - 9:00 a.m. - 4:00 p.m.
Thursday, June 22, 2017 - Little Falls, Minnesota - 9:00 a.m. - 4:00 p.m.

Beyond the Basics of Planning & Zoning: Variances and More!
Thursday, July 6, 2017 - St. Paul, Minnesota - 9:00 a.m. - 4:00 p.m.
Monday, July 17, 2017 - Owatonna, Minnesota - 9:00 a.m. - 4:00 p.m.
Thursday, July 20, 2017 - Little Falls, Minnesota - 9:00 a.m. - 4:00 p.m.

Workshop Venues:

St. Paul
League of MN Cities
145 University Ave W.

Owatonna
Public Utilities Building
208 S. Walnut Ave.

Little Falls
Initiative Foundation
405 1st St. SE

GTS EDUCATIONAL EVENTS PRESENTS

2017 Land Use Training & Education Program

Job Opportunities and RFPs

Job Title: Zoning Assistant

Hiring Agency: Goodhue County

Web Link: https://www.co.goodhue.mn.us

Deadline: May 12, 2017

Salary Range: $44,948-$47,153

Job Description

Goodhue County is actively recruiting qualified applicants for the Zoning Assistant position in the Land Use Management office.

The Zoning Assistant is responsible for interpretation, enforcement and updating of the Zoning Ordinance and Subdivision Controls Ordinance. The Zoning Assistant has considerable interaction with Land Use Management staff members, other departments, advisory boards, commissioners, outside agencies and the general public.

The primary responsibilities of the Zoning Assistant include, but are not limited to:

- Initial review of all zoning permits applications for compliance with county zoning and subdivision ordinances.
- Performs site visits for zoning meetings, ordinance violations and noxious weed complaints.
- Determines correct zoning designation and if property and/or land use requires a conditional use permit, variance or appeal.
- Writes amendments to zoning ordinance and subdivision control ordinance.
- Utilizes the County's GIS software to analyze, create, and maintain land use datasets, along with map creation for meetings.
- Prepares public hearing notices.
- Prepares agenda reports and packets for Planning Commission and Board of Adjustment meetings as well as taking detailed minutes for publication.

The ideal candidate:

- has exceptional written and verbal communication skills;
- demonstrates an impeccable attention to detail;
- has knowledge of land use concepts, principles and practices;
- is comfortable presenting complex information to large groups in public meetings;
- can correctly read and interpret complex maps;
- has the ability to think on their feet to respectfully respond to controversial or sensitive issues; and,
- is computer savvy and able to quickly learn new software programs.

Minimum Qualifications:

This position requires a four year degree in a related land management discipline.

Salary & Benefits:

County employees receive competitive pay and a generous benefit offering. The starting salary for this position is $21.61-22.67 per hour. This is a non-exempt, union position.

The County's comprehensive benefit package includes medical and dental insurance, health savings account, employer paid life insurance, short and long term disability insurance, pre-tax flexible spending accounts, retirement plan, tax-deferred compensation, generous vacation and sick leave and 12 paid holidays per year. County employees are eligible for the Public Service Student Loan Forgiveness (PSLF) program.

Application Instructions

Applications will be accepted online through Friday, May 12, 2017. Goodhue County Jobs postings: https://mn-goodhuecounty.civicplus.com/jobs.aspx. Please follow the link within the job posting to complete your application.

Job Title: Senior Planner

Hiring Agency: City of Plymouth

Web Link: http://www.plymouthmn.gov

Deadline: May 15, 2017 8:00am

Salary Range: $66,913.60 - $91,353.60 Annually, DOQ

Job Description

The purpose of this position is to play a major role in the review process for development plans and related matters; to assist in development and implementation of land use plans, regulations and policies; and to ensure positive and effective enforcement of city plans, policies and ordinances.

Job Opportunities and RFPs (cont.)

Essential Functions:

- Play a major role in the coordination, review and evaluation of proposed development plans.
- Assist Supervisor in Planning Commission and City Council matters, attend Planning Commission and City Council meetings and represents division as assigned.
- Respond in a positive and courteous manner to public inquiries concerning city land use plans, policies, and ordinances and development applications and development review procedures.
- Conduct research projects of a complex nature.
- Manage administration of site improvement performance agreements (SIPAs) and where appropriate, assist engineering with the administration of development contract provisions for all assigned and affected applications to ensure timely implementation of ordinance requirements.
- Maintain knowledge of comprehensive plan materials and advise supervisor of necessary changes and recommended modifications.
- Keep abreast of and inform supervisor of developments and trends in subjects related to areas of responsibilities.
- Perform other duties and responsibilities as apparent or assigned.

Application Instructions

The application deadline is Monday, May 15, 2017 at 8:00am. For more information and to apply online, please visit our website, http://www.plymouthmn.gov.

Job Title: Planner/Senior Planner

Hiring Agency: St. Louis County

Web Link: http://www.stlouiscountymn.gov/jobs

Deadline: May 19, 2017

Salary Range: $22.63-$29.20 / hr

Job Description

Professional Planning work involving the administration of the county's zoning and subdivision ordinances, permitting and environmental review, preparing and presenting reports to commissions and boards and conducting research for short and long term planning.

MINIMUM QUALIFICATIONS (Pass/Fail): Graduation from an accredited college or university with a Bachelor's degree in urban and regional planning, land resources management, geography, or closely related field.Possession of a valid driver's license.

Note: If the successful candidate possesses the following qualifications, they may be considered, at the discretion of the hiring authority, for appointment at the Senior Planner level. This would be determined at the time a job offer is extended: A Bachelor's degree in urban and regional planning, land resources management, geography, or closely related field; AND four (4) years full-time paid verifiable professional experience in the assigned area of specialty; OR, a Master's degree as noted below; AND two (2) years full-time paid verifiable professional experience in the assigned area of specialty.

Application Instructions

For more information and to apply online please visit us at: http://www.stlouiscountymn.gov/jobs.

Job Title: Civil Engineer: Project Lead, CAD tech., Designer

Hiring Agency: Landform Professional Services, LLC

Web Link: http://landform.net/careers.html

Deadline: open until filled

Salary Range: DOQ

Job Description

We are looking for Civil Engineers/Technicians to join our Retail & Commercial Design Studio. The responsibilities will encompass a full range of design services for major projects and clients.

Duties include all aspects of site design including, preparation of site plans, grading, drainage, erosion control plans, utility plans and coordination with other disciplines. You will be expected to work directly with clients, consultants and contractors.

In all positions, you must be proficient in using AutoCAD, and experience in Civil3D is preferred.

Design Responsibilities:

- Site Analysis, Selection & Feasibility Studies

Job Opportunities and RFPs (cont.)

- Site Design & Theming
- Building Siting & Parking Design
- Stormwater Management
- Erosion & Sediment Control
- Grading Design, Utility/Infrastructure Design
- Earthwork Analysis
- Sustainable Design
- Traffic Circulation Analysis
- EAW, AUAR, EIS, ISP Review/Preparation
- Site Illumination Analysis
- Construction Observation
- Any similar tasks which would typically be performed at a site design firm

Project Management:

- Manage production, permitting & construction of an entire project
- Project accounting
- Opinions of Probable Construction Cost
- Bid Solicitation
- Contract Administration
- Effective management of staff
- Maintain & expand client relationships
- Qualifications/Requirements:
- Four years of experience in production for Project Lead / CAD Technician
- Requires a BS or BA degree for Project Lead/ Associates for CAD Technician
- Ability to follow instructions & take initiative/self-motivated
- Good verbal and written communication skills
- Positive and professional attitude
- Consistent and accurate work product
- Strong work ethic
- Strong Interpersonal, leadership and motivational skills.
- Full-Time/Part-Time/Hours: Full-Time with a flexible work environment (work life balance).

Benefits: Health, dental, life, disability, PTO, 401K Employer contribution, transportation allowance, Fun and relaxing atmosphere Number of Openings: 1-2 Advancement Potential: Promotions are based on your proven ability to master tasks.

Training Available: Our focus on developing strong teams through hands on training in real world situations contributes to our successful growth.

Application Instructions

Please send resume to:

Contact: Michelle Chapman

Company Address: 105 South 5th Avenue Ste. 513 Minneapolis, MN 55401

Phone: 612-252-9070

Fax: 612-252-9077

E-mail: careers@landform.net

Website: www.landform.net

Job Title: Senior Community Development Specialist

Hiring Agency: Upper MN Valley Regional Development Commission

Web Link: http://www.umvrdc.org

Deadline: open until filled

Salary Range: $57,000-$77,000 DOE

Job Description

Do you have a pioneering spirit? Are you curious about small town living? Anxious to apply what you know in new ways? Interested in doing something you are passionate about and seeing that work through to completion? If so, we want YOU to join a small, creative, professional team with great comradery whose work makes a difference in rural Minnesota!

The Upper Minnesota Valley Regional Development Commission (UMVRDC) is looking for an energetic experienced community development planner who would develop and manage diverse programs and projects with cities, counties and other organizations in the five-county UMVRDC region of Big Stone, Swift, Lac qui Parle, Chippewa and Yellow Medicine Counties.

Job Opportunities and RFPs (cont).

Candidates that are passionate about their work, who are curious to find options and solutions for locally identified issues, and who relish in the idea of working on a diverse portfolio of work are ideal for this position. Employees who demonstrate strong initiative and character will have opportunities for growth!

Join an office culture that has great flexibility to achieve your ideal work/life balance. Join the office wellness committee to plan monthly office health challenges. Want to work from home? Use our office technology to stay connected. Desire to share what you learn or are working on? Help plan the next lunch and learn for employees. Join the fun committee to propose the next employee team building event. Be a part of a team who is pioneering rural practices and tactics inside our office and in the work we do every day.

Want to learn more about our area? Check out our Western Minnesota Prairie Waters website or search for Get Rural MN on Facebook for a glimpse of all our region offers.

Preferred education includes a degree in planning, urban studies, public administration, geography, environmental studies, economics, political science or a related field.

Occasional night meetings and regular travel is required.

Valid Class D Minnesota Driver's License.

Fluency in English language sufficient to communicate effectively with internal/external stakeholders and public both verbally and in writing.

2 years of relevant work required, 5 preferred.

Salary $57-77,000 depending on experience.

$1,000 signing incentive! PLUS cash retention incentives.

GREAT BENEFIT PACKAGE! Benefits include employer paid health insurance (50% family coverage), dental, significant health savings account employer contributions, pre-tax flexible spending account, tax deferred retirement savings programs, PERA, 10 paid holidays, generous paid vacation, sick, parental leave and more.

Application Instructions

Review full job description and complete the application found at www.umvrdc.org.

Send application and cover letter to:

UMVRDC Executive Director

323 West Schlieman Ave.

Appleton MN 56208

320-289-1981

dawn.hegland@umvrdc.org

Job Title: Community Development Director

Hiring Agency: City of Isanti

Web Link: http://www.cityofisanti.us

Deadline: Open Until Filled

Salary Range: $67,407-$83,223

Job Description

The City of Isanti is seeking a qualified individual to serve as Community Development Director. The Community Development Director manages the Community Development Department which consists of code enforcement, planning and zoning administration. The individual in this position performs professional planning and zoning work for the City through application of planning principles and zoning/code enforcement activities. In addition, the Community Development Director performs subdivision and zoning administration, coordinates updates to the Comprehensive Plan and City Ordinances, oversees city code enforcement activities, and organizes Planning Commission.

A minimum of 2 years' professional experience in local government planning or economic development is required. A Bachelor's Degree in Planning/Urban Regional Studies or closely related field is required; a Master's Degree is preferred. AICP accreditation is preferred, or ability to obtain within one year of employment. Good public relations skills are a must. Annual salary range is: $67,407 - $83,223 plus full city benefit package. Starting salary will be based on qualifications and experience.

Application Instructions

To be considered for this position a complete city job application packet must be received no later than 4:30pm on Wednesday, March 15th, 2017. Complete application packet consists of

Job Opportunities and RFPs (cont).

the application, supplemental questionnaire and resume. Applications available from: City of Isanti Human Resources, 110 1st Avenue NW, P.O. Box 428, Isanti, MN 55040, 763-444-5512, and also available at www.cityofisanti.us. Position open until filled. EOE

Job Title: Assistant Planner

Hiring Agency: Hometown Planning

Web Link: http://www.hometownplanning.com/

Deadline: January 15, 2017 or until filled

Salary Range: $18-20/hour or higher depending on experience

Job Description

Hometown Planning, a private company providing contract land use planning and zoning administration services throughout Central Minnesota, is accepting applications for a full-time Assistant Planner (minimum 32-40 hours/week). Responsibilities include assisting in the development of comprehensive plans and ordinance updates, reviewing permit applications, preparing monthly staff reports for Planning Commission and other meetings, responding to public inquiries, assisting in ordinance enforcement, conducting site inspections and other duties as assigned. Some work may be conducted remotely, upon approval. A complete job description can be found at www.hometownplanning.com.

Qualifications: Bachelor's degree or significant coursework in community planning, urban studies, public administration, geography or related field and demonstrated oral and written communication skills. Preferred candidates will have a Master's degree/coursework and/or AICP certification.

Application Instructions

Please send resume/job history and cover letter explaining interest and qualifications to: Hometown Planning, 324 Broadway Street, Suite 101, Alexandria, MN 56308. Interviews will begin after January 15, 2017 and continue until filled.

Job Title: Part-Time Planner

Hiring Agency: Sambatek, Inc.

Web Link: http://www.sambatek.com

Deadline: NA

Salary Range: DOQ

Job Description

Position Description Sambatek, Inc. is an Award Winning Twin Cities-based professional services firm that specializes in engineering, planning, surveying, and environmental services. Since 1966, we have served public and private clients throughout Minnesota, North Dakota, and across the country. Sambatek, Inc. was recently named to the prestigious 2014 ZweigWhite Hot Firm list. Sambatek ranks 48th on the list recognizing the top 100 fastest-growing architecture, engineering, planning and environmental consulting firms in the United States and Canada. Sambatek supports a dynamic, collaborative work environment and we embrace challenging projects and work hard to help our clients find success. We are a vibrant organization that believes integrity, value, and outstanding service are the foundations of a great company.

We are seeking one or more part-time Planners to support community planning and land use studies. These individuals will serve on a team of planner consultants for Sambatek's municipal client cities by providing application reviews, zoning code interpretation, city code updates, staff reports and public presentations with Commissions or Councils. Experienced candidates will also be given the opportunity to lead land use studies and comprehensive planning efforts that fit their background and time availability.

Specific Requirements:

- College graduate with degree in planning, urban studies, geography or related coursework
- 2+ years of experience with city planning or relevant work/ education
- 2+ experience
- Knowledge of city planning process related to zoning codes and comprehensive plans plus experience administering planning applications such as variances, conditional use permits and site plan reviews Excellent communication skills - both verbal and in writing - an absolute must!

Application Instructions

Sambatek is an EEO/AA/Vet/Disable Employer Application Instructions: Please apply on the Sambatek website: https://www.jobsinminneapolis.com/j/18777279.

Job Opportunities and RFPs (cont.)

Job Title: Transportation/Community Development Planner

Hiring Agency: Upper MN Valley Regional Development Commission

Web Link: http://www.umvrdc.org/

Deadline: open until filled

Salary Range: MA

Job Description

The Upper Minnesota Valley Regional Development Commission in Appleton, MN is looking for a planner to develop and manage projects for local governments in the five-county area. Background in community development, transportation planning, urban studies, GIS, public administration or related field required.

Primary responsibilities will be in transportation planning and working with MnDOT, cities, and counties with road, bridge, rail, trail planning and funding. Other work areas will be assigned and may include the following areas:

- Community strategic planning
- Capital improvement planning
- GIS
- Safe Routes to School Plans
- Active transportation initiatives
- Park and trail planning and development
- Grant writing
- Comprehensive planning and plan updates
- Zoning ordinance development
- Telecommunication/broadband planning

Application Instructions

Job description, agency profile, application, and instructions for applying can be found online at www.umvrdc.org.

Job Title: Community Development Planner

Hiring Agency: Upper MN Valley Regional Development Commission

Web Link: http://www.umvrdc.org

Deadline: open until filled

Salary Range: $42,000-60,000 DOE

Job Description

The Upper Minnesota Valley Regional Development Commission (UMVRDC) is looking for TWO community development planners to develop and manage projects with cities, counties and other organizations in the five-county UMVRDC region of Big Stone, Swift, Lac qui Parle, Chippewa and Yellow Medicine Counties.

This position will work on a variety of projects including:

- Grant writing
- GIS mapping and analysis
- Facilitating strategic planning meetings
- Capital improvement planning
- Environmental reviews
- Comprehensive plan development
- Telecommunication/broadband planning
- Business retention and expansion processes
- Researching and implementing community finance methods
- MN DEED Small Cities Development Program grant writing and administration
- USDA Rural Development grant writing and administration
- Survey development and analysis
- Renewable energy project development
- Transportation planning
- Development of County Hazard Mitigation Plans
- Transportation Planning
- Safe Routes to School Plans
- Zoning ordinances

Application Instructions

Job description and application available online at www.umvrdc.org

Great Lakes and St. Lawrence

GREEN INFRASTRUCTURE CONFERENCE

Integrated Stormwater Management from Duluth to Quebec

Register by May 12 to Save!

130+ Speakers | 8 Breakout Tracks | Exhibitors
Field Tours | Networking Events | CECs

Keynote Speakers:

Adam Freed

Andrew Reese

Palencia Mobley

Jon Allan

www.michigan.gov/deqevents | #GI4GreatLakes

DEQ | Great Lakes Commission / Commission des Grands Lacs | GGL | TETRA TECH | ECT Environmental Consulting & Technology Inc.

DRUMMOND CARPENTER engineering + research | LAWRENCE TECH GREAT LAKES STORMWATER MANAGEMENT INSTITUTE | SEMCOG

Leadership Directory

Tim Gladhill
President
City of Ramsey
7550 Sunwood Dr NW
Ramsey MN 55303-5137
Phone: **763-238-7946**
E-mail**:** tgladhill@cityoframsey.com
Cell**:**

Eric Weiss, AICP
Vice-President
E-mail**:** ericdweiss@gmail.com

Tina Goodroad, AICP
Secretary
City of Dayton
12260 S. Diamond Lake Road
Dayton MN 55327
Phone: **763-421-0384**
E-mail**:** tgoodroad@cityofdaytonmn.com

Jason Zimmerman
Treasurer
City of Golden Valley
Phone**: 612-270-3857 (cell)**
E-mail**:** jzimmerman@goldenvalleymn.gov

Therese Haffner
Central District Director
City of St. Joseph
Community Development Director
25 College Ave. N.
PO Box 668
St. Joseph Mn 56374
Phone: **320-229-9424**
E-mail: thaffner@cityofstjoseph.com

Erin Perdu, AICP
Metro District Director,
Senior Planner
WSB & Associates
701 Xenia Ave. S., Suite 300
Minneapolis MN 55416
Phone**: 763-287-8316**
E-mail**: eperdu@wsbeng.com**

Patrick Boylan, AICP
Metro District Director
Metro Council
Local Planning Assistance
Phone**: 651-602-1438**
E-mail**:** patrick.boylan@metc.state.mn.us

Suzanne Rhees, AICP
Metro District Director
Water Policy Consultant-DNR
500 Lafayette Road
St. Paul MN 55155-4052
Phone**: 651-296-0768**
E-mail**:** Suzanne.rhees@state.mn.us

Wayne Hurley, AICP
Northwest District Director
Planning Director
West Central Initiative
PO Box 318
Fergus Falls, MN 56538-0318
Phone**: 218-739-2239** Fax: 218-739-5381
E-Mail**:** wayne@wcif.org

Brad Chapulis
Southwest District Director
City of Worthington
Director of Community/Economic Devl.
303 Ninth Street
Worthington MN 56187
Phone: **507-372-8640**
E-mail**:** bchapulis@ci.worthington.mn.us

James Gittemeier, AICP
Northeast District Director
Conference Co-chair 2014
Senior Planner
Arrowhead Regional Development Commission
221 W. First St
Duluth MN 55802
Phone: **218-529-7556** Fax: **218-529-7592**
E-mail: jgittemeier@ardc.org

Lew Overhaug
Southeast District Director
Winona County
177 Main Street
Winona MN 55987
Phone**: 507-457-6336**
E-mail: loverhaug@co.winona.mn.us

Chloe McGuire Brigl
Student Director
512 20th Ave S #1
Minneapolis MN 55454
Phone: **319-573-5448**
E-mail**: mcgui372@umn.edu**

Myles Campbell
Student Representative, ex-officio
2104 22nd Ave S. #1
Minneapolis MN 55404
Phone: **603-831-2118**
Email**:** mdcampbell27@gmail.com

Citizen Planner Director
Phone:
E-mail**:**

Paul Mogush, AICP
Legislative and Law Committee Co-chair, ex-officio
Principal City Planer
City of Minneapolis
105 Fifth Ave S., Suite 200
Minneapolis, MN 55401
Office**: 612-673-2074**
E-mail**:**
Paul.Mogush@minneapolismn.gov

Andrew Mack, AICP
Legislative and Law Committee, ex-officio
City of Pine City
Community Development Director
315 Main St S. Suite 100
Pine City MN 55063
Phone: **218-766-8993**
E-mail: andrewmack@hotmail.com

Stephanie Falkers
Awards Committee Chair, ex-officio
SRF Consulting Group
One Carlson Parkway N
Minneapolis, MN 55427
Phone: **763-249-6790**
E-mail**:** sfalkers@srfconsulting.com

Carissa Schively Slotterback, PhD, AICP
Faculty Liaison, ex-officio
Humphrey School
U of Minnesota
Rm. 130, HHH Ctr.
301 19th Ave. S.
Minneapolis MN 55455
Phone**: 612-625-0610** Fax**: 612-625-3513**
E-mail**:** cschively@umn.edu

Minnesota Design Team Liaison, ex-officio
Phone**:**
E-mail**:**

Jonathan Maze and
Haila Maze, AICP
Communications Director
1395 Kari Lane
New Brighton MN 55112
Phone: Haila, **651-434-5743**
Jonathan**, 651-493-3724**
E-mail: hailama@bolton-menk.com
E-mail**:** apamnnewsletter@gmail.com

Michael Palermo, AICP
Conference Co-chair 2017, ex-officio
SRF Consulting, Inc.
Phone**: 763-251-4031**
E-mail**:** michaelppalermo@gmail.com

Raya Esmaeili
Conference Co-chair 2017, ex-officio
Metropolitan Council
Phone: **612-940-1819**
E-mail**:** raya.esmaeili@gmail.com

Melissa Poehlman, AICP
Professional Development Officer, ex-officio
City Planner
City of Richfield
Phone: 612-861-9766
E-mail: mpoehlman@cityofrichfield.org

Jane Kansier, AICP
Professional Development Officer, ex-officio
Bolton & Menk
12224 Nicollet
Burnsville MN 55337
Phone**: 952-358-0604**
Cell: **612-483-4788**
E-mail**:** janeka@bolton-menk.com

Elise Durbin, AICP
Professional Development Officer, ex-officio
Hennepin County
Phone: **612-348-4191** Cell: **612-306-7803**
E-mail**:** elise.durbin@hennepin.us

Emily Goellner, LEED Green
Co-chair Young Planners Group, ex-officio
Associate Planner
City of Golden Valley
Phone: **763-593- 3979**
E-mail: egoellner@goldenvalleymn.gov

Breanne Rothstein, AICP
Co-chair, Young Planners Group, ex-officio
WSB & Associates

Planners Emeriti Liaison, ex-officio
Phone**:**
E-mail**:**

Thomas Jensen, AICP
Legislative Education Coordinator, ex officio
98-D South Drive
Circle Pines MN 55014
Phone**: 763-780-4839**
E-mail**:** thomashjensen@aol.com

Eric Schmid
Web Designer, ex officio
Bufflehead Web Design
3345 Pilgrim Lane
Plymouth MN 55411
Phone: **612-605-1520**
E-mail: eric@buffleheadweb.net

Ben Carlisle, AICP, LEED AP
Region IV Representative, AICP Commission
Carlisle/Wartman Associates
Phone: **734-662-2200**
Email: BCarlisle@cwaplan.com

Chapter Contact Information
Otto and Peggy Schmid, Chapter Administrators
9288 Beverly Drive
Breezy Point, MN 56472
Phone: **888-882-5369**
E-mail**:** mnapa@buffleheadweb.net