

BRAINERD PLANNING COMMISSION

Wednesday, July 19, 2017
6:00 p.m.
City Hall Council Chambers

1. Call To Order
2. Approval/Amendment Of Agenda
3. Approval Of Minutes
 1. Regular Meeting held July 19, 2017

Documents:

[2017-07-19 DRAFT.PDF](#)

4. Presentations
 - Presentation by Planning Department Intern - Emma Anderson
5. New Business

- 5.a. Public Hearing - Rezoning Request - 15073 Riverside Drive

Documents:

[REZONING REQUEST.PDF](#)

- 5.b. Update - Draft Revisions To Zoning Ordinance Chapter 35 - Antennas And Towers

Documents:

[DRAFT REVISION TO ZONING ORDINANCE CHAPTER 35 ANTENNAS AND TOWERS .PDF](#)

6. 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
7. Old Business

- 7.a. Comprehensive Plan Update

Documents:

[COMP PLAN UPDATE.PDF](#)

8. Commissioners' Questions/Comments
9. City Planner's Report
 - 9.a. Articles

Documents:

10. Adjourn

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

PLANNING COMMISSION
Wednesday, July 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 Antolak, Burslie, Gorham, Headley, Marohn and Wussow. Noted absent was Council Liaison Lambert. Also present was City Planner Ostgarden.

#2 Approval of Agenda

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

#3 Approval of minutes of the regular meeting held on June 21, 2017

MOTION AND SECONDED BY COMMISSIONERS MAROHN AND GORHAM, DULY CARRIED, TO APPROVE THE MINUTES OF THE REGULAR MEETING HELD ON JUNE 21, 2017.

City Planner Ostgarden welcomed the newest member to the Planning Commission, Mr. Patrick Wussow.

#4 NEW BUSINESS

A. Public Hearing – Variance Request – 8299 Wise Road, Brainerd

City Planner Ostgarden stated that a couple meetings previously, there was a similar request for a variance to not require an alternate exterior on a commercial building in an industrial area. This is another request for that same type of variance. In the past years, City Planner Ostgarden could not recall any other requests coming before the Planning Commission.

City Planner Ostgarden explained the property is in the north part of Brainerd and adjacent to the city limits. An aerial map was provided along with photos of a similar building that is already on the site. The proposed building would be a pole style construction with steel siding. The site is 7 acres in size in a B-4 District. That area of the city and county is rather undeveloped. There are subdivisions south of this property and to the east in unorganized territory. As you travel down Wise Road, there is a rather rural feel in that area. The Zoning Ordinance specifies that materials such as metal panels, window trim, flashing, accent features and the like shall not exceed 25% of the building exterior. This variance is asking for this requirement to not apply in this situation. Photos of a similar proposed building were discussed showing examples of the steel siding. It is also important to see from the aerial views of the relationship this property has to others; particularly the wetlands that encompasses a large area. There is a wetland to the north and the west side of Wise Road. Having the wetlands there limits development from occurring which may be a consideration in the Commission's decision. To the east outside of the city limits is a subdivision that has a large platted outlet adjacent to the single family lots which is also undeveloped and will remain undeveloped. The building would be set back about 400' east of Wise Road which is well over a block from the road. It would be located immediately on the north side of the existing building. The Planning Department has not received any correspondence for or against this variance request.

Commissioner Marohn questioned if the City Council gave guidance on the future of these requests based on the variance criteria. City Planner Ostgarden replied that the council "did not like the ordinance". Commissioner Marohn asked if the council has indicated that we as the Planning Commission should look at changing this part of the code. City Planner Ostgarden said that was the impression he received from them.

Commissioner Antolak asked if the applicant considered looking at other building materials. City Planner Ostgarden replied no, but contrasting colors could be added on the steel building to enhance the look.

The Chair opened the Public Hearing at 6:09 p.m.

The Chair recognized Roberts Construction, Nisswa, MN who will be constructing the building. The building will be a cold storage pole building strictly for equipment storage. This is the reason that no other materials were even looked at or considered. The business is called Swan Ventures which service the gas stations and pumps.

The Chair recognized Mr. Orris Rodahl, VP and Branch Manager of Independent Petroleum Services (IPS). Mr. Rodahl built the business in 1972 and sold the business to Swan Ventures. He remains as the Vice President. Mr. Rodahl indicated that the building will be strictly for storage of the new pumps and equipment needed for new projects as the current building is becoming too small to accommodate everything.

Commissioner Marohn asked how the building exterior will be similar or different from the existing structure. The new pole building will be a similar steel constructed building in a similar color or two tone colors to blend the rest of the buildings. Mr. Mike Rodahl spoke on behalf of Swan Ventures that steel is the least expensive material to construct a building, and since this will be for storage only they do not want to have to put a lot of extra money into the aesthetics of the exterior. Mr. Rodahl stated they are very flexible with the arrangement of the building regarding door location, colors of siding, etc.

Commissioner Antolak asked the petitioner about the existing buildings on the property and the annexation that took place several years ago. City Planner Ostgarden explained the property was annexed in several years ago and the existing buildings were already there.

Committee discussion took place and the petitioner answered questions from the committee.

The Chair closed the Public Hearing at 6:25 p.m.

Commissioner Antolak read the Findings of Fact as follows:

1. The property is located in a B-4 General Commercial District which requires that:
All exterior wall surfaces shall be a combination of materials including brick, dimensioned stone, or their replicas, rock face block, decorative concrete panels, stone, stucco, wood, glass, or Exterior Finish Installation (EFIS). Material such as metal panels, window trim, flashing, accent features and the like that make up the exterior of a building shall not exceed twenty-five (25) percent.
2. The property is approximately 7 acres in size located in an area that has wetlands to the west, north and east of the location where the proposed building will be located.

3. The building will be 60' x 100' and located on the north side of an existing metal sided building of the same size.
4. The building will be approximately 400' setback from Wise Road.
5. The site is located on the border of the city limits in an area that can be considered rural in character.
6. There is an existing subdivision to the east; not in the city that has a platted undeveloped outlet adjacent to the site. The new building should not be visible from the subdivision for most if not all year.
7. The new building should not be visible from the developing subdivision located in the city to the south.
8. There was no public correspondence received about the request.
9. The request is consistent with the following Comprehensive Plan Goals and Strategies:

LAND USE GOAL #4: *Plan land uses and implement standards to minimize land use conflicts.*

STRATEGY:

Encourage the location of commercial and industrial development in areas that avoid adverse impacts, such as truck traffic, through residential areas.

GOAL: *Plan for the orderly, efficient and fiscally responsible growth of commercial and industrial development in Brainerd.*

STRATEGY:

Buffer commercial and industrial developments from...and residential areas within the community because:

10. There are not practical difficulties because:
 - a. Reasonable manner – Yes
 - b. Uniqueness – No
 - c. Essential character of the locality – Yes

Commissioner Marohn stated if we are to follow the rules of the ordinance, then this should be denied. However, the City Council overruled recently on a similar request and suggested the ordinance be reviewed.

Commissioner Gorham agrees with Commissioner Marohn, but indicated that the ordinance is clear on the criteria and agrees with the City Council reviewing the ordinance.

Commissioner Burslie said based on the variance review criteria; the petitioner does not meet the second requirement of "The plight of the landowner is due to circumstances unique to the property not created by the landowner." If the City wishes to issue these types of permits, then we need to reexamine the ordinance.

Commissioner Wussow stated that because the property was brought into the City (annexed in) that may be a condition with the zoning as it was adopted for that parcel.

City Planner Ostgarden indicated that it was unfortunate that the petitioner brought up the economic issue-if they would have presented the issue differently rather than to focus on the economic concern, it may have been a better approach. There is uniqueness to this property in relation to the entire city and the area around it. Does the rural character of this part of the community provide some of the uniqueness to this application? Variances may be granted when the applicant establishes practical difficulties based on three criteria; Reasonableness, unique circumstances, or altering essential character of the locality. In this setting, in relationship to the rest of the community is it reasonable in this situation to not require the 25% metal siding? Consider just this situation, not other or past requests. Is this property unique? Seeing as how north Brainerd has a rural character, does this indicate a unique area? Consider the essential character, size of the parcel, the wetlands, and distance from the road. Do those factors all together not alter the essential character?

City Administrator Thoreen stated that we are in a tough situation and sympathizes with the petitioner. The setting is a rural area and not likely to change due to the geography of the wetlands. If the criteria are followed, then it should be denied. However, we have had some indication from the Council of the desire to see a different setting for this. This is another indicator that perhaps our language is in need of a review. There could be a middle road for purposes of this request, the requirement could be waived and a recommendation given to the City Council to approve this application with the stipulation that the Planning Commission strongly recommends changing the ordinance to comply with the rural settings.

City Planner Ostgarden indicated that there is no guarantee that the ordinance is going to be changed. In 2009, there were hundreds of man hours put into the ordinance to create what was best for the community. Before stating that we need to change the ordinance, we need to discuss what we are interested in appearing as to the community. There will need to be a broader discussion with community input and will take time to do so.

MOVED AND SECONDED BY COMMISSIONERS BURSLIE AND MAROHN TO RECOMMEND DENIAL OF THE VARIANCE REQUEST BASED ON STAFF FINDINGS OF FACT AND THE REQUEST WAS MADE SOLELY FOR ECONOMIC REASONS.

Members Burslie, Gorham, Headley, Marohn and Wussow voted "aye". Member Antolak voted "nay". The Chair declared the motion carried.

MOVED AND SECONDED BY COMMISSIONERS MAROHN AND BURSLIE TO PREPARE A STATEMENT OF ADVISEMENT TO THE CITY COUNCIL IN REFERENCE TO THIS APPLICATION AS FOLLOWS:

If the council is inclined to look at this variance favorably, the Planning Commission recognizes:

1. The building proposed will not be visible from the road
2. The building proposed will not be visible from adjacent properties
3. The application of the code as written will have no practical positive effect despite the cost incurred by the property owner
4. Request better direction, guidance and comments from Council

Members Antolak, Burslie, Gorham, Headley, Marohn and Wussow voted "aye". No member voted "nay". The Chair declared the motion carried.

Commissioner Gorham stated the positive thing by doing this is saying that the Planning Commission believes in the ordinance and the decision will not be made just by saying the ordinance needs changing. It is not the Planning Commission's job to rewrite the ordinance. There is a precedence being said – by supporting the ordinance now says we support the ordinance going forward. Even if the request is not in the central part of town, there is not a section of the ordinance indicating different areas.

City Administrator Thoreen stated there is already a heavy workload of the Council and staff with the upcoming work to do on the Comprehensive Plan. Many of these questions for Council may be resolved with the results of the Comprehensive Plan.

City Planner Ostgarden indicated this will go to the City Council at the next meeting August 7, 2017 at 7:30 p.m.

Roberts Construction approached the podium and asked where in Brainerd there is a storage building that is constructed with these alternate materials. He has not seen any and the Commission is trying to make the petitioner modify his steel pole building design. Commissioner Marohn replied that he understands the petitioners request but the City went through a planning process and created ordinances that addressed the issues of aesthetics in the industrial areas. It is now being questioned whether the ordinance that was created is consistent with how the Council wants it.

B. Review Draft Zoning Ordinance Chapter 35 – Antennas and Towers

City Planner Ostgarden informed the Commission about the right of way issue. New legislation passed this year addressed wireless communication devices in the right of way. The City of Brainerd has a municipal power company and the details need to be sorted out and advice from the City Attorney is needed on whether we are exempt from the requirements of this new legislation. The use of the right of way is not necessarily a Planning Commission issue. It is an issue regarding private property and the placement of antennas and towers on private property outside of the right of way. The ordinance does need to be amended as the industry has changed. The construction of the 180' tower is obsolete as technology is going towards small cell poles. It is not necessarily the volume of calls; it is the data that is associated with being transmitted from tower to tower. Currently in the City of Brainerd, we only allow towers in the industrial districts. With the change in technology, this area needs to be reviewed to be appropriately allowed in other zoning districts.

City Planner Ostgarden directed the Commission to the draft ordinance that was provided. Several of the sections were read and reviewed with questions from the Commission. Commissioner Burslie asked if there was anything in the ordinance regarding lighting. City Planner Ostgarden will check into that issue. The photos indicate a type that may possibly be at Central Lakes College (CLC).

Commissioner Marohn requested the data be compiled into a chart or table with the types of towers, the zone and the heights of the towers. It would be beneficial for the Commission to view in an easier fashion. Commissioner Gorham indicated there is a lot of information in the ordinance and it is very complicated. It would be need to be clarified in a way that is easily understandable. Commissioner Wussow asked City Planner Ostgarden to clarify what was requested by CLC and the Fire Department – how are those different than what is provided in the photos and are these allowed in a residential district? The answer is no. Commissioner Wussow inquired about St. Louis Park transitioning to Wi-Fi in their entire city if City Planner Ostgarden was aware of that process. City Planner Ostgarden reviewed ordinances from many different cities, but St. Louis Park was not one of them but will review.

City Administrator Thoreen asked about Section 515-35-10 regarding New Towers; if new guyed towers are prohibited, what about towers to replace the old ones that may come down due to weather,

etc? Would a replacement be considered “new”? City Planner Ostgarden explained if the new language was updated in the ordinance, and guyed towers were prohibited, the guyed towers we currently have would be non-conforming. Those non-conformities have rights same as a non-conforming home, etc. If any act of nature that would cause them to fall or needing to be rebuilt, it can be done within the one year timeframe.

The Chair recognized Mr. Rick Adams of Backus, MN who has been in the industry for 23 years and has dealt with most of the facilities in Crow Wing, Cass County and northern Minnesota. Mr. Adams explained a lot of the language to be added was written by him for the City of Rogers, MN. He agrees with compiling data into a chart as it is confusing. Mr. Adams will advise many cities on ordinances in the industry and how technology is rapidly changing. In this case, Verizon hired Mr. Adams as a Telecom Consultant. When they hired Mr. Adams for the application at the Fire Department, it was clear that the ordinance didn't allow it. The ordinance is now obsolete due to the rapid change in technology. City Planner Ostgarden went through the State Laws and it appears that Brainerd would be exempt due to the electric utility company owning, providing power to and managing the pole. However, there are Federal Laws being proposed to the FCC and the FCC does not allow exemptions. This may be changed in the next Legislative Session. Mr. Adams recommends the City to make the ordinance more user friendly and easier to understand combined with a relationship with the carriers. This would provide the infrastructure in town so both the city and the carriers could locate the needed facilities on property and to not force into the right-of-ways. Mr. Adams continued to speak on the technical terms and definitions of the ordinance revisions.

Commissioner Marohn questioned the urgency of this project. City Planner Ostgarden replied that it got urgent when CLC requested some towers on their property and they could not because of the ordinance. They are unable to get cell service in some parts of the building. It was expressed to City Planner Ostgarden to proceed with drafting a revision to assist in that situation.

Mr. Adams clarified that he submitted a request on behalf of Verizon to have the Zoning Ordinance amended. Verizon would like to put the pole on city property and pay the City of Brainerd rent for that space. That project was identified nearly one year ago. Mr. Adams then started working with the Fire Department and City Administrator Thoreen on the issue. This does not have to be a zoning problem. If the City does not want a pole on their property, they just tell Verizon no. It is not a zoning problem. The problem is that City Administration stated they would like to consider that option. City Planner Ostgarden indicated that it is not an option because the ordinance will not allow it. That is what brings us here to draft a new ordinance. Mr. Adams stated in his opinion, priorities need to be set because eventually these 50' poles will be mandated in the right of way. For example, is it better to have one 100' pole on city property where the city is receiving \$1,000 month rent for that space or is it better to have six 50' poles in the right of way collecting \$25 a year rent. It is a monetary decision for the city to make of wanting to see the income and have the community want the technology with one 100' pole knowing the city is collecting a lot more rent. City Planner Ostgarden asked to not make presumptions that we don't know will happen.

Commissioner Marohn stated there should be a different group of people, not the Planning Commission, that are stakeholders that actually set the policy. At that time would we get involved in that code modification.

Commission discussion took place and questions answered by Mr. Adams.

MOVED AND SECONDED BY COMMISSIONERS WUSSOW AND MAROHN, DULY CARRIED, TO PRESENT THIS ISSUE TO THE CITY COUNCIL AND CITY ATTORNEY FOR DIRECTION.

C. Discuss Comprehensive Plan Process and Schedule

City Planner Ostgarden inquired if all members of the Commission took the time to go through the Scope of Services that was provided to them. It was previously emailed to all members on June 29, 2017 and again July 19th upon the request of Commissioner Marohn. Several of the members did not receive this to review beforehand.

Commissioner Gorham indicated it seemed like a lot of work to do in the time frame on the schedule. Commissioner Marohn asked about the data collection that needs to take place in terms of analysis of the data collected. What is the process for analyzing the data? Commissioner Marohn volunteered to assist in the gathering of topics that should be looked at.

City Planner Ostgarden requested that a meeting take place with Ms. Ashley Kaisershot from NJPA, Commissioners Headley and Marohn, City Administrator Thoreen, and City Planner Ostgarden and any others willing to meet.

City Planner Ostgarden is sending an email to the Council about meeting locations; parks etc to get some dialog participation on the plan. The NJPA has available funding to assist in notification to the community. We are asking for the City Council to assist in arranging those meetings by Ward in their neighborhoods. Within the next couple months should generate at least four meetings. Commissioner Marohn suggested standing on the street talking to passing residents about the Plan and to get their input. These could be the residents that may not attend a meeting. Our planning process would really benefit from capturing the insights from that group of people that would not attend a formal meeting. The Rotary Club meetings and the Lions Club meetings to speak to a group-they are always looking for speakers and here would be a good opportunity to get the word out. It would need to be a Council Member or a member of the steering committee. The cities that were successful had that type of leadership.

City Planner Ostgarden commented the success of the Comprehensive Plan is going to be based on how well the Council is engaged in the process – actively speaking to the community and supporting it. The steering committee is going to be compiled of members that the City Council appoints. Each City Council member will be strongly urged to submit one name that they believe would be a good fit for the committee. The steering committee will consist of an 11 member group, and hopefully will be assembled by the end of August to be voted on first of September. Commissioner Marohn asked how many of the Planning Commission will be on the steering committee. City Planner Ostgarden said it depends on how many members of the community volunteer.

Commissioner Marohn indicated the documents he was provided with stated the committee will send a report to the Planning Commission and inquired about what the role of the Planning Commission will be. City Planner Ostgarden stated at present time, it is intended to be a briefing of the progress. But, it is up to the Planning Commission to how involved the group wants to be and they are able to take it further. The concern of a briefing only would be to progress to a certain point and then the expectation would be for the Planning Commission to be on board with all that has been done with only being briefed and not involved directly. It is possible that after several months of work and several briefings, but no feedback the process may need to start over because there is a conflict from the commission that the plans are not what they are looking for. Hopefully, the Commission will give a lot of latitude to the steering committee in terms of recommendations.

Commissioner Marohn expressed strong interest to be a member of the steering committee.

Commissioner Gorham requested the plan progress be brought to the Planning Commission on a monthly basis at least to start with.

Commissioner Marohn interpreted the individuals that volunteer to be a part of the steering committee are not just attending meetings – they are active parts of the process; participating in the necessary events that need to take place.

Commissioner Gorham questioned the general idea of social media involvement – we all know that there are many views regarding the City of Brainerd. These individuals need to be “tapped” for information and what is felt among the community members. Social media is cheap, widely available and the majority of young adults can be reached this way. (i.e. Facebook page)

Commissioner Marohn mentioned he has seen cities do a really good job in social media engagement. Basically, taking the conversation that is happening “in the meeting” and expanding it to the public to draw people in. There is a wide range of responses; negative, and positive but it expands the conversation. This is a way to put a point out there for feedback and it can be very helpful.

City Planner Ostgarden conveyed that a lot of help will be needed in order to do all of these things to make the plan a success. The social media idea is a great idea, however who will be the one to set it up, monitor incoming comments and respond to the comments? We need to come up with the questions to ask, conversations to have and the way we want to communicate. Commissioner Marohn volunteered to set it up – that is the simple part. The complicated part is the questions, conversations and responses – it all comes down to control and how much response is generated with a two way conversation on social media.

Commissioner Wussow suggested that when information is sent to City Planner Ostgarden, the Council Liaison is included.

City Planner Ostgarden introduced Emma Anderson, the Planning Department Intern for the summer.

#5 PUBLIC FORUM

None

#6 OLD BUSINESS

City Planner Ostgarden urged the Planning Commission to complete the online Land Use Test offered by the League of Minnesota Cities Insurance Trust. If everyone takes the test, it helps us get a better rate for insurance claims. The City Council should take the test as well.

#7 COMMISSIONERS' QUESTIONS/COMMENTS

Commissioner Marohn requested that the Findings of Fact are included in the packet, instead of being distributed at the meeting. City Planner Ostgarden indicated that past commissions approved of the way it was being done, but it can be changed. Findings of fact have been discussed with past commissions. There has been discussion and debate about what is fact and what is an opinion.

Commissioner Marohn brought up the topic of fences from a past meeting variance request. City Council voted to deny the variance on Buffalo Hills as was recommended by the Planning Commission. Commissioner Marohn was for approving the variance, and indicated the ordinance is zoning code specific and not neighborhood specific in a way that if it was neighborhood specific it would be very different. In a practical sense of fences, why would the decision be to deny something that it is supposed to do (i.e. block lights, provide security).

Commissioner Marohn volunteered to assemble data into a table regarding fences and the residential differentials in neighborhoods. Commissioner Marohn's opinion on the ideal zoning code would be form based and not use based. It would be much more nuanced to the neighborhood characteristics than the zoning classification.

Commission discussion took place regarding zoning and ordinances.

#8 CITY PLANNER'S REPORT

City Planner Ostgarden announced the Floodplain Regulations were approved by the City Council at the last meeting.

#9 ADJOURNED AT 8:30 P.M

Respectfully submitted,

Mark Ostgarden AICP
City Planner

STAFF REPORT TO THE PLANNING COMMISSION

August 7, 2017

APPLICANT/LOCATION:	Julie Dillon of Agate Homes, PO Box 421, Brainerd MN for property located at 15073 Riverside Drive, Brainerd, MN 56401
REQUESTED ACTION:	Rezone property from an R-1A (Single Family Residential) District to an R-3 Multiple Family Residential District
AREA:	53,000 square feet +/- or 1.22 acres
ADJACENT USES:	North: Single family East: Single family South: Single family West: Single family
ADJACENT ZONING:	North: R-1A (Single Family Residential) District East: R-1A (Single Family Residential) District and South: R-1A (Single Family Residential) District and Unorganized Territory West: R-1A (Single Family Residential) District and Unorganized Territory

The property owner desires to construct a garage on the property. The multi-family dwelling is a non-conforming use, which by state statute cannot be expanded. The property owner is requesting the R-3 zoning to be able to construct the garage.

PETITION EVALUATION

In compliance with Section 515.09 of the Brainerd Zoning Ordinance, the Planning Commission shall conduct a Public Hearing regarding this request. To assist the Planning Commission in evaluating the suitability of this requested change, the following are guidelines and a staff review of issues associated with the application to consider in the review process.

1. The proposed action's consistency with the specific policies and provisions of the official City Comprehensive Plan.

Attached are the Comprehensive Plan Land Use Goals and Strategies by which this proposal should be reviewed.

2. The proposed use's compatibility with present and future land uses of the area.

The attached section of the Comprehensive Plan Future Land Use Map identifies this property as low to medium residential land use. Single family zoning is not consistent with the future land use; it is however more consistent than the current commercial zoning.

The Comprehensive Plan specifies:

Low to medium density residential development as portions of Brainerd that should contain one and two-family dwellings such as duplexes and town homes. Low to Medium Density Residential could include both the older, smaller lot, single-family subdivisions found within the city as well as the newer, larger lot subdivisions within the city and its planned growth areas.

The overall density of these areas should be maintained at or between three and five units per acre.

The site is having a five-unit apartment building on 1.22 acres, which is about 4 units per acre.

3. The proposed use's effect upon the area in which it is proposed.

The use is nonconforming as a multi-family dwelling in a single family residential zoning district. Minnesota State Statute grants non-conforming uses with many rights to remain. It reads in part:

Nonconformities.

(a) Except as otherwise provided by law, any nonconformity, including the lawful use or occupation of land or premises existing at the time of the adoption of an additional control under this chapter, may be continued, including through repair, replacement, restoration, maintenance, or improvement, but not including expansion, unless:

(1) the nonconformity or occupancy is discontinued for a period of more than one year; or

(2) any nonconforming use is destroyed by fire or other peril to the extent of greater than 50 percent of its estimated market value, ...

The property owner's desire to construct a garage is considered a conforming use expansion and not allowed. A variance is not an option for the property owner, as Minnesota statutes do not permit municipal use variances.

Should the property be zoned R-3, there is potential to add units on the site. The Zoning Ordinance specifies that:

Lot Area Per Unit for lots created after June 15, 2009:

- 1. Two Family: Three thousand (3,000) square feet*
- 2. Multiple Family: Two thousand (2,000) square feet*

Example: 10 apartment units will require 20,000 square feet (a little less than an acre).

The Zoning Ordinance continues:

A lot of record existing prior to June 15, 2009 is not required to meet minimum lot area requirements.

The property is a lot of record; meaning the square foot per unit requirement does not apply. However, based on the ratio, the site is theoretically permitted 26 units.

A site limitation in the Zoning Ordinance specifies:

Residential Uses. Impervious surface lot coverage shall not exceed sixty (60) percent of the total lot area.

4. Traffic generation of the proposed use in relation to capabilities of streets serving the property.

Traffic generated by this site is served by Riverside Drive which can achieve some high traffic volumes in the mornings and afternoons.

Attached is an e-mail from Crow Wing County Assistant Engineer Rob Hall about the potential impact additional apartment units could have for Riverside Drive and the neighborhood.

5. The proposed use's impact upon existing public services and facilities including parks, schools, streets, and utilities, and its potential to overburden the City's service capacity.

City sewer and water is available to the site. If additional units are built, the water service size will need to be increased.

PLANNING DEPARTMENT REVIEW

The property owner is interested in a near term improvement. The dilemma the request creates is the long-term implications or potential the rezoning request will create. It is this longer-term review that property owners can have a difficult time understanding or accepting.

There are many examples of sites of approximately 1 acre or less on which 20 or more units have been constructed.

Attached for consideration is a Draft Findings of Fact.

PLANNING COMMISSION AND CITY COUNCIL ACTION

The Planning Commission can consider a recommendation on this request at its August 16, 2017 meeting. The City Council can receive the Planning Commission recommendation and consider an Ordinance First Reading on August 21, 2017 and an Ordinance Second/Final Reading on TUESDAY, September 5, 2017.

Respectfully submitted,

Mark Ostgarden AICP
City Planner

COMPREHENSIVE PLAN GOALS AND STRATEGIES

LAND USE

LAND USE GOAL #1: *Support the efficient and orderly growth of all urban development, including residential, commercial and industrial areas. Strengthen the distinction between the urban city and the rural countryside with well planned and carefully coordinated services appropriate to the distinct needs of each.*

Strategies

1. Work with Baxter, Crow Wing Township, Long Lake Township, Oak Lawn Township, Unorganized Territory and the County to identify growth areas.
2. Work with the County and adjacent townships to maintain low residential densities in planned growth areas to promote the efficient extension of public utilities.
3. Work with adjacent units of government to develop orderly annexation plans for areas that are urban or are about to become urban in character located within the city's planned growth areas, as services can be provided to those properties. Work cooperatively with the adjacent townships, the county, and property owners to encourage orderly growth and development.
4. Conduct an environmental review of lands within the planned growth area to assess potential impacts that may occur from the growth and development of the community. Amend the Comprehensive Plan to address identified impacts, if necessary.
5. Review all applicable ordinances and policies to ensure that they do not deter desirable, self-supporting development.
6. Identify areas of significant natural resource benefit and protect these areas from premature or incompatible development.
7. **LAND USE GOAL #2:** *Plan for the orderly, efficient and fiscally responsible growth of commercial and industrial development in Brainerd.*

Strategies

1. Require new commercial and industrial developments to have access to adequately sized and designed public roads.
2. Locate and design industrial and commercial developments to avoid the routing of traffic through residential neighborhoods.

3. Encourage the development of additional commercial and industrial areas within the city in accordance with the land use plan.
4. When available, require all commercial and industrial developments to be on public sewer and water.
5. Buffer commercial and industrial developments from environmentally sensitive areas, residential neighborhoods and other incompatible land uses within the community.

LAND USE GOAL #3: *Plan for the orderly, efficient and fiscally responsible growth of residential development in Brainerd.*

Strategies

1. Continue to guide residential growth in an orderly and compact manner so that new developments can be effectively served by public improvements and that the character and quality of the city's existing neighborhoods can be maintained and enhanced.
2. Encourage well-designed residential subdivisions at urban densities in the designated growth areas of the city. Locate higher density residential developments in areas adjacent to higher density development and major transportation systems to efficiently address traffic volumes.
3. Only place high-density developments in areas with adequate transportation infrastructure.
4. Encourage development of low density and high-density family housing units in those areas designated on the adopted Land Use Plan.
5. Encourage compatible infill residential development throughout the developed portions of the city, to encourage the efficient use of land, the establishment of a strong tax base and the cost effective provision of city services.
6. Require all residential developments to be connected to public sewer and water where feasible.
7. Encourage the development of trail systems and open spaces in new residential developments with "points of interest" destinations.
8. Encourage housing rehabilitation and redevelopment in appropriate areas.

LAND USE GOAL #4: *Plan land uses and implement standards to minimize land use conflicts.*

Strategies

1. Prepare and adopt a land use plan that designates land use areas and guides development to appropriate areas in order to ensure desirable land use patterns and minimize conflicts.
2. Require adequate transitions between different land uses through appropriate land use planning and zoning standards.
3. Promote architectural/site aesthetics that are compatible with community standards.
4. Encourage the location of commercial and industrial development in areas that avoid adverse impacts, such as truck traffic, through residential areas.
5. Prepare design standards for commercial, industrial and multi-family housing development.

LAND USE GOAL #5: *Support development that enhances community character and identity.*

Strategies

1. Work to strengthen and maintain the appearance of the Business Highway 371, Highway 210/Washington Street, Oak Street (former Highway 18), Highway 25 and County Road 3 corridors through design standards, trails, lighting, sidewalks, signage and other tools.
2. Develop and enforce architectural/site-planning standards in both the downtown and general commercial areas that support and promote community aesthetic standards.
3. Support and enhance Brainerd's ability to attract new development by identifying quality building sites that provide efficient infrastructure, specifically in growth areas.
4. Support the redevelopment of vacant and abandoned sites within the urban core.
5. Ensure that high quality developments are well planned and connected to existing development through the efficient use of streets, utilities and infrastructure.
6. Develop a "Community Resources Master Plan" that identifies unique environmental, cultural and architectural sites within the community. Establish preservation guidelines that allow for adaptive re-use, or redevelopment.
7. Work with property owners to encourage the development of attractive entrances and gateways to the community.

Mark Ostgarden

From: Rob Hall <Rob.Hall@crowwing.us>
Sent: Thursday, August 10, 2017 3:41 PM
To: Mark Ostgarden; Tim Bray
Cc: Paul Sandy; James Fladung
Subject: RE: Riverside Drive Rezoning

Mark, thank you for providing the below information. The property in question currently has two access points onto Riverside Drive, an urban designed roadway. Depending upon the location and layout, the installation of a garage structure to serve the five existing apartment units would not have a negative impact on Riverside Drive.

The rezoning that could allow for the potential of 26 units would have a negative impact due to the traffic generation. Prior to any expansion of units on the property, the County Highway Department may require a traffic study to be performed by the developer to review access management, the possibility of bypass/turn lanes being warranted, identify any issues related to the three-way stop at McKay Road, and the possible use of Highview Circle as a primary means of access to the parcel.

If you have any questions, feel free to contact me.

We value your opinion – please let us know how we are doing.
[Customer Service Survey](#)

Robert Hall
Assistant County Engineer
Crow Wing County Highway Department
16589 CR 142
Brainerd, MN 56401

Office: (218) 824-1110
Email: rob.hall@crowwing.us
www.crowwing.us



Our Vision: Being Minnesota's favorite place.
Our Mission: Serve well. Deliver value. Drive results.
Our Values: Be responsible. Treat people right. Build a better future.

From: Mark Ostgarden [<mailto:mostgarden@ci.brainerd.mn.us>]
Sent: Wednesday, August 09, 2017 11:45 AM
To: Tim Bray <Tim.Bray@crowwing.us>; Rob Hall <Rob.Hall@crowwing.us>
Cc: Paul Sandy <psandy@ci.brainerd.mn.us>; James Fladung <jfladung@ci.brainerd.mn.us>
Subject: Riverside Drive Rezoning

Hi Tim and Rob. Just beyond McKay Road on Riverside Drive is a 5 unit apartment building on a 1.2 acre parcel. The parcel is zoned single family residential like everything else in the that area. The owner wants to rezone the property to multiple family so she can build a garage. The 5 unit building is a nonconforming use and expanding the use is not allowed. The dilemma is short term the garage might be built, but if the zoning becomes multi-family long term there is the potential for up to 26 units on the site.

The question is IF it's rezoned, would traffic from about 26 units be an issue? What are site lines like along Riverside at that location?

PID is 080343305E0009

The hearing is August 16th.

Mark Ostgarden AICP

Mark Ostgarden
City Planner
501 Laurel Street
Brainerd, MN 56401
(218) 828-2309

The information contained in this email is intended only for the use of the individual or entity named above. If the reader of this email is not the intended recipient, you are requested to refrain from reading any attachments to the email. Please notify the person sending the message of the mistaken delivery immediately.

DRAFT Findings-of-Fact

Julie Dillon on behalf of Agate Homes, Inc., 401 Laurel Street, Brainerd, MN 56401
Property Rezoning at 15073 Riverside Drive, Brainerd, MN 56401

1. The property is located in an R-1A (Single Family Residential) District and the owner desires to rezone the property to an R-3 (High Density Residential) District.
2. The site is approximately 1.22 acres and developed with a 5-unit apartment building. R-1A zoning does not permit multi-family residential. The use is legal non-conforming.
3. Minnesota Statutes regarding non-conformities reads:
(a) Except as otherwise provided by law, any nonconformity, including the lawful use or occupation of land or premises existing at the time of the adoption of an additional control under this chapter, may be continued, including through repair, replacement, restoration, maintenance, or improvement, but not including expansion, unless:
(1) the nonconformity or occupancy is discontinued for a period of more than one year; or
(2) any nonconforming use is destroyed by fire or other peril to the extent of greater than 50 percent of its estimated market value,
4. The site does not have a garage and the non-conforming status of the property does not permit the garage to be constructed.
5. The site is located along Riverside Drive; a county jurisdiction road in an area that can be considered not urban in nature.
6. The property is connected to city services and there is capacity for additional development on the site and in the area.
7. The decision to rezone the property to R-3 should not be based on solely on a desired property amenity, but rather the long-term implications of an R-3 zone for the property and surrounding area.
8. Zoning Ordinance site development regulations permit the property density to increase to 26 units/acre.
9. Rezoning the property would not be consistent with the Comprehensive Plan Future Land Use Map that identifies the property and surrounding area as appropriate for future Low to Medium Residential land use with a density of 3 to 5 units/acre. The current density is approximately 4 units/acre.
10. The request is/is not consistent with the following Comprehensive Plan Goals and Strategies:
- 11.
- 12.



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Date: 8/9/2017 Time: 10:21:19 AM



Untitled Map

Write a description for your map.

Legend



Google Earth

© 2017 Google

6.84 ft

Untitled Map

Write a description for your map.

Riverside Dr Looking NE

Legend



Google Earth

© 2017 Google

8.19 ft

Untitled Map

Write a description for your map.

Riverside Dr Looking SE

Legend

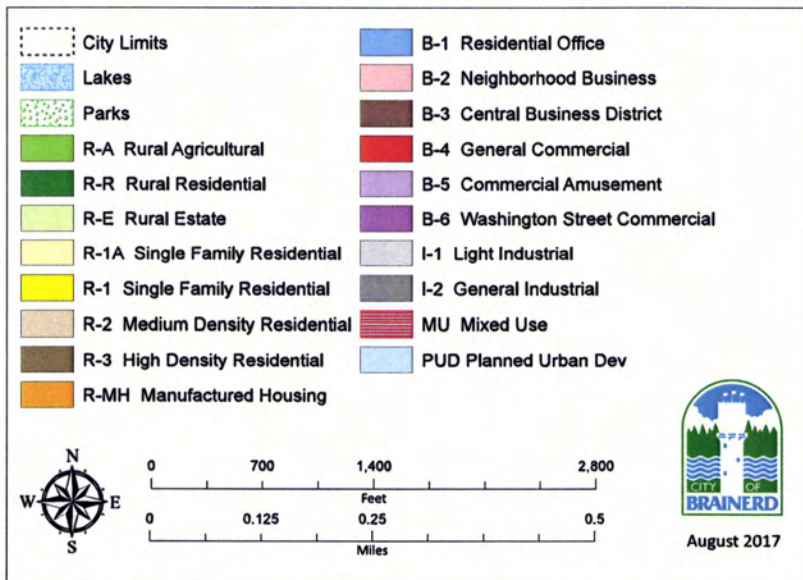
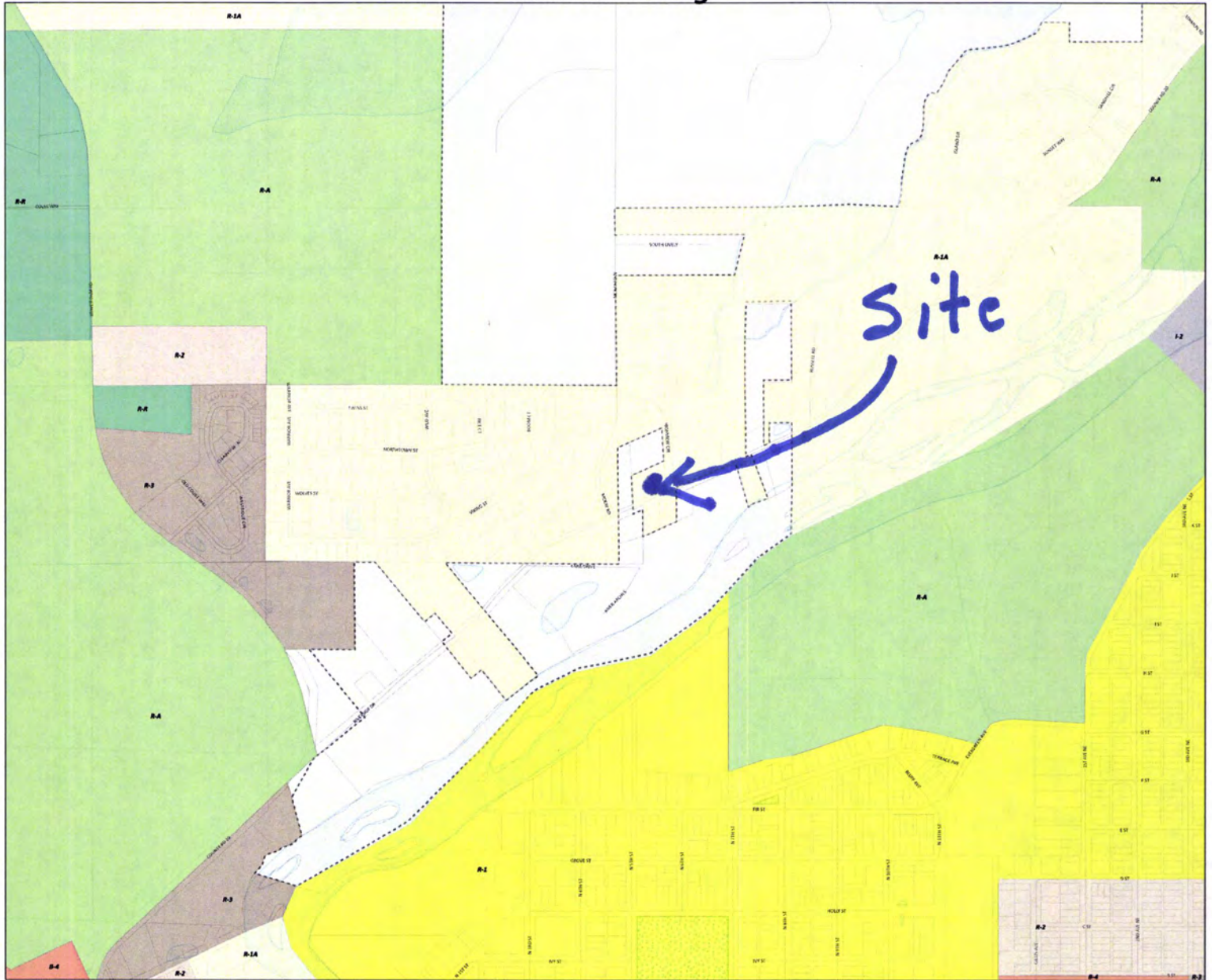


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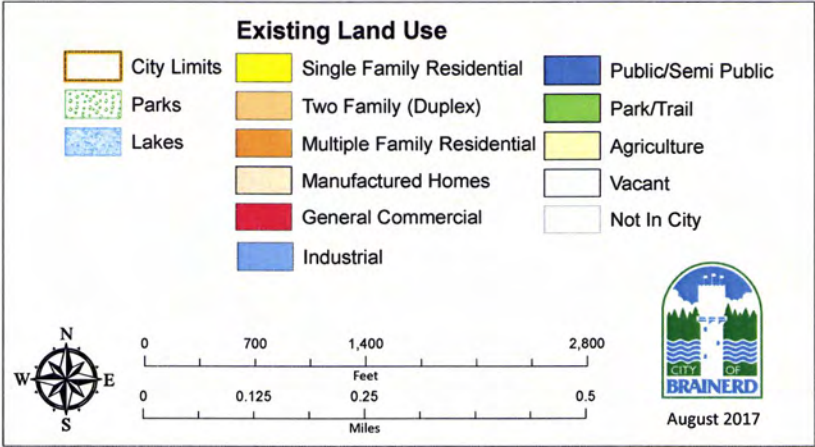
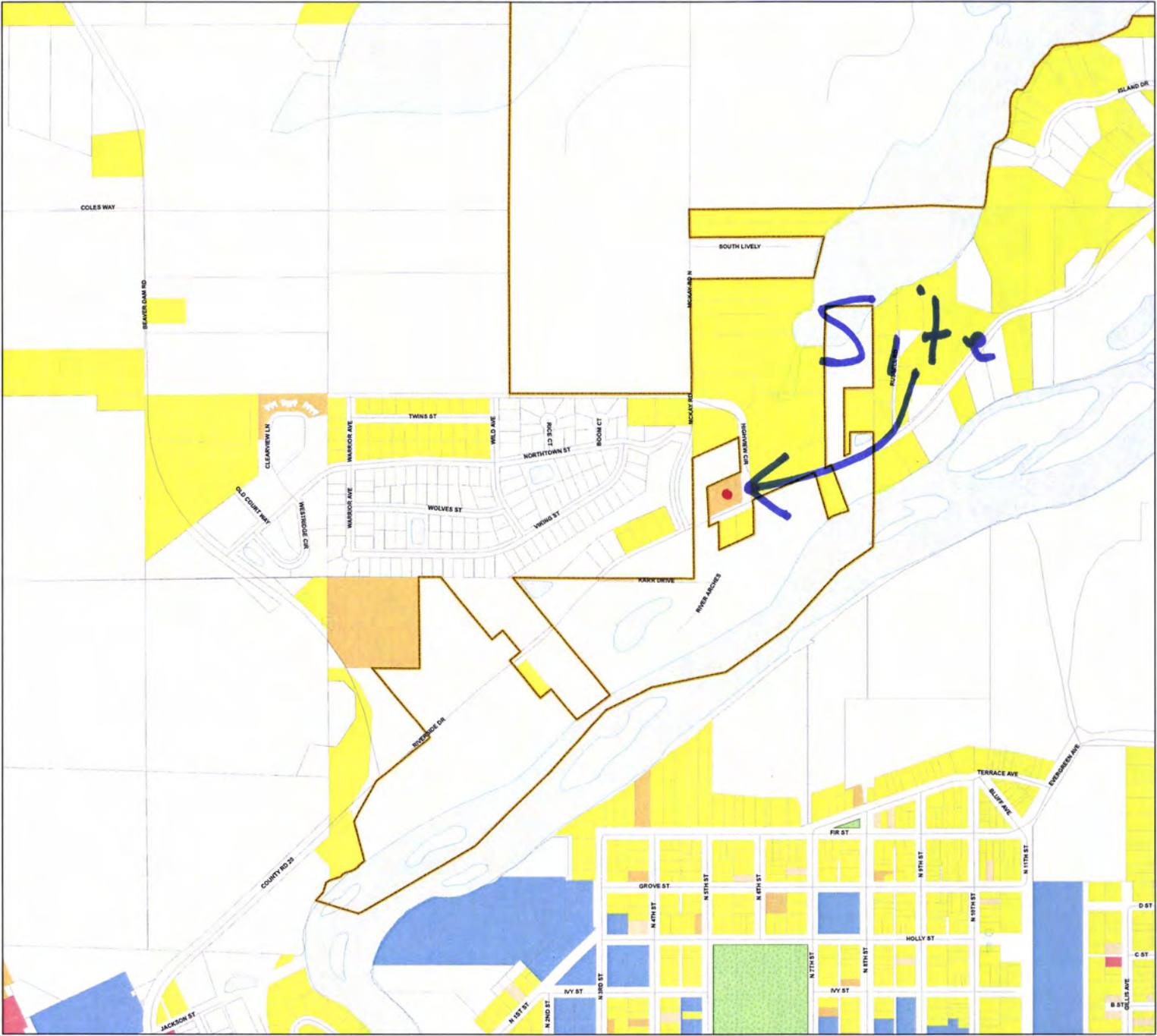
© 2017 Google

7.12 ft

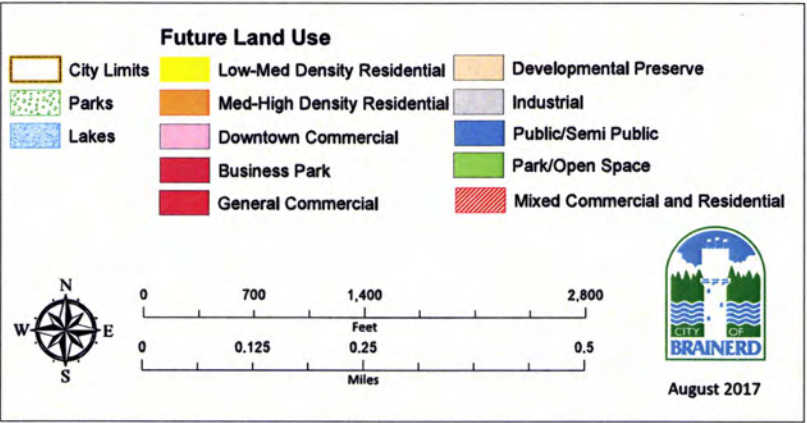
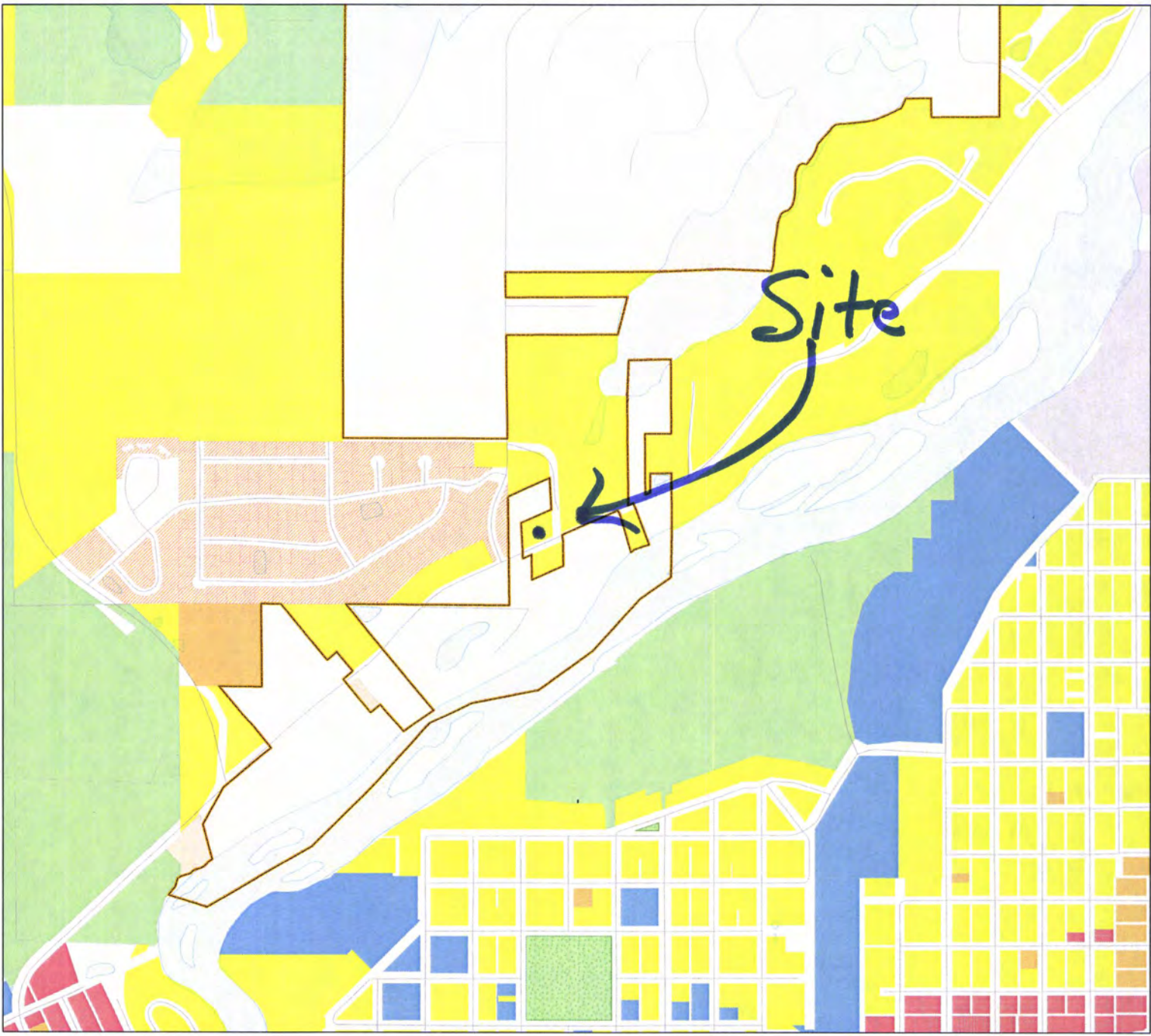
City of Brainerd Current Zoning



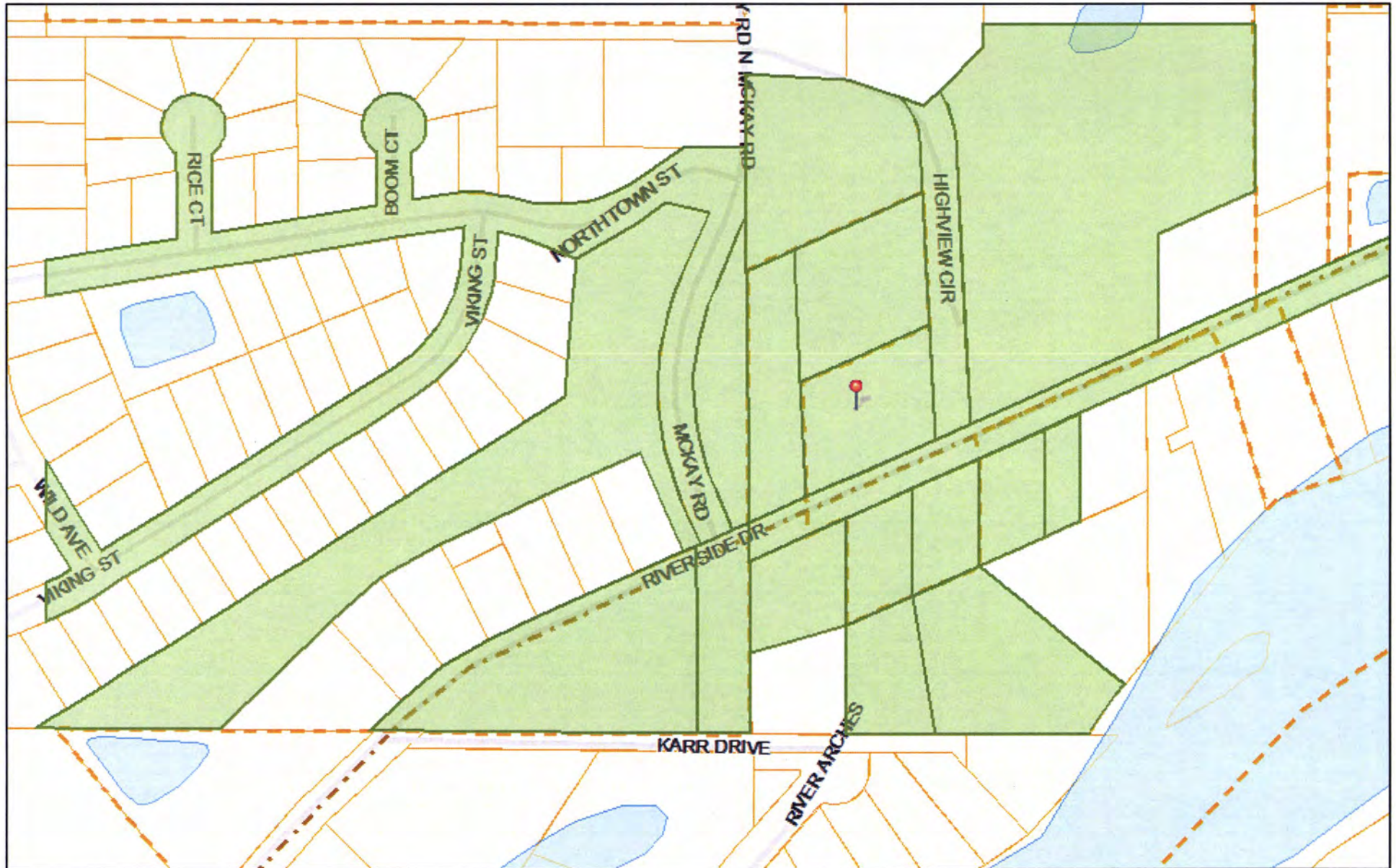
City of Brainerd Existing Land Use



**City of Brainerd
Future Land Use**

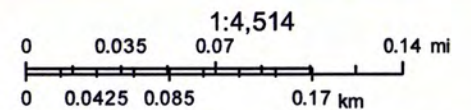


Rezoning 15073 Riverside Dr



August 1, 2017

- Select Parcels _Query result
- City Limits
- Water
- Trails
- Roads
- Parcels Crow Wing



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NOTICE OF HEARING

TO WHOM IT MAY CONCERN:

Notice is hereby given that Julie Dillion on behalf of Agate Homes, Inc, 401 Laurel Street, Brainerd, MN 56401 has applied to rezone property at 15073 Riverside Drive, Brainerd, MN 56401 from an R-1 (Single Family Residential) District to R-3 (High Density Residential) District.

The property is PID # is 080343305E00009

A Public Hearing will be conducted by Brainerd Planning Commission at 6:00 p.m. Wednesday, August 16, 2017 in the Brainerd City Hall Council Chambers, 501 Laurel Street, to consider rezoning the property in accord with the City of Brainerd Zoning Ordinance.

Any individual that desires more information about the request or needing special accommodations please call (218) 828-2309.

Dated this 2nd day of August 2017.

Mark Ostgarden AICP
City Planner

Publication Date: August 4, 2017





City Planning Department

City Hall - 501 Laurel Street

Brainerd, MN 56401

218-828-2309/Fax 218-828-2316

www.ci.brainerd.mn.us

RECEIVED

JUL 17 2017

Receipt # 2017-00050

Check # 1513

Date Paid: 7/17/17

CITY OF BRAINERD
ADMINISTRATION

CONDITIONAL USE/REZONING/VARIANCE APPLICATION

6803 433 05E0009 RESIDENTIAL

COMMERCIAL

CONDITIONAL USE PERMIT

REZONING

VARIANCE

☐
☒
☐

(\$250.00)

(\$300.00)

(\$250.00)

☐
☐
☐

(\$400.00 + \$500.00 escrow deposit)

(\$500.00)

(\$400.00 + \$500.00 escrow deposit)

PROPERTY ADDRESS: 15073 Riverside Drive

LEGAL DESCRIPTION: Lot(s): _____ Block: _____ Addition: _____

(attach description if lengthy)

Property Owner Name: Agate Homes, LLC

Street Address: 401 W. Laurel St. S.D. City: Brainerd State: MN Zip Code: 56401

mailing - PO Box 421

Phone Number: 218 297-2030 Fax: 800-978-1783 E-mail: julie@agatehomes.com

Applicant Name: (If different than Property Owner) Julie Dillon

Street Address: _____ City: _____ State: _____ Zip Code: _____

Phone Number: (218) 820-9881 Fax: _____ E-mail: same

Description of Request: Request to change From R1 to R3

Currently have 5 apartment units here. I would like to
add garage space for tenants.

Julie Dillon
Property Owner Signature

Date

(Please print name)

Applicant Signature

Date

(Please print name)

(OVER)

PIN	TXNAME	TXADR1	TXADR2	TXADR3	TXADR4	Physical Address
080334400M00009	✓HANSEN, PATRICIA L	15046 RIVERSIDE DR	BRAINERD, MN 56401			15046 RIVERSIDE DR
080343305B00009	✓HOLMES, MYRON P & SHARON L	15164 HIGHVIEW CIR	BRAINERD, MN 56401			15164 HIGHVIEW CIR
080343305B00009	HOLMES, MYRON P & SHARON L	15164 HIGHVIEW CIR	BRAINERD, MN 56401			15164 HIGHVIEW CIR
080343305E00009	✓AGATE HOMES LLC	PO BOX 421	BRAINERD, MN 56401			15073 RIVERSIDE DR
092700010010009	✓WICK, ELIZABETH A	15070 RIVERSIDE DR	BRAINERD, MN 56401			15070 RIVERSIDE DR
092700010020009	✓SMITH, VERNON D III & ALOHA	15082 RIVERSIDE DR	BRAINERD MN 56401			15082 RIVERSIDE DR
0927200090C0009	✓3 DEHNS LLC	17821 HIGHWAY 371	BRAINERD, MN 56401			
0927200090D0009	3 DEHNS LLC	17821 HIGHWAY 371	BRAINERD, MN 56401			
970343305DA0009	✓HOLZER, WILLIAM & THERESA	15063 RIVERSIDE DR	BRAINERD, MN 56401			15063 RIVERSIDE DR
970343305DB0009	✓JOHNSON, ROBERT L & RUTH L	15151 HIGHVIEW CIR	BRAINERD, MN 56401			15151 HIGHVIEW CIR
970343305J00009	✓BAKER, BRANT & DENISE DELADI-BAKER	15062 RIVERSIDE DR	BRAINERD, MN 56401			15062 RIVERSIDE DR
9914300090A0999	UNDIVIDED INTEREST					
9914300090BA009	✓SPRENGER, PATRICK L & DORETTA TRUST	15100 RIVERSIDE DR	BRAINERD, MN 56401			15100 RIVERSIDE DR
9914300090BB009	✓MILENDER, GLEN E	15098 RIVERSIDE DR	BRAINERD, MN 56401			15098 RIVERSIDE DR
991430010030009	✓SMITH, BRUCE A & DIANE J REV TRUST	15090 RIVERSIDE DR	BRAINERD, MN 56401			15090 RIVERSIDE DR

MEMO

TO: Planning Commission

FROM: Mark Ostgarden, City Planner

DATE: August 9, 2017

RE: Draft Revision to Zoning Ordinance Chapter 35 – Antennas and Towers

City Council Direction

At its August 9, 2017 meeting, the City Council received the Planning Commission's request for direction on proceeding with revisions to Chapter 35 – Antennas and Towers. While it did not think that there will be an issue with antennas and towers soon, its position was that the Planning Commission should complete its review as well as recommend revisions that will be required to accommodate changes to the telecommunication industry's infrastructure needs.

State Statute Clarification and Next Steps

When we discussed antennas and towers at the July meeting, it sounded as if part of the apprehension about moving forward with reviewing the draft was the confusion about the new state statute. This related to whether the City of Brainerd is exempt (or not) from being required to permit communication providers to locate at their desire in public right-of-ways.

A review by our legal counsel and the League of Minnesota Cities did find that that City of Brainerd is exempt from the requirement; which means that to locate in our right-of-way, municipal approval is required. How the exemption will affect placement of antennas and towers on other areas of the community is unknown. A presumption could be made that if right-of-way placement occurs, less antennas and towers in other areas would be needed.

At the last meeting, a request was made to have a matrix that lists in what districts antennas and towers are permitted and list the limitations and requirements by zoning district. Attached is a matrix that hopefully provides the requested information.

Attached is a memo to the City Administrator and City Attorney regarding the hiring of an independent engineer to assist us in the review. I will try to have a status update on this at the August meeting.

Towers and Antenna Use Matrix for Revisions to Zoning Ordinance Section 35 Antennas and Towers

	Permitted Use	CUP	Max. Tower Height (ft)	Setback (ft)	# of antenna
R-A		x	179	EFZ+20	4
R-R		x	40	EFZ+20	2
R-E		x	50	EFZ+20	2
R-1A		x	40	EFZ+20	2
R-1		x	40	EFZ+20	2
R-2		x	40	EFZ+20	2
R-3		x	40	EFZ+20	2
R-MH		x	40	EFZ+20	2
B-1		x	40	EFZ+20	2
B-2		x	50	EFZ+20	2
B-3		x	50	EFZ+20	2
B-4		x	50	EFZ+20	2
B-5		x	50	EFZ+20	2
B-6		x	50	EFZ+20	2
I-1	x		179	EFZ+20	4
I-2	x		179	EFZ+20	4
PUD		x	40	EFZ+20	2
FP	N/A	N/A	N/A	N/A	N/A

EFZ = Engineered Fall Zone

Mark Ostgarden

From: Mark Ostgarden
Sent: Tuesday, August 8, 2017 4:47 PM
To: Jim Thoreen
Cc: 'jjl@ratwiklaw.com'
Subject: Antennas and Towers Ordinance

Jim, here is what I am hoping for from any engineer that might consult with us.

1. Not affiliated with any provider.
2. (S)he will know our draft ordinance and recommend, what if any changes HAVE TO BE OR NEED TO BE made, because the language does not provide for good basic coverage and does not have sound public health and safety requirements in the city. However if, in the engineer's opinion, what has been drafted meets those requirements THEN we can have discussions with industry representatives about the draft and find out what it thinks is too restrictive (I doubt we will have anything that it would want to be more restrictive). If there are changes the engineer thinks HAVE TO BE OR NEED TO BE made, we make them and THEN have a discussion with the industry about the draft.
3. I can recite the draft language.. each of us can do that; however, if challenged none of us has the expertise to offer the technical rationale for what is recommended. I am hoping that the engineer will be able to participate by phone or in person in any staff /industry discussions and attend a PC and CC meeting at the appropriate time.
4. Have this all wrapped up by October 27th. Just kidding. Hopefully the end of the year.
5. Have a proposal to the City Council for services on September 18th.

I am concerned about getting to far into the weeds on this issue. It's a simple question *"Are we allowing the industry with the opportunity to have good basic coverage throughout the city and at the same time protecting the citizens right to a public health and safety."*

Does this make sense?

Mark Ostgarden AICP

Mark Ostgarden
City Planner
501 Laurel Street
Brainerd, MN 56401
(218) 828-2309

MEMO

TO: Planning Commission

FROM: Mark Ostgarden, City Planner

DATE: August 10, 2017

RE: Comprehensive Plan Update – Discuss Steering Committee and Ward Meetings

The Planning Department would like to update the Planning Commission on three (3) Comprehensive Plan Update issues:

1. Steering Committee Appointments. The request is for the City Council to appoint members to the Steering Committee. To help recruit members, attached are talking points that have been provided to the City Council. Also attached is an initial list of potential members for most of the sector areas that should be represented on the Committee. A City Council member can recommend another individual if (s)he thinks that individual would be a good member for the Committee.
2. Ward Meetings. Attached is the email sent to the City Council regarding the ward meetings. This was on the August 7th City Council agenda for a discussion about whether the City Council desires to move forward with the meetings and, if so, when can they be scheduled?

It decided to go forward with the October ward meetings.

3. Fiscal Analysis Planning for the Comprehensive Plan.
On August 1, 2017, Commissioner Marohn met with:
 - Dave Pritschet, City Council President
 - Jan Lambert, City Council Liaison
 - Jim Thoreen, City Administrator
 - Staci Headley, Planning Commission Chair
 - Ashley Kaisershot – NJPA
 - Tad Erickson - Region V
 - Emma Anderson – Planning Intern
 - Mark Ostgarden - City Planner

The meeting's purpose was to have an initial discussion about including cost of growth data and analysis in our Comprehensive Plan Update process. Commissioner Marohn suggested there is data available to analyze our current and future fiscal capabilities/restraints. He has put together the attached list of data to collect.

Recommended Brainerd Comp Plan Data and Analysis

Service Costs

- Miles of street (type/cost/age)
- Miles of pipe (type/cost/age)
- Large Capital Outlays (present worth)
- Total debt, debt service costs/lengths, annual interest

Revenue Sources

- Property Tax
 - LGA
 - Sales Tax
 - Assessments / District Charges
 - Other
-
- Property value per acre / property value per capita
 - Service cost per acre / service cost per capita
 - Debt per acre / debt per capita

Shift Share Analysis

- Population
- Median Household Income
- Property Value

Brainerd contribution to county tax revenue

Brainerd contribution to school district tax revenue

Median Tax Bill – pie chart of where the money goes

Tax rate over time

Tax base over time

Tax base by type

STEERING COMMITTEE

City of Brainerd

Comprehensive Plan Update

What is the Comprehensive Plan

The Comprehensive Plan is a document designed to guide the future actions of our community. It presents a vision for the future, with long-range goals and objectives for all activities that affect the local government. This includes guidance on how to make decisions on public and private land development proposals, the expenditure of public funds, availability of tax policy (tax incentives), cooperative efforts and issues of pressing concern, such as farmland preservation or the rehabilitation of older neighborhoods areas. Most plans are written to provide direction for future activities over a 10- to 20-year period after plan adoption. However, plans should receive a considered review and possible update every five years.

Steering Committee Overview

The Steering Committee is comprised of 11 members appointed by the City Council.

The role of the Steering Committee is to build consensus and support regarding the various topics, approaches, and policies outlined in the comprehensive plan project.

The Steering Committee will work with the consultant, city staff, and other local leaders while engaging the public for input throughout the duration of the project. The Steering Committee will provide recommendations to the Planning Commission and City Council on the drafting and adopting the updated Comprehensive Plan.

The Committee members will be responsible for:

- Providing guidance through the entirety of the process
- Advising NJPA in reviewing data in addition to developing and reviewing goals, policies, and draft documents
- Providing comment and input during all project phases and civic engagement meetings and components
- Identifying issues and concerns during the project development process, and for the project as a whole
- Encouraging community consensus and encourage stakeholder participation during civic engagement events
- Promoting awareness, participation, and support the mission of the project
- Representing broad community interests
- Developing goals and strategies based on ideas generated from the public involvement process. The goals and strategies will be categorized by plan element. Themes that summarize the overriding issues in the ideas, and a draft

goal statement and strategies for each element will be used as a basis for developing final goals and strategies.

- Acting in an advisory capacity to the Planning Commission and City Council
- Tentatively eleven (11) Steering Committee meetings are planned throughout the duration of the project. Workshop topics are tentatively planned to be:
 - o Idea gathering
 - o Data and information analysis
 - o Community Tour
 - o Existing and Future Land Use
 - o Goal writing
 - o Report to the Planning Commission
- The first Steering Committee meeting is tentatively planned for the month of September. No December meeting is planned. Meetings will resume in January. Anticipate 90 minutes to 2 hours for each meeting.
- The goal is to complete the process by the end of 2018.
- At the 1st meeting, the Steering Committee will determine what time of day is the best to schedule future meetings.
- A Steering Committee Chair will be selected by the members.
- Being a member will require at least a 30-hour commitment.
- The committee will choose its chairman.

Comprehensive Plan Steering Committee Sector List

Potential Sector Representatives

	Sector	Name
	School District	Laine Larson/Andrea Rusk
Councilwoman Lambert	Health Care	Adam Reese/Mike Larson
Mayor Menk	Industry	Rob Dimke- Lexington Manufacturing
Councilman Bevans	Small Business	Tom's TV
Councilman Pritschet	Resident with topic expertise	Staci Headley
Councilman Badeaux	Park Board	
	City Council	
	Planning Commission	Chuck Marohn
Councilman Johnson	Real Estate	Kevin Close/Nate Grotzke
Councilwoman Hilgart	BLAEDC Board	Pam O'Rourke

Mark Ostgarden

From: Mark Ostgarden
Sent: Monday, August 7, 2017 9:15 AM
To: City Council
Cc: Jim Thoreen; 'Ashley Kaisershot'; 'Tad Erickson'; Staci Headley (sheadley@regionfive.org)
Subject: Comprehensive Plan Agenda Items

Good morning Mayor and city Council,

There are several Comprehensive Plan items on tonight's agenda. Tonight, I would like to follow up on the Steering Committee appointments and ward meetings.

Committee Appointments

1. Are the 11 sectors acceptable to the City Council?
2. The names listed are ONLY suggestions. If you think there is a better individual to represent a sector, by all means please seek out that person. Our hope is that representatives can be individuals with decision making authority.
3. Are the talking points helpful?
4. Our goal is to have the Committee appointed by the City Council on September 18th and a 1st Committee meeting by the end of September. So if possible, please submit names by Wednesday the 13th which will permit us to include the names in the packet.

Ward Meetings

The initial goal is (was) to have meetings outdoors with an indoor meeting place as backup. We have been discussing the ward meetings and an alternative is to wait until the Committee is formed and have the ward meetings in October at an indoor location. Both options can be discussed tonight.

Mark Ostgarden AICP

Mark Ostgarden
City Planner
501 Laurel Street
Brainerd, MN 56401
(218) 828-2309

Ohio cell towers camouflaged to blend in with surroundings

Updated 3:34 pm, Saturday, July 22, 2017



IMAGE 1 OF 2

In this July 19, 2017 photo, a cell phone tower that resembles a pine tree can be seen along northbound I-475 Road near Maumee, Ohio. Two looming cell towers in Toledo suburb are now sprouting faux branches to ... [more](#)

TOLEDO, Ohio (AP) — Efforts to turn two looming cell towers in Ohio into faux pine trees to help them blend in with their surroundings are getting mixed reviews from residents.

The Blade reports (<http://bit.ly/2uihs7w>) some residents in Springfield Township have derisively dubbed the towers "frankenpines."

Adding branches to the towers in the Toledo suburb wasn't purely an aesthetic decision. It's a zoning requirement for cell towers erected in Springfield Township residential districts.

Springfield Township zoning officer **Jacob Barnes** likes the look and told The Blade that he expects residents do as well.

A resident of a nearby subdivision who opposed construction of the 120-foot (37-meter) structure from the start says he remains concerned about potential health risks from living near a cell tower. Another resident says he's just happy to have better cellphone service.

Information from: The Blade, <http://www.toledoblade.com/>

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HEARST

Around the Bend

What's Next
for Planning



2017 Minnesota APA Conference
Mankato, MN • September 27th-29th

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future>IQ
Create Future Intelligence™

Platinum
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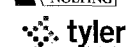
Kimley-Horn

MSA Professional Services

Wideth Smith Notting

Tyler Technologies

Kimley-Horn



Agency/Nonprofit
MNSU



CONFERENCE COMMITTEE MEMBERS

Nancy Abts	Marcus Grubbs
Abraham Algadi	Karina Heim
Chelsea Alger	Wayne Hurley
Raymond Asomani-Boateng	Julie Klima
Kurt Bearinger	Andrew Mack
Peter Bruce	Samantha Markman
Myles Campbell	Casey McCallum
Phil Carlson	Chloe McGuire Brigg
Brad Chapulis	Ellen Pillsbury
Leslie Coburn	Jonathan Reissetter
Erika Dani	Breanne Rothstein
Dan Edgerton	Hannah Rybak
Dawn Einwalter	Nasir Sakandar
Dennis Farmer	Jason Schmidt
Michael Felschow	Scott Tempel
Dusty Finke	Hally Turner
Shannon Foss	Mark VanderSchaaf
Russell Fricano	Eric Weiss
Tim Gladhill	Faith Xiong
Mike Greco	

CONFERENCE CHAIRS

Raya Esmaili, Conference Co-chair
 Michael Palermo, Conference Co-chair
 Stephanie Rouse, Program Co-chair
 Corrin Wendell, Program Co-chair
 Angie Bersaw, Mobile Tours Co-chair
 Matt Lassonde, Mobile Tours Co-chair
 Stephanie Falkers, Awards Chair
 Gratia Ratzloff, Sponsors/Exhibitors Co-chair
 Rita Trapp, Sponsors/Exhibitors Co-chair
 Jane Kansier, Conference Professional Development Officer
 Alex Conzemius, Food Drive Coordinator

FOOD DRIVE INFORMATION

For the ninth year, the State Planning Conference will hold an ECHO food and fund drive to help support local families and individuals in need. The Emergency Community Help Organization (ECHO) provides emergency food assistance for people in Blue Earth County and North Mankato. ECHO began in 1981 in a church basement and was intended for short-term food assistance to people in the Mankato area. Since then, ECHO has relocated several times to larger facilities to accommodate the growing need for food assistance.

Today, ECHO distributes 130,000 pounds of food to about 1,700 households every month! Over the past eight years, the conference food/fund drive has raised \$7,000 in support of needy individuals and families. This year, the Chapter has set a goal to raise \$1,500 for families in need. Please consider showing your support by donating to this wonderful cause! 98% of the money donated to ECHO is used to purchase and distribute food for local residents, and your contribution can be a part of this!

In support of this effort, APA MN will be holding a prize raffle for those who donate. The raffle will take place Thursday evening after the keynote speaker. Raffle tickets will be available throughout the conference.

APA MN, ECHO, and hungry families thank you for your donations!

LODGING INFORMATION

APA MN has rooms reserved at two hotels in Mankato. To take advantage of the group rates, please book your rooms by the dates below.

Mankato City Center Hotel • 507-345-1234

101 E Main St.

APA MN rate \$86.00 plus tax/night.

Reservation must be made by August 27, 2017 to receive the group rate. Ask for APA 2017 Conference when you register.

Hilton Garden Inn Hotel • 507-344-1111

20 Civic Center Plaza.

APA MN rate \$119.00 plus tax/night

Reservation may be made by calling or going through the website at www.mankatodowntown.stayhi.com and using the code AP1.

Reservation must be made by September 5, 2017 to receive the group rate.

Parking

Parking is available in the Mankato Place Parking Ramp next to the Hilton. 425 S Riverfront Dr.

Wi-Fi Network: Civic Center Guest, User: civiccenter1 (lowercase)
 Pass: TBD (lowercase) - this is not identified yet

REGISTRATION

You may register for the conference one of two ways. Go online and register through PayPal. Or you may download the registration form and mail the completed form and your check to the address below. In either case, go to www.plannersconference.com and click on Registration.

Mail the check to the following address:

APA MN Administrators
 Peggy and Otto Schmid
 9288 Beverly Drive
 Breezy Point MN 56472

Please use only one form per person.

Check should be payable to APA MN in the exact amount.

All mail-in registrations must include the Payment Checklist as found on the registration form. Registration will only be accepted through the website or through the mail.

No credit cards will be accepted. Registrations using the State Electronic system will not be accepted. Attendees from state agencies should register online or by mail.

For questions, call APA Minnesota at 1-888-882-5359.

Directions to

VERIZON CENTER

1 Civic Center Plaza, Mankato, MN 56001

From the North: (Twin Cities, St. Peter, Le Sueur)

South on 169, take the Mankato/North Mankato Downtown Exit. Take a left at the light and cross the bridge, using the far right lane. Take the Main Street Exit and continue straight ahead on Second Street, crossing Main Street. One block up take a right onto Walnut Street.

From the West: (Lake Crystal, Madelia, Fairmont)

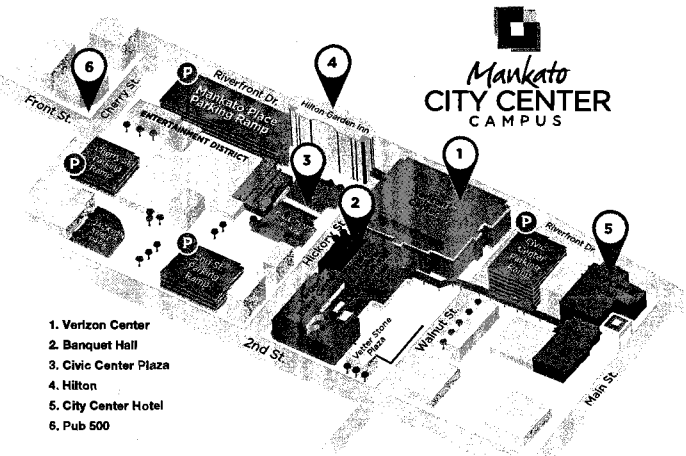
Hwy 169 to Riverfront Drive Exit, take right off that exit, to the Civic Center Parking Ramp. If necessary to use the Loading Docks, continue on Riverfront Drive to Main Street; right on Main Street one block to Second Street; right one block on Second to Walnut Street; right on Walnut Street.

From the West: (New Ulm, etc.)

Hwy 14 to Riverfront Drive Exit, turn right on Riverfront Drive to Main Street (City Center Hotel on corner), turn left onto Main Street, 1 block up turn right onto Second Street, 1 block up turn right onto Walnut Street.

From the East: (Rochester, Owatonna, Waseca)

Hwy 14 to Riverfront Drive Exit, turn left on Riverfront Drive to Main Street (City Center Hotel on corner), turn left onto Main Street, 1 block up turn right onto Second Street, 1 block up turn right onto Walnut Street.



Welcome Luncheon

Wednesday, September 27, 2017

Lunch: 12:00 - 1:00 Event Center

Opening Luncheon with welcome by
Patrick Hentges, Mankato City Manager

Co-chairs **Raya Esmaeili**, AICP, and **Mike Palermo**, AICP,
will provide introductions and other information.

MOBILE TOUR

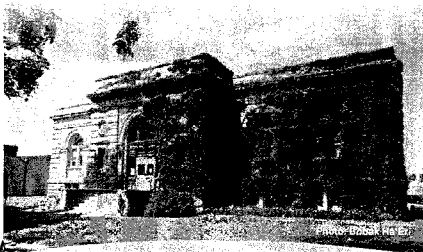
Meet in front of the Reception Hall

Historic Bike Tour

Wednesday, 1:15 - 3:15 • 2CM

Take a bicycle tour of Mankato's history. The tour features homes and businesses from the turn of the century in Mankato's city center. Explore Mankato's oldest neighborhoods and learn about its rise to importance as southern Minnesota's center for trade and industry stemming from easy access to varied transportation methods. You may bring your own bike, or you may make your own rental arrangements at the Nicollet Bike Shop at <http://www.nicolletbike.com/bike-rental.html>

Anthony Filipovitch, Mankato Heritage Preservation Commission



Sessions

Wednesday, September 27, 2017

1:15 - 2:15 PM GENERAL SESSIONS

All sessions are 1.0 CM unless otherwise noted.

Building Livable Communities for an Aging Population

Wednesday, 1:15 - 2:15 PM, Reception Hall

Minnesota is aging. Explore how we can embrace this shift and respond to the needs of an aging population by building communities that are livable for residents of all ages. Learn about the benefits of building more livable communities and practical lessons from people working in communities prioritizing this work.

Will Phillips, AARP Minnesota;
Kris Orluck, City of Maple Grove;
Scott Tempel, City of Northfield

Environmental Planning Priorities and Utility Corridor Implementation

Wednesday, 1:15 - 2:15 PM, Room 241

Ramsey has established itself as a leader in natural resource planning that balances private property rights. By reinventing an environmental policy group near disbanding, Ramsey established goals for pollinator landscapes, water conservation, organics recycling, and shoreline management. Efforts to create better landscapes in utility corridors will also be highlighted.

Chris Anderson and **Mark Riverblood**, City of Ramsey

Building Immigrant Engagement Practice in Urban Planning

Wednesday, 1:15 - 2:15 PM, Room 243

This session will highlight a recent study of public engagement practices that Minnesota planners are using to engage Somali refugees, as well as the experiences of participants in these efforts. The session will share the limitations of typical engagement practices, along with practical examples of effective engagement practices and processes.

Ryan Allen, AICP,
Humphrey School of Public Affairs

Sessions, cont.

Putting People First:

Mobility Management in Suburban Counties

Wednesday, 1:15 - 2:15 PM, Room 245

Suburban communities present unique transportation challenges for people dependent on transit to connect to work, school, and services to meet their basic needs. These areas lack density for fixed-route service, and the communities require special transportation services. Several counties, Washington, Dakota, and Scott/Carver share their work to improve transportation resources.

Hally Turner, Washington County;
Heldi Corcoran, Dakota County;
Alan Herrmann, Smartlink Transit

Innovative Approaches to Multi-Jurisdictional Planning

Wednesday, 1:15 - 2:15 PM, Room 247

The east metro intersection of Rice Street and Larpenteur Avenue is getting welcome attention in a multi-jurisdictional approach to planning. Learn how St. Paul and two of its suburbs, Roseville and Maplewood, move past local autonomy in cooperation to create a shared vision for the corridor.

Shann Finwall, AICP, City of Maplewood;
Karl Egerstrom, Collins, City of Roseville;
Jamie Radel, City of St. Paul

GENERAL SESSIONS 2:30 - 3:30 PM

All sessions are 1.0 CM unless otherwise noted.

Autonomous Vehicles and Their Impact on Cities and Parking Demand

Wednesday, 2:30 - 3:30 PM, Reception Hall

Uber and Lyft have revolutionized the taxi industry, but this is only the beginning of a much larger change in mobility. This session will review the changes that are occurring in the automotive industry, the progress being made toward autonomous vehicles, the changes in parking demand, and what these mean to how cities and buildings/developments function. The session will be led by a panel of subject matter experts in downtown planning, downtown development guidelines, parking planning, shared parking, and parking structure design.

Dan Coyle, PE, and **Sanjay Pandya**, PE, Kinley-Horn;
Tom Fisher, Minnesota Design Center;
Shane Rudling, PE, and **Jason Schmidt**, City of Bloomington

Economic Competitiveness: Industrial Land Inventory, Benefits, and Preservation

Wednesday, 2:30 - 3:30 PM, Room 241

As a matter of economic competitiveness, cities need to consider manufacturing's real estate needs, how industrial use fits with neighboring land uses, and the benefits of industrial land preservation. An Industrial Land Inventory is a first step toward understanding the supply, demand, and geography of industrial land. This presentation will quantify the industrial land supply of the Twin Cities region and discuss issues faced by land owners, site selectors, and cities.

Todd Graham and **Corrin Wendell**, AICP, Metropolitan Council

Bringing Maps to Life: Designing & Developing Interactive Maps

Thursday, 2:30 - 3:30 PM, Room 243

Interactive web maps are an effective tool for both collecting and sharing information. Users can more actively explore and effectively understand project materials and provide input at a detailed level. We'll demonstrate three maps (Dakota County East-West Transit Study, Hibbing Safe Routes to School Project, and Highway 169 Construction) and discuss the functionality, familiarity, and accessibility of interactive maps.

Chelsey Hendrickson, AICP, Lella Bunge,
and **Brian Miller**, Kinley-Horn

Building Cross-Sector Collaborations for Healthy Communities

Wednesday, 2:30 - 3:30 PM, Room 245

Building cross-sector relationships furthers the ability of planners to adapt and innovate. And, there are many allies in health fields with expertise to complement planning. But, establishing cross-sector relationships can be like asking for a first date. Learn how to build and maintain cross-sector work, with tools, real-life examples, and dating-game fun.

Nadja Bemeche, Terra Soma;
Ellen Pillsbury, AICP, MN Department of Health

Popsicles in Planning:

How Artists at the Planning Table Drive Innovation

Wednesday, 2:30 - 3:30 PM, Room 247

Many U.S. cities have started to involve artists on planning teams and within staff departments. Learn about the innovations of one of the nation's longest-standing City Artists programs established by Public Art Saint Paul in partnership with the City of Saint Paul. Artists also work in planning through the Public Art Ordinance. Find out how popsicles help planning.

Colleen Sheehy, Public Art St. Paul;
Lucy Thompson, City of St. Paul;
Amanda Lovelee and **Aaron Dysart**, Public Art St. Paul

WEDNESDAY

WEDNESDAY

12

14

Sessions, cont.

GENERAL SESSIONS 3:45 - 4:45 PM

All sessions are 1.0 CM unless otherwise noted.

Twin Cities Intersection Priorities and Leveraging GIS Tools

Wednesday, 3:45 - 4:45 PM, Reception Hall

The session will summarize the Principal Arterial Intersection Conversion Study, a first-of-its-kind system study led by the Metropolitan Council and MnDOT. The session will also show how GIS and web technologies were leveraged to analyze many data parameters, present/discuss progress, and retain study results using a dynamic web-GIS tool.

Steve Peterson, AICP, Metropolitan Council;
Nick Meyers and Doug Abere, Bolton & Menk, Inc.;
Paul Czech, MN Department of Transportation

Engaging Minnesota's Environmental Justice Populations

Wednesday, 3:45 - 4:45 PM, Room 241

The US 59 Worthington Corridor Study is using a multitude of innovative and interactive public engagement strategies and tools to successfully engage the multicultural community by ensuring they have a voice at each stage of the planning process and are shaping the look and feel of this future urban reconstruction project.

Craig Vaughn, PE, PTOE, SRF Consulting;
Forrest Hasty, PE, Mn Department of Transportation

The Office of the Future

Wednesday, 3:45 - 4:45 PM, Room 243

Office buildings are the foundation of many of our central business districts and important employment centers. However, office spaces are evolving rapidly in response to both technological and cultural changes. Learn what tomorrow's office might look like and what impacts this may have on land use and transportation.

Jay Demma, AICP, Perkins+Wills

MN Walks: A Statewide Framework for Walking

Wednesday, 3:45 - 4:45 PM, Room 245

This session will cover the creation of MN Walks and the extensive community engagement that was undertaken by two state agencies. The main themes of the document will be reviewed: roadway and street design; land use and the built environment; foster creativity and partnership; listen and

plan; winter and year round maintenance; and build a culture of walking. Tangible strategies in each of the six themes will be shared along with guides and resources to help make them actionable strategies for all attendees.

Kelly Corbin, MN Department of Health;
Jasna Hadzic-Stanek, MN Department of Transportation

Managing the Politics of Complex Superfund Projects

Wednesday, 3:45 - 4:45 PM, Room 247

Revitalizing brownfield sites is complex, not only because contaminants need to be carefully removed from the site, but because property owners need to navigate relationships with and between state, regional and national regulatory agencies. We will explore these complexities using the Rice Creek Commons development as a case study.

Heather Worthington, Ramsey County

MOBILE TOUR

Bus will be in front of the Verizon Center

Chankaska Creek Ranch and Winery

Wednesday, 3:45 - 6:45 PM

Please join us for a social event at the Chankaska Creek Ranch and Winery, tucked in the beautiful countryside just north of Mankato. "Chankaska," a native Dakota Indian name meaning "forest enclosed," perfectly illustrates the unique and inviting environment at the winery. Bus transportation will be provided from the Verizon Wireless Center to the winery for up to 100 people. The event will include reserved patio seating, wine tasting (up to 5 wines), and light hors d'oeuvres.

Young Professionals Group Meet

5:00 - 6:30 PM, Pub 500

Take a refreshment break prior to the Awards Reception with the Young Professionals Group at Pub 500 at 500 S. Front St. for an hour of networking. Mentors participating in the APA-MN Mentorship Program are encouraged to attend. The Young Professionals Group is a professional and social resource for early-career and mid-career professionals. Students are welcome!



WEDNESDAY

APA MINNESOTA ANNUAL REPORT AND AWARDS CEREMONY

5:45 - 8:30 PM Event Center

Conference attendees are invited to join all of our award winners for dinner and a short program and networking. Learn more about the winning projects and have an opportunity to talk to the recipients.

Awards are as follows:

LIFETIME ACHIEVEMENT

Mark Koegler, Holsington Koegler Group, Inc. and
Barry Warner, AICP, SRF Consulting Group, Inc.

PLANNER OF THE YEAR

Eric Weiss, AICP, City of Shakopee

INNOVATION IN PLANNING

MINNESOTA GROW SOLAR TOOLKIT, Great Plains Institute

EXCELLENCE IN COMMUNITY ENGAGEMENT

US 59 WORTHINGTON CORRIDOR STUDY, MnDOT,
SRF Consulting Group, Inc.

PARTNERSHIPS IN PLANNING

CARVER COUNTY, TH 41/CSAH 61 IMPROVEMENTS,
City of Chaska, Carver County, Bolton & Menk, Inc.

SUCCESS STORIES IN IMPLEMENTATION

DOWNTOWN CHASKA MASTER PLAN & IMPLEMENTATION,
City of Chaska, Holsington Koegler Group, Inc.

PLANNING IN CONTEXT

ELIOT SCHOOL REUSE SITE STUDY AND REDEVELOPMENT,
City of St. Louis Park,
Holsington Koegler Group, Inc.

AROUND THE BEND: RESPONSE TO CHANGE

LOCAL SYSTEM PRESERVATION GUIDE,

Anoka County,

Stearns County,

Otter Tail County,

Dakota County,

Freeborn County,

LRRB,

SRF Consulting Group, Inc.

OUTSTANDING STUDENT PROJECT

FIND IT, COOK IT, SAVE IT,

Andrew Degerstrom,

Joe Lampe,

Kevin Priestley

The Awards Committee would like to thank all who responded to our request for Award submittals, and we encourage you to look ahead to next year. We appreciate all of the good work done by the planning community.



WEDNESDAY

THURSDAY SCHEDULE

Event Center	Breakfast 7-8	Lunch and Panel Discussion 12:00 - 1:30				Sponsor Meet & Greet 4-4:30	Social Hour 5:30 - 7:00 Dinner & Speaker 7:00 - 8:30									
Reception Hall	Autonomous Vehicles and Transportation 8:00 - 9:00	A Return to the Town Square 9:15 - 10:15	Exploring White Privilege in Planning 10:30 - 12:00		The Food Jus- tice Planning Score Card 1:45 - 2:45	Integrating New Approaches 3:00 - 4:00	The Evolution of the Future 8:30 - 9:30	Planning 9:00 - 9:30								
Banquet Hall			Speed Sessions 10:30 - 12:00													
Room 241	Putting Public Art in Your Comp Plan 8:00 - 9:00	Data-Driven Bicycle Net- work Planning 9:15 - 10:15	Walking & Biking: Collaborative Analysis 10:30 - 12:00		More Than Just an Affected Jurisdiction 1:45 - 2:45	A New Strat- egy to Protect Drinking Water 3:00 - 4:00	Effectively Talk About Planning & Health 4:30 - 5:30									
Room 243	Access, Inclusion, and Design 8:00 - 9:00	Deconstructing the Development Pro Forma 9:15 - 10:15	Ethics in the Round 10:30 - 12:00		Social Sus- tainability and Equity 1:45 - 2:45	Public Art: Livable Places for the Future 3:00 - 4:00	Health & Equity in Suburban Redevelopment 4:30 - 5:30									
Room 245	Green Zones 8:00 - 9:00	The Missing Blueprint 9:15 - 10:15	Planning for Equity 10:30 - 12:00		Transforming Highway 100 1:45 - 2:45	What's Your Story? 3:00 - 4:00	Ramsay's Next Generation 4:30 - 5:30									
Room 247	Partners in City-Building 8:00 - 9:00	Creating Com- munity Plan- ning Leaders 9:15 - 10:15	Collaborative Action - Planning for Resilience 10:30 - 12:00		What's Next for Blue Earth County 1:45 - 2:45	Safe Routes to School 3:00 - 4:00	Best Practices for Local En- ergy Planning 4:30 - 5:30									
Off Site & Mobile Tours	5K Run/ Walk 6:30 - 7:30	Towards a Greener Campus: MSU-Mankato's Climate Action Plan 9:15 - 11:45			Historic Canoe/Kayak Tour 1:45 - 3:45	Walking Tour 1:45 - 2:45	Mankato Transit System 3:00 - 5:00	After Hours Social								
	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM

THURSDAY

Thursday, September 28

MOBILE TOUR

5K Run/Walk

Wednesday, 6:30 - 7:30 AM

Meet in front of the Verizon Center.

Join your fellow planners in a 5K walk/run this morning in the beautiful Minnesota Valley. We'll be following along the Minnesota River Trail to the north of downtown. The access is a block from the Verizon Center, at an opening in the flood wall at Main St/Riverfront Drive. The participants will head north on the trail and then turn around at a point near where the trail goes under Highway 14, to return to the Verizon. We will have spotters along the way, as well as some signs, to help the participants find their way. We also will have a map available at the registration desk with the exact distances prior to the event. T-shirts will be provided.

Breakfast

7:00 - 8:00 Breakfast, Event Center

Sessions

Thursday, September 28, 2017

General Sessions 8:00 - 9:00 AM

All sessions are 1.0 CM unless otherwise noted.

Autonomous Vehicles and Transportation Technology: Planning for an Uncertain Future

Thursday, 8:00 - 9:00 AM, Reception Hall

As a future with self-driving cars, smart infrastructure, and mobility platforms becomes more apparent, the task for planners is shifting from just wondering to taking action. This session will provide examples and offer advice for planning and ultimately, making investment decisions in the face of this exciting but uncertain future.

Tim Burkhardt, AICP, HDR;
Philip Schaffner, MN Department of Transportation;
Andy Hingefeld, WSB & Associates;
Daniel Peña, Metropolitan Council

Putting Public Art in Your Comp Plan

Thursday, 8:00 - 9:00 AM, Room 241

This session explores the big world of contemporary public art, place making and creative social engagement, and how they benefit cities around the world, led by one of the country's leading experts in the field. Learn about local and national case studies, and a recently produced study on public art in comprehensive plans in Minnesota. Explore outside-the-box strategies for involving artists in public improvement projects, gathering community input, and efforts to improve community health. Engage in brainstorming and problem solving exercises, and learn how to apply artful solutions to your challenges and opportunities.

Jack Becker, Forecast Public Art

Access, Inclusion, and Design:

Engaging Persons with Disabilities in Station Design

Thursday, 8:00 - 9:00 AM, Room 243

Inclusion of diverse stakeholders and perspectives is a key step in an equitable design process. Yet communicating design issues can be a challenging and daunting task. Find out how Metro Transit developed an innovative workshop format to engage persons with disabilities and transportation accessibility advocates in the design review process.

Shelley Miller, AICP;
Sarah Ghendour and Natalie Westberg, Metro Transit;
Kjensmo Walker, Metropolitan Council

Green Zones:

Designing Place-Based Equity and Sustainability Policies

Thursday, 8:00 - 9:00 AM, Room 245

Can planners address historic and present environmental and social injustices without causing unintended consequences of gentrification and displacement? Hear from the facilitator of the Minneapolis Green Zone Initiative how the City of Minneapolis brought together City staff and community residents to do find answers to this question.

Kelly Muellman, AICP, City of Minneapolis

THURSDAY

Sessions, Cont.

Planners and Developers: Partners in City-Building

Thursday, 8:00 - 9:00 AM, Room 247

In the book, *How Real Estate Developers Think*, Brown explains the interests and motives of developers - how they think, how they succeed, and how they navigate the development process effectively. Panelists will share their experiences and advice on how planners can utilize this knowledge in their careers and communities.

Emily Goellner, AICP, LEED Green Associate,
City of Golden Valley, Moderator;
Petar Hendes Brown, AIA, AICP, Conurbation LLC;
Kimberly Hollen, City of Minneapolis;
Lucy Thompson, City of St. Paul

MOBILE TOUR

Towards a Greener Campus:

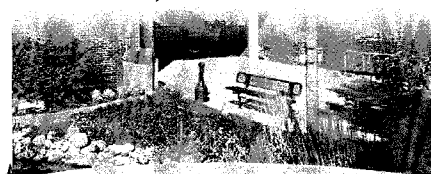
Minnesota State University - Mankato's Climate Action Plan

Thursday, 9:15 - 11:45 AM • 2 CM

Meet at the bus in front of the Verizon Center

This tour features the implementation of strategies developed by Minnesota State University's Climate Action Plan (MSU-CAP). MSU-CAP is a multi-disciplinary initiative to reduce Greenhouse Gas (GHG) emissions. MSU-CAP was also developed in a partnership with a consulting firm, Sebesta. Attendees will have an opportunity to see the outcome of three types of strategies: Mitigating Strategies, including Buildings/Energy and Transportation; Adaptive Strategies which consider Water, Waste and Purchasing, and Promotion Strategies including Education and Communication.

Russell Fricano, AICP, and Raymond Asomani-Boateng, AICP,
Minnesota State University-Mankato



GENERAL SESSIONS 9:15 - 10:15 AM

All sessions 1.0 CM credits

A Return to the Town Square

Thursday, 9:15 - 10:15 AM, Reception Hall

The town square can be redesigned to allow people to gather to celebrate, conduct business, and engage in discussion. A look into three diverse case studies at the Santa Fe Railyard, Times Square, and Rittenhouse Square in Pennsylvania provide examples for how planners can revive the town square to engage residents and serve them better.

Stephanie Rouse, AICP, City of Minneapolis

Data-Driven Analyses in Bicycle Network Planning

Thursday, 9:15 - 10:15 AM, Room 241

Bicycle network planning can be much more than lines on a map. Learn about innovative approaches to network analyses specifically tailored to the unique nature of bicycle travel. Experts from Toole Design Group will share state-of-the-art methodologies for analyzing bicycle network demand (bikesheds), project prioritization, and bicyclist comfort.

Greta Alquist and Hannah Pritchard, PE PTOE, Toole Design Group LLC

Deconstructing the Development Pro Forma

Thursday, 9:15 - 10:15 AM, Room 243

Sources, Uses, Rents, Expenses, Return on Investment! Gap? The pro forma is a development budget that is central to every project. This skills-building session walks through the components of rental housing and commercial/industrial pro formas, analyzing risk and return, and the key factors when reviewing requests for local financial assistance.

James Lehnhoff, AICP, and Jason Aarsvold, Ethiers

The Missing Blueprint: Emerging Communities

Thursday, 9:15 - 10:15 AM, Room 245

Who and where are the Emerging Communities? The five converging forces of today's world force us to recognize that emerging communities are more important than ever. This session will reveal trends and new practices that engage, empower, and create sustainable value within and for these communities.

D'Angelos Svenkeson, THOR Development;
Damaris Hollingsworth, AIA, LEED AP, THOR Design Plus;
Lee Hargett, THOR Consulting

THURSDAY

Sessions Cont.

Creating Community Planning Leaders in Areas Skeptical of the Planning Process

Thursday, 9:15 - 10:15 AM, Room 247

Shared by the Mississippi River, join two emerging communities areas as they transform while keeping the balance of their passionate history. Learn new strategies to define the value of a plan, develop new community planning leaders, create a modern planning department, and even share a few humorous (or horror) stories.

Tina Goodroad, AICP, City of Dayton;
Tim Gladhill, City of Ramsey

General Sessions 10:30 AM - 12:00 PM

All sessions are 1.0 CM unless otherwise noted.

Exploring White Privilege in Planning through the Racial Color Line

Thursday, 10:30 AM - 12:00 PM, Reception Hall • 1.5 CM

How do our patterns of thinking and shared histories influence the way we plan in Minnesota? By presenting case studies and carrying out an embodied exercise, we will examine the construction of racial bias to foster a conversation about race as a central element influencing urban planning decisions.

Fernando Burga, Humphrey School of Public Affairs;
Erika Dunens, UMN Extension

Walking and Biking: Collaborative Analysis to Improve the Non-Motorized Built Environment

Thursday, 10:30 AM - 12:00 PM, Room 241 • 1.5 CM

Good data is valuable for creating and improving walkable and bikeable places in Minnesota. Many agencies across the state assist in collecting non-motorized counts with the long-term goal of equitably improving public facilities and spaces, and understanding local trends in walking and biking to create better encouragement and safety. As a state, Minnesota is a national leader in developing these methodologies and is working hard with partners to make data available to communities statewide.

Michael Petesch, MN Department of Transportation;
Kelly Corbin and Jennifer Pelletier, MN Department of Health;

Ethics in the Round

Thursday, 10:30 AM - 12:00 PM, Room 243 • 1.5 CM

Every day planners are faced with ethical issues. Sometimes the issues seem small, sometimes overwhelming. Regardless of how big the issue is, planners must address these issues honestly, forthrightly and as soon as practicable in order to maintain our personal and professional integrity. Join us for a lively, interactive conversation about all too real ethical dilemmas. Bring your own war stories to share and discuss with the group.

Jane Kansler, AICP, Bolton & Menk;
Elise Durbin, AICP, Hennepin County;
Melissa Poehlman, AICP, City of Richfield

Planning for Equity through Innovation and Creativity

Thursday, 10:30 AM - 12:00 PM, Room 245 • 1.5 CM

Minneapolis 2040, the update to the city's comprehensive plan, is reaching further than it ever has before to achieve goals that dramatically reduce disparities in order to produce equitable outcomes for all Minneapolis residents. Learn about the methods used by city planners and artists to direct the planning process to deliberately acknowledge past structural racism in policies for the built environmental and then identify opportunities for the comprehensive plan to be a tool for change.

Beth Elliott, AICP, Stantec;
Paul Mogush, AICP, and Rattana Sengsoukhehn, City of Minneapolis;
Monica Sheets, Independent Artist

Collaborative Action - Planning for Resilience

Thursday, 10:30 AM - 12:00 PM, Room 247 • 1.5 CM

Planning too often occurs in the office, with limited community input to launch policies and strategies. To sufficiently tackle climate change challenges, planners need to engage the community and leave the office. Recent collaborative approaches to resilience planning offer insight into how to help ensure communities are ready and resilient.

Eric Wojchik, Metropolitan Council;
Leslie Yetka and Jen Kader, Freshwater Society



THURSDAY

SPEED SESSIONS 1 1.5 CM

Thursday, 10:30 - 12:00 PM, Banquet Hall

1. Rice Creek Commons: From Brownfield to Redevelopment
Ramsey County purchased a 427-acre parcel of the Twin Cities Army Ammunition Plant with the goal of revitalizing a long-dormant industrial area into a vibrant residential, commercial, and retail area. Demolition and remediation of the site to residential standards was certified in 2016 and infrastructure construction will begin in 2017.

Josh Olson, AICP, Ramsey County;
Matthew Bachler, AICP, City of Arden Hills

2. Healthier Communities: Guides and Tools for Integration
Active Living Dakota County (ALDC) has developed a set of open source Healthy Comprehensive Plan Information Guides. The guides are a tool for integrating vision, goals, and policies for healthier communities into the comprehensive plan. Learn about the guides and how they can be adapted for any community.

Lil Leatham, Dakota County;
Mary Montagne, Oakota County

3. How to Conduct a Market Study

Increasingly, stakeholders want to know how market forces will influence change in their communities. By following a real world market study, learn how planners can prepare their own market studies through a basic set of steps to better understand and convey market knowledge to stakeholders and elected officials.

Jay Demma, AICP, Perkins+Wills

4. I'm New to this: Mentoring Skill Shares

Mentoring comes in many shapes and sizes, and the benefits are often reciprocal. Since many mentorship relations form organically, it is helpful to share strategies to provide guidance and help a mentee overcome challenges. If you've ever had a mentor, think about paying it forward and joining this facilitated discussion.

Hally Turner and Sara Allen, Washington County

5. Getting Ready for the 2020 Census:

Local Government's Role

To prepare for Census 2020, the Local Update of Census Addresses, which is a federal-local partnership, reviews the Master Address File, which is then used to mail Census questionnaires. The goals of LUCA are to create the best list possible and to complete counts in your area. We will present the opportunity for local governments to participate in 2018. The registration deadline is December 2017.

Todd Graham, Metropolitan Council

6. How the ABC Parking Ramps Stay Current with Changing Mobility

Parking price and availability often influence travel behavior more than good transit service or congestion. Learn how the ABC Ramps in Minneapolis are researching innovative strategies to integrate mode choice and transportation options with traditional parking programs to align better with new technology, travel behavior, and the emerging shared-mobility economy.

Kevin White, AICP, Kimley-Horn;
Lisa Austin, MN Department of Transportation

7. Clearing the Path: Keeping People Walking and Biking Despite Snow and Ice

Snow and ice is inevitable in Minnesota, and communities should ensure that sidewalks and bikeways are accessible year-round. This session will highlight findings, best practices, and recommendations from two recently completed bicycle and pedestrian maintenance studies: the Hennepin County Bicycle Maintenance Study and Minneapolis Pedestrian and Bicycle Winter Maintenance Study.

Connor Cox, Toole Design Group, LLC

Lunch & Panel Discussion

Thursday, 12:00 - 1:30 PM Event Center • 1.0 CM credits

Every day, planners engage a variety of stakeholders as our society becomes more diverse. Yet, the field of planning does not represent the population we serve. While equity is an important topic to address in planning work, gender and racial equity remain overlooked in our profession. Join your fellow planners for lunch, followed by a panel discussion on equity across different sectors and positions.

MOBILE TOURS

Historic Canoe/Kayak Tour

Thursday, 1:45 - 3:45 PM • 2 CM

Mankato was settled on the borders of the Minnesota River. Bent River Outfitters of Mankato will provide a guided canoe/kayak trip along the Minnesota River and potentially the Blue Earth River, beginning at Fort Le Hillier Landing and ending at Riverfront Park. The National Register Archaeologist, David Mather, from the State Historic Preservation Office will accompany the tour and offer a narrative focused on the history and geology of the rivers as well as human settlement in the area. The outfitters will provide transportation to and from the Verizon, and they will provide a guide for every 12 paddlers. The tour will be water level dependent.

David Mather, Minnesota Historic Preservation Office

MOBILE TOURS

Walking Tour: Positive Impacts of New Development & Public Art on the Pedestrian Shopping/Dining/Walking Experience

Thursday, 1:45 - 2:45 PM • 1 CM

As on the walking tour from 2010, the 2017 workshop will follow a route from Center City Hotel to Front Street Entertainment area. Maps will be distributed for use in identifying physical and visual changes, including a significant investment in public art, murals, seating, and food and retaining walls, all meant to stimulate pedestrian visitor and worker traffic and gathering spaces.

Opportunities for enhancements to the pedestrian experience will be discussed. If time permits, a description of the continually evolving Riverfront retail historic building district between Mulberry and Madison streets, north of the Center City Hotel, will be given.

Peter Bruce, Pedestrian Studies;
Megan Flanagan, Greater Mankato Growth

GENERAL SESSIONS 1:45- 2:45 PM

All sessions are 1.0 CM unless otherwise noted.

The Food Justice Planning Score Card

Thursday, 1:45 - 2:45 PM, Reception Hall

Food systems planning is vital for ensuring the continued supply of safe, healthy food for our communities, and for protecting water and land resources. Additionally, food and agriculture planning practices rooted in food justice can be effective at reducing racial and class disparities. By building from the Food Access Planning Guide this session will showcase the Food Justice Score Card - an innovative planning tool geared at evaluating whether or not a plan or planning policy promotes food justice.

Fernando Burgos and Claire Stoscheck, Humphrey School of Public Affairs;

School Districts: More Than Just an Affected Jurisdiction

Thursday, 1:45 - 2:45 PM, Room 241

Comprehensive plans in the 7-county metro must be sent to affected school districts for review before they can be approved. But few school districts have taken advantage of this opportunity to provide feedback. This session will explore the reasons why and recommendations for better planning integration.

Tara Beard, AICP, Metropolitan Council

Social Sustainability and Equity in Minnesota Communities

Thursday 1:45 - 2:45 PM, Room 243

Equity, the third E in the three-legged stool of sustainability, is often the least recognized in community sustainability planning. Drawing on examples from Minnesota communities, this presentation will highlight approaches to framing equity and social sustainability, practical project examples, and recommendations for community sustainability planning efforts.

Mike Greco, AICP, and Hannah Gary, Resilient Communities Project

Transforming Highway 100: Grandview Green

Thursday, 1:45 - 2:45 PM, Room 245

Freeway lid projects nationwide demonstrate that infrastructure can be transformative: in generating new development, providing access to transit, developing new community assets, and meeting density needs for the future. This session will present a City of Edina commissioned study that looks at the potential of a green lid over Highway 100, capturing underutilized land and returning it to the tax rolls via air rights development.

Mic Johnson, FAIA, Architecture Field Office;

Anna Potter, Kimley-Horn;

Beyond the Land Use Plan: What's Next for Blue Earth County

Thursday, 1:45 - 2:45 PM, Room 247

Blue Earth County is distinguished by its diverse characteristics - hog production, miles of river, and the regional hub of Mankato, to name a few. Shifting demographics, agricultural industry trends, growth pressure, and shoreline development are some of the county's current challenges. Join us for a discussion of the county's current update process of their 20 year old Comprehensive Land Use Plan, addressing current issues while highlighting their history.

Stephanie Falkner, AICP, SRF Consulting;

Aaron Stubbs, Blue Earth County



THURSDAY

THURSDAY

MOBILE TOUR

Mankato Transit System:

Successful Partnerships=Successful Transit

Thursday, 3:00 - 5:00 PM • 2 CM

Meet at the bus in front of the Verizon Center

The Mankato Transit System has seen an increase of over 100% in ridership since 2011. Ride the bus with us to visit Mankato State University to hear about the creation of the Green Transportation bus fee and its successful partnership with Mankato Transit. We will then tour the new state of the art Mankato Transit facility and hear the steps taken to construct the facility including partnerships between the City of Mankato, Federal Transit Administration, and MnDOT Office of Transit.

Jo Ann Olsen, AICP, SRF Consulting;

Mark Anderson, City of Mankato;

Deve Cowan, Minnesota State University-Mankato

General Sessions 3:00 - 4:00 PM

All sessions are 1.0 CM unless otherwise noted.

Integrating New Approaches with Traditional Public Engagement Techniques

Thursday, 3:00 - 4:00 PM, Reception Hall

Public engagement played a central role in the success of the Hwy 23 Safety Assessment by focusing on two key efforts: integrating new social media strategies with traditional efforts and educating the broad public about effective and innovative methods of addressing transportation challenges.

Jennifer Quayle and Leif Garness, PE, PTOE, SRF Consulting;

Lindsey Knutson, AICP, MN Department of Transportation

Living Cover: A New Strategy to Protect Drinking Water, Lakes, and Streams

Thursday, 3:00 - 4:00 PM, Room 241

Living cover includes perennial crops, native grasses and prairie plants, cover crops and forests all of which hold water on the landscape, filter contaminants, reduce runoff to lakes and streams, and allow clean water to recharge aquifers, protecting drinking water sources. Explore a range of tools that encourage living cover, from water quality credits to easements, cost-share programs and, of course, planning and zoning.

Suzanne Rhea, AICP, Board of Water and Soil Resources;

Tammi Eshenaur, MN Department of Health;

Pete Moulton, PE, City of St. Peter

Public Art, Placemaking, and Creating Livable Places for the Future

Thursday, 3:00 - 4:00 PM, Room 243

The cities of Minneapolis and Hopkins are both wrapping up construction of significant corridor placemaking projects - Nicollet Mall and the Artery respectively. While different in scale, both projects aim to make public art a central feature in creating well-rounded, livable, energetic places. Hear about the trials, tribulations, and victories that come from incorporating public art, creative problem-solving, and innovative design into placemaking projects that will change the face of their cities now and into the future.

Megan Beekman, AICP, City of Hopkins;

Lisa Middag, Minneapolis Downtown Improvement District

What's Your Story?

Thursday, 3:00 - 4:00 PM, Room 245

What is meaningful design? Join us as we discuss various methods for using natural, cultural or historical elements to shape planning and design in a manner that not only tells a story but also creates meaningful spaces that can range from active, thriving spaces to intimate, healing spaces.

Candace Amberg, RLA, and

Molly Patterson-Lundgren, AICP, WSB and Associates;

Robert Jones, MN Department of Transportation

Using a Rapid-Planning Process to Build Stakeholder Engagement around Safe Routes to School

Thursday, 3:00 - 4:00 PM, Room 247

This session examines the techniques that are used to create a strong, collaborative team to effectively develop Safe Routes to School (SRTS) recommendations across all 6 E's and use a focused, intensive charrette-style rapid planning process to efficiently develop recommendations with the buy-in needed from multiple SRTS team members.

Colin Harris, PE, and Jimmy Shoemaker, Alta Planning + Design;

Deve Cowan, MN Department of Transportation



THURSDAY

Sponsor Meet & Greet!!

4:00 - 4:30 PM, in the Event Center

Please join us in the Exhibitor area to say "Thanks!" to our conference sponsors. Grab a beverage or snack and pay a visit to the booths. Bring along your Exhibitor's passport to get stamped. A prize will be awarded in a drawing of completed passes.

GENERAL SESSIONS 4:30 - 5:30 PM

All sessions are 1.0 CM unless otherwise noted.

The Evaluation Framework of the Future:

How Minneapolis Blends Capital Funding with Equity

Thursday, 4:30 - 5:30 PM, Reception Hall

Minneapolis recently restructured their annual capital street funding process by developing and applying a criteria-based system that focuses on racial and economic equity to prioritize projects. Come learn about how the impetus, methodology, challenges, and future process improvements could be applied in your city or agency!

Kathleen Mayell, AICP, City of Minneapolis;

Anne Potter, Kimley-Horn

Planning for People:

How to More Effectively Talk about Planning and Health

Thursday, 4:30 - 5:30 PM, Room 241

It can often be difficult to pivot planning conversations from a focus on the built environment towards a conversation that also considers social impacts, equity, and health. Learn about the Planning for People initiative and walk away with skills to more effectively talk about health.

Eric Weiss, AICP, City of Shakopee;

Den Edgerton, AICP, Zan Associates;

Ellen Pillsbury, AICP, MN Department of Health

Health & Equity in Suburban Redevelopment: How MN Cities can Tackle the Preservation/Adaptation Challenge

Thursday, 4:30 - 5:30 PM, Room 243

Many auto-oriented, predominantly white suburbs are experiencing a time of transition as market pressures, demographics, and cultural attitudes shift. Drawing on our recently published Healthy & Equitable Development report, we'll share the thoughts of community members, elected officials, city staff, and developers in first-ring suburbs of the Twin Cities on barriers around community engagement, active transportation, and subsidized and "naturally occurring" affordable housing, and share ways to keep moving forward.

Maria Wardoku, University of Minnesota;

Peter Handee Brown, AICP, AIA, Commurbation, LLC;

Sam Rockwell, University of Minnesota Foundation Real Estate Advisors

Ramsey's Next Generation of Mix of Uses Development

Thursday, 4:30 - 5:30 PM, Room 245

After decades of successful land use planning and implementation, Ramsey is poised to execute its next community asset. The Armstrong West Small Area Plan guides areas for housing, economic, and retail redevelopment. Infrastructure planning, cost-share/assessments, environmental review, and public engagement are just a few of the topics to be highlighted.

Tim Gladhill and Patrick Brame, City of Ramsey;

Jason Aarsvold, Ehlers; Eric Maass, WSB and Associates

Tools and Best Practices for Local Energy Planning

Thursday, 4:30 - 5:30 PM, Room 247

Local energy development, once the exclusive concern of communities with fossil fuel resources, is now an opportunity and risk for every Minnesota community. This session presents the Local Government Project for Energy Planning (LoGoPEP), which provides tools to help planners and local decision-makers understand local energy resources and plan for their future.

Brian Ross, AICP, LEED GA,

Great Plains Institute for Sustainable Development;

Becky Alexander, AIA, WELL AP, LHB, Inc.

THURSDAY

5:30 - 7:00 PM Event Center, 2nd Floor

Please join us for a social hour and student poster session before dinner. During the social hour network with peers and meet students as they present their posters about interesting projects

Celebrating Women in Planning

Thursday 9/28, 18:00 - 19:00, Reception Hall • No CM

Join APA Minnesota for our annual Women in Planning social event, sponsored by the Women & Planning Division of APA. Planners across the state have the opportunity to engage in conversations about the role of women in leadership, management, policy and decision making, as well as challenges and efforts to further growth and accomplishments in the field of planning.

**Dinner and Speaker 7:00 - 8:30 PM**

Event Center • .75 CM

Fact, Fiction, and Evidence:

The State of Planning in the Current Political Climate"

Keynote Speaker: Professor David Schultz, Hamline University

Planning is evidence-based, both in theory and application, and it lives in a world that believes in truth and knowledge. Yet we increasingly live in a partisan and polarized world of alternative facts, social media, and denial that global warming exists. How can planners do their job in a world that appears increasingly hostile to the very premises and conditions upon which our field exists? Professor David Schultz will discuss the challenges planning and planners face in the age of Trump, offering arguments for the continued relevance of truth, facts, and knowledge in a world that contests their existence.

David Schultz is a professor in the political science department at Hamline University, teaching classes in American politics and public policy. Professor Schultz has a Ph.D. in political science and a J.D. from the University of Minnesota, an LL.M. from the University of London (specializing in criminal law and the law of the European Union), M.A. in political science and philosophy from Rutgers University and SUNY Binghamton respectively, a Masters of Astronomy

from James Cook University, and a B.A. in political science and philosophy from SUNY Binghamton. From 1999 until 2013, he was a professor in the Hamline School of Business teaching doctoral and masters-level students in public administration, non-profit administration, and business administration. Professor Schultz also holds an adjunct appointment at the University of Minnesota Law School teaching election law, state constitutional law, and professional responsibility. He has previously taught at the Hamline University School of Law and University of St Thomas School of Law, the latter serving as a founding faculty member.



Professor Schultz received his third Fulbright Senior Specialist award to teach law at Mykolas Romeris University in Lithuania in 2015. In 2013, David won the Leslie A. Whittington Excellence in Teaching Award, a national teaching award, given to one professor per year by the Network of Schools of Public Policy, Affairs, and Administration (NASPAA), recognizing outstanding contributions to public policy education. In 2012, 2013, 2014, 2015, and 2016 David was named a SuperProfessor in the United States by Faculty Row.

Professor Schultz currently is the editor-in-chief of the *Journal of Public Affairs Education* and is on the editorial boards of the *Journal of Public Integrity*, *Election Law Journal*, *Journal of Comparative Policy Analysis*, and *Social Science Studies*. He is the author/editor of 28 books, 12 legal treatises, and more than 90 articles on topics including civil service reform, election law, eminent domain, constitutional law, public policy, legal and political theory, and the media and politics.

In addition to teaching, Professor Schultz was president of Common Cause Minnesota and has served as vice-president of the Minnesota and Texas chapters of the American Civil Liberties Union. Previously he served on the National Civic League's model cities charter revision committee, helping to draft the 8th edition of the Model City Charter, and on the Urban Coalition Board of Directors. David is a former city administrator and director of code enforcement in New York State, where he enforced and authored housing codes, as well as serving as a local government hearing officer.

David is a nationally-recognized expert on American politics and election law, public administration, apolitical ethics, money and politics, political participation, and land use law and has been a frequent commentator on television, radio, and in more than 100 domestic and international newspapers and periodicals.

8:30 – 10:00 PM GAME NIGHT

Find fellow planners in Reception Hall playing board games or cards. Plan a relaxing end to the evening after a long day of sessions and key note speakers.

FRIDAY SCHEDULE

FRIDAY											
Event Center											
Breakfast 7:30 - 8:30 Box Lunch & Wrap Up 12:30 -											
Reception Hall Trans. for Small Towns & Rural Communities 8:30 - 9:30 Planning: Community Process 9:45 - 10:45 Community Working Committee: The Next Innovation in Planning 11:00 - 12:30											
Banquet Hall Speed Sessions 11:00 - 12:30											
Room 241 Public Outreach with Web GIS 8:30 - 9:30 Planning for Aging 9:45 - 10:45 Around the Capitol: Laws Shaping the Future of Planning 11:00 - 12:30											
Room 243 The Art of the Transit Deal 8:30 - 9:30 Bicycling in Minnesota 9:45 - 10:45 Minnesota Planners' Municipal Broadband Gabfest 11:00 - 12:30											
Room 245 TOD Along Green Line Extension 8:30 - 9:30 Low Income Housing Tax Credits 101 9:45 - 10:45 Transformative Place-making 11:00 - 12											
Room 247 Getting to Yes: 10 Lessons 8:30 - 9:30 Can Planners & Engineers Do More than Coexist? 9:45 - 10:45 Tactical Urbanism 11:00 - 12											
Off Site & Mobile Tours											
6 AM 7 AM 8 AM 9 AM 10 AM 11 AM 12 PM 1 PM 2 PM 3 PM 4 PM 5 PM 6 PM 7 PM 8 PM 9 PM											

Friday, September 29

Breakfast

7:30 - 8:30 AM Event Center

Sessions

Friday, September 29

GENERAL SESSIONS 8:30 - 9:30 AM

All sessions 1.0 CM

Active Transportation Planning and Design Resources for Small Towns and Rural Communities

Friday, 8:30 - 9:30 AM, Reception Hall

Explore the new FHWA Small Town and Rural Multimodal Networks Guide, focused on the smaller scale places left out of previous active transportation guidance. Learn from a flexible design approach to creating more comfortable places for walking and biking. This session will use examples from peer communities and interactive exercises.

Rose Ryan, AICP, and Collin Harris, PE, Alta Planning + Design

Enhancing Public Outreach with Web GIS Engagement Practices

Friday, 8:30 - 9:30 AM, Room 241

Bolton & Menk Staff are continuously looking for new ways to engage the public that extend beyond traditional methods. BMI will discuss and demonstrate how they are integrating web-based technologies including GIS, traditional websites, and web-applications to supplement traditional methods and generate more feedback.

Nick Meyers and Matthew Lassonde, Bolton & Menk, Inc.

The Art of the Transit Deal

Friday, 8:30 - 9:30 AM, Room 243

Ramsey County is planning Riverview and Rush Line transitways. Support from those who need it most - people who rely on transit but are traditionally left out and those who fear it most - people concerned with impacts, will determine a project's faith. Learn how interests were aligned through nontraditional events and use of interactive models to visualize change.

Andrew Gitzlaff, AICP, and Michael Rogers, Ramsey County;

Joy Miclano, Zan Associates;

Bruce Jacobson, Metropolitan Design Center

TOD Along Green Line Extension

Friday, 8:30 - 9:30 AM, Room 245

This session focuses on the development of TOD zoning standards within Minnetonka, Hopkins, and Eden Prairie, located along the SWLRT Green Line Extension. Eden Prairie has adopted TOD zoning standards; Hopkins and Minnetonka are working collaboratively to establish a joint powers agreement and zoning for the Shady Oak station area.

Julie Klima, AICP, City of Eden Prairie;

Loren Gordon, AICP, City of Minnetonka;

Jason Lindehl, AICP, City of Hopkins

Getting to Yes:

10 Lessons in Development and Redevelopment

Friday, 8:30 - 9:30 AM, Room 247

New development and redevelopment is often complex in the best of circumstances. Community goals, physical constraints, and market realities don't always align. This session features insights on the development process and lessons on how to promote (or inadvertently sink) development and redevelopment projects.

Jason Aarsvold, Stacie Kvivang, and James Lehnhoff, AICP, Ehlers

GENERAL SESSIONS 9:45 - 10:45 AM

Planning an Effective and Engaging Community Process

Friday, 9:45 - 10:45 AM, Reception Hall

Community engagement is a requirement for many design and planning processes. LHB's Landscape Architecture and Planning Group has developed a philosophy and set of tools that works well in a variety of situations. This interactive discussion will explore our approach and its positive impact on design and planning decision making.

Lydia Major, PLA, ASLA, LHB, Corp.

Planning for Aging:

Issues for Ramsey County (and the rest of the country)

Friday, 9:45 - 10:45 AM, Room 241

Saint Paul - Ramsey County Public Health is beginning to focus on aging in our community. Initial steps in improving the aging friendliness of our county have included doing an initial inventory of services by conducting interviews with service providers and stakeholders. The county has also developed a draft framework for how to move forward.

Julia Weinstein Wolfe, St. Paul-Ramsey County Public Health

Sessions cont.

Assessing the Economic Impacts and Health Effects of Bicycling in Minnesota

Friday, 9:45 - 10:45 AM, Room 243

This study quantified the economic benefits of bicycling in Minnesota. The study focused on the impact of the industry and bicycle events, estimated the magnitude of bicycle infrastructure use in the state and analyzed the economic impact of health benefits such as reduced disease and deaths.

Sara Dunlap, MN Department of Transportation

Low Income Housing Tax Credits 101

Friday, 9:45 - 10:45 AM, Room 245

The Low Income Housing Tax Credit (LIHTC) is the largest affordable housing funding program in the country but remains nebulous to many. In the context of how LIHTC affects local housing development, this session delves into the types of LIHTC, its role in affordable housing projects, and implementation.

James Lehnhoff, AICP, Ehlers

Can Planners and Engineers Do More than Coexist?

Friday, 9:45 - 10:45 AM, Room 247

Planners and engineers see the world through different lenses, like werewolves and vampires. Planners look for the when and who, while engineers seek the how and what. But, we have the same goal - to deliver quality, effective projects. Join a diverse panel of planners and engineers to discuss conflicts and successes in collaboration.

Jane Kansler, AICP,

Peter Langworthy, AICP, & Bryan Nemeth, PE, PTOE, Bolton & Menk, Inc;

Steve Albrecht, PE, City of Burnsville;

Sue Polka, PE, WSB;

Jeff Ellerbusch, Rochester-Olmsted Planning Department;

Jan Lehmann, MVTA



GENERAL SESSIONS 11:00 - 12:30

All sessions are 1.5 CM unless otherwise noted.

Community Working Committees:

The Next Innovation in Planning

Friday, 11:00 AM - 12:30 PM, Reception Hall

Forget old engagement processes - put stakeholders to work! This innovated hands-on working committee approach establishes: relationships, trust, ownership and project buy-in. Stakeholders collaborate to research, develop, and map project ideas, concepts and recommendations. Learn how working committees prepared Cambridge's downtown for revitalization and a new community foundation.

Todd Streeter, Community Collaboration;

Lynda Woulfe, City of Cambridge

Around the Capitol: Laws Shaping the Future of Planning

Friday, 11:00 AM - 12:30 PM, Room 241

Join members of the APA MN Legislative and Law Committee to hear highlights from the 2017 session of the Minnesota Legislature and United States Congress, discuss action steps to implement the chapter's legislative policy platform, and receive an overview of two recent planning law cases in Minnesota and Wisconsin.

Paul Mogush, AICP, City of Minneapolis;

Andrew Mack, AICP, City of Pine City;

Tom Jensen, AICP, APA Minnesota

Minnesota Planners' Municipal Broadband Gabfest

Friday, 11:00 AM - 12:30 PM, Room 243

This session examines the increasingly important role that town planners are playing in municipal broadband projects both in Minnesota and nationwide, and discusses the results of APA's municipal broadband member survey and the training and tools that APA members say they need in order to support community-sponsored broadband initiatives.

Dale Neef, DNA Data Solutions;

Bill Coleman, Community Technology Advisors;

Mark Erickson, City of Winthrop

Transformative Placemaking in Action

Friday, 11:00 AM - 12:00 PM, Room 245 • 1.0 CM

Learn how to transform any space into a place full of activity and life. We'll then put theory to practice by placemaking areas within the conference venue!

Max Musicant, The Music Group

FRIDAY

FRIDAY

Sessions cont.

Tactical Urbanism Leads to Long-Term Change

Friday, 11:00 AM - 12:00 PM, Room 247 • 1.0 CM

Many communities are thinking critically about how they plan and design for their public space. Through low-cost, rapid implementation projects, community-initiated demonstrations are testing low-risk local ideas and finding opportunities that improve public life. This session will explore the challenges and opportunities of modifying the built environment through tactical interventions.

John Dempsey, Toole Design Group

SPEED SESSIONS 2

Friday, 11:00 AM - 12:30 PM, Banquet Hall • 1.5 CM

1. A Flood of Ideas:

Brownfield' Redevelopment after the 2011 Mouse River Flood

In 2011, Mouse River floodwaters caused devastating flooding along the River's path, including in Minot, ND. Many of the affected areas were historic industrial sites and low-wealth residential neighborhoods. This session will address the challenges of redevelopment and strategies to balance revitalization and sustainability in the face of climate change.

Katrine Nygaard, Stantec

2. Mixed Income Housing: New Tools and Strategies

Mixed income housing has a reputation of being complex and challenging. But it doesn't have to be that way! Find out new ways cities can encourage a small amount of affordable units in market rate developments, including a unique mixed-income feasibility calculator customized for the Twin Cities region!

Tara Beard, AICP, Metropolitan Council

3. A Case Study of Minneapolis' Upper Harbor Development

This session will examine the Upper Harbor redevelopment project, along the Mississippi River in North Minneapolis. We'll discuss the significance of the riverside location and the impact on the surrounding communities, especially minority residents and business owners. We'll analyze the project's successes and challenges, and explore similar emerging communities.

Nene Matzy-Keke, RNR Realty International;
D'Angelo Svenkeson, THOR Development

4. Hiring? The Secret to Attracting Young Talented Employees

Does attracting and retaining young talent feel like aiming for a moving target? This session focuses on young planners and what they want employers to know. Based on a locally conducted survey of planning students and recent graduates in Minnesota, this session will provide insight on how new planners navigate job searching, working, and professional development.

Emily Jorgenson and Connor Schaefer, Washington County

5. Medina Saves Million\$ and Beats the (Irrigation) Peak

Fearing the strain that lawn irrigation would place on its water system, Medina prohibits lawn irrigation with municipal water within new development. Join us to discuss how this action reduced water system investments by millions of dollars, provides opportunities for stormwater reuse and water conservation, but also presents new challenges.

Dusty Finke, AICP, City of Medina

6. Nobody Walks or Bikes Here:

Integrating Active Transportation into Your Community

Learn about small town, suburban, and urban initiatives that integrate active transportation in policies, plans, and community design. Examples will range from active transportation plans and community engagement strategies to development review processes and roadway maintenance programs. Examples will focus on northern climate communities.

Ciera Schlichting, AICP, Toole Design Group LLC

12:30: Join us in the Event Center for a Box Lunch and Wrap-Up

THANK YOU for attending the 2017 APA Minnesota State Conference. Please join us in the Event Center for a box lunch and some final networking. Please visit the conference website at www.plannersconference.com for the bios of the presenters. Within a month, the website will also have the Presentation Documents available for you to view.

To register your CM credits once the conference ends, search for the event number #9130873 which is called APA MN 2017 Annual Planning Conference. When searching for this event, you can search by keyword (APA MN 2017 Annual Planning Conference or #9130873), or by provider (APA Minnesota). You can further filter your search to Multi-Part Event. For more information on logging credits, go to <https://www.planning.org/cm/howtologcredits/>

FRIDAY

The 2017 Upper Midwest Regional/ APA MN State Conference has gone mobile!

Again this year, we're excited to be offering a mobile event guide for attendees. The app features speaker information, session schedules, conference updates, and networking opportunities. Best of all, it's accessible from all devices with an internet browser: smartphones, tablets, laptops, and even desktops.

How to Access our Mobile Event Guide

Go to <http://eventmobi.com/2017APAMN> on your mobile browser to instantly access your mobile event guide!

Follow your device instructions to add the URL as a shortcut on your homescreen.

Network and Share

Share your conference experience! Tag your tweets to #APAMN. Be sure to check out the networking module, new this year, as a way to connect with attendees and speakers.

Internet Access

Network: Civic Center Guest

User: civiccenter1 (lowercase)

Pass: TBD (lowercase) – this is not identified yet

Open a web browser, enter password information. If a 2nd screen opens asking for password information please enter it again.



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MN

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Administrator Discussion Guide

The Administrator position continues to evolve and change to meet growing demands and more challenging public policy realities. Challenging budgetary issues, legislative directives and economic conditions have intensified the need for high quality public sector leadership. This document is designed to assist in the discussion about the current vacancy and help shape an overall direction prior to advertising the position.

Administrator Attributes

The list of attributes for a leadership position can be grouped into four broad categories: Cognitive, Social, Business and Strategic. They are listed below with some attributes in each category. Please review and contemplate the attributes that are most important for the Administrator.

Cognitive • Intelligence • Critical thinking • Creative thinking • Ability to learn • Simple problem solving skills	Social • Communication skills • Persuasion/negotiation skills • Collaboration skills • Team building skills • Approachable • Sense of humor
Business • Financial management skills • Organizational management skills • Personnel management skills	Strategic • Systems level awareness • Visioning skills • Complex problem solving skills • Organizational change skills • Innovation skills • Decision making • Delegation skills

Other considerations

What are the current challenges in the organization?
What are the current strengths of the organization?
What is your vision for the organization?
What do you dislike about what is happening in the organization?
What do you like about what is happening in the organization?
What are the priorities for the new Administrator?
What background and experience is considered ideal for the preferred candidate?
How important is it for the Administrator to have a significant community presence?
What qualities would an ideal administrator have?
What is needed to excel in the organization?
What organizational goals do you see for the short and long term?
What are the most important community and organizational assets that should be highlighted in the profile and advertisement?

Mark Ostgarden

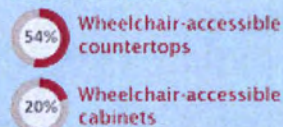
From: U.S. Census Field Division <field.division@subscriptions.census.gov>
Sent: Thursday, July 27, 2017 1:58 PM
To: Mark Ostgarden
Subject: Aging-Accessible Homes



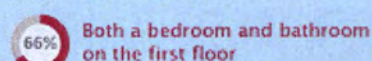
Aging-Accessible Homes

How many of the 21.5 million homes with an adult age 65 and over have accessible features?

Kitchen features



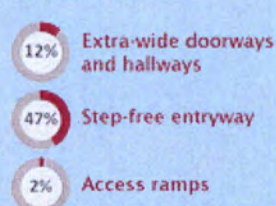
Bedroom feature



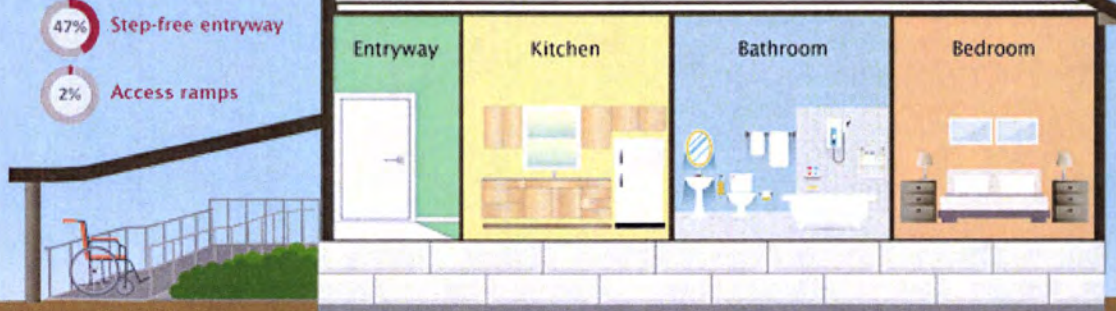
Bathroom features



Access features

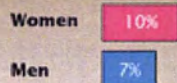


1 in 3 adults
age 65 and over
have trouble using some
feature of their home.



Older adults with a disability (Ages 65 and over)

Difficulty bathing or dressing

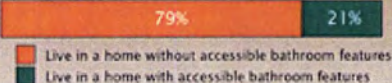


Difficulty walking

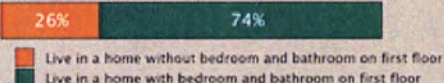


Disabled older adults without accessibility features in their homes (Ages 65 and over)

Older adults with difficulty using the bathroom



Older adults with difficulty walking or climbing stairs



United States
Census
Bureau

U.S. Department of Commerce
Economics and Statistics Administration
U.S. CENSUS BUREAU
census.gov

NIH
National Institute
on Aging

Sources: U.S. Census Bureau,
American Community Survey 2011-2015,
and American Housing Survey 2011.
www.census.gov/programs-surveys/acs/
www.census.gov/programs-surveys/ahs.html

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How can neighbors get what they want from a CVS developer?

2017-07-27 | ADVOCATE: OAK CLIFF EDITION

Standing up for urban form

When CVS moved to tear down an old stone warehouse on Beckley Avenue last year, Alicia Quintans bird-dogged the developer.

The Oak Cliff -based architect and preservationist went to every obscure public meeting on proposed zoning changes related to the project to express her opposition. She was the only one.

CVS eventually won out, as Quintans assumed they would, but she did take a consolation prize. The developer allowed her to salvage whatever she wanted from the building, including stone from the façade. The stone is an exact match for bridges and walls in her neighborhood, Beckley Club Estates . The neighborhood association squirreled away all of the matching stone in the event of future repairs or restoration.

Now CVS plans to build a suburban-style store at the heart of our neighborhood, right on the streetcar line on West Davis at Zang.

The developer, Orange LLC , razed the 1940 building that most recently housed El Corazon de Tejas restaurant as well as an adjacent retail strip. So far, plans call for building a typical CVS store set behind a parking lot, boxy with a synthetic stucco façade and a pharmacy drive-through.

That doesn't appeal to those who envision the corner of West Davis and Zang as a walkable, urban extension of the Bishop Arts District .

CVS, like many major retailers, builds most of its stores to certain specifications, whenever allowed, and deviating from that likely increases their costs.

But if neighbors want more expensive materials, such as brick, or a storefront that meets the sidewalk, what power does the neighborhood have to negotiate with the CVS developer?

Neighbors in Oak Lawn successfully negotiated with CVS developer Orange LLC in 2015.

The retailer donated a small park, built a security wall and used brick instead of stucco for its store on Maple Avenue .

That's because the developer needed neighbors' approval for a zoning change. The property had been zoned for apartments, and building the store required a change to allow retail. There was strong opposition from about 10 neighbors with homes adjacent.

"When pushed to it, [CVS] did a really good job," says Rob Elmore , who was involved in the effort through the Oak Lawn Committee.

On that corner of West Davis at Zang, however, no zoning change would be required. The lot is just outside of the Bishop/Davis zoning that prohibits drive-through windows. And it's outside of the Oak Cliff Gateway zoning, which requires urban form. It also is not included in the area that requires a delay before certain old buildings can be demolished.

The developer is requesting a replat - to make two lots into one - but approval for that lies with the City Plan Commission and not City Council .

In the case of the Maple Avenue store, as well as the Beckley consolation prize, it took neighbors standing up for the cause.

"They are capable of changing their form," Elmore says. "It's just a matter of, do they want to be good neighbors?"

Jason Price of Orange LLC , the CVS developer, told City Councilman Scott Griggs earlier this year that he would agree to meet with a committee of Oak Cliff residents about the development.

We asked Price to comment for this story, and he referred us to CVS corporate, which did not respond.

Going forward

CVS could build its prototype store on Zang, despite protest from neighbors.

How does Oak Cliff resist undesirable development in the future?

Among other moves, City Landmark Commissioner Michael Amonett suggests expanding the "demolition delay overlay," which requires a waiting period and public meetings before certain old buildings can be torn down.

City Councilman Scott Griggs pushed for parts of Oak Cliff to be included in the overlay when City Council approved it for Downtown last year.

But it only covers a small portion of Oak Cliff.

Amonett would like for the overlay to cover parts of the Kidd Springs neighborhood, plus all of West Davis from Jefferson to North Rosemont, part of the L.O. Daniel neighborhood and all of West Jefferson from near Marsalis to Hampton.

Since the overlay was created in Oak Cliff, it has resulted in one old Bishop Arts house being moved to West Dallas, and negotiations are underway for a Bishop Arts duplex that could be demolished.

"It's a great tool because it gives everyone a chance to just talk about it," Amonett says. "Sometimes if the owners just hear from neighbors, they can come to a solution that everyone can agree on."



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