

Greenvale Township  
Special Planning Meeting  
Thursday February 9 2017

Present: Treasurer Wayne Peterson, Supervisor Duane Fredrickson, Clerk Linus Langer, Chair Gregory Langer, Supervisor David Roehl.

Guests: Consultant Nick Meyers of Bolton & Menk, Planner Dean Johnson of Resource Strategies Corporation.

Meeting convened and Pledge of Allegiance to the Flag was recited at 5 p.m.

Langer read posted notice and moved to approve the Agenda. Roehl made second and motion was approved.

Johnson gave Collaborative Contact sheet. Explained relationship with Bolton & Menk. Johnson is lead on project and serves as primary contact. Jane Kansier from Bolton & Menk will be the project manager on our side of the collaborative project. Alex Conzemius is other planner who will engage in orientations and planning. Nick is GIS specialist and does lots of mapping work.

Some background: In 1996 Legislature passed Metropolitan Land Planning Act. Was working for City of Rosemount at time. 1999 was when first collaborative plan was done. 2009 did another update called "Development Framework." This year 11 of 13 townships are participating.

Local Library, County Law Library, and Township archives and websites are resource for zoning and planning documents. Johnson mentioned THRIVE is name of current effort supported and guided by the Met Council and it is very useful resource as well.

We have in the past planning efforts had joint meetings, but attendance was lacking. This meeting we hope to learn what time-frame is good for our community with a future open house format. Formal presentation is also available if desired. Preference with meeting times is given to agricultural communities over metro communities.

Plan is due by law by December 31, 2018. It needs to be shared with other local governing units like School Districts and Watersheds... it would be good to get blessing/approval letter from other local interested LGU's affected by zoning. Intent is to be done mostly by June 2018.

We'd like to have final draft by early spring 2018, and then schedule public hearings to invite more community input. Preliminary draft could be prepared by fall 2017. Much of plan is understood as requirement of Metropolitan Council. Economic data, timelines of population changes, and factors like household sizes are changing and age statistics are going up.

We currently have a single agricultural district with overlays of shore land and floodplain districts. Some townships have added "rural residential districts" to their maps... those are 1 home per 10 acres or 4 per quarter quarter (QQ) section. Anytime you add commercial - cities take it from you! City councils can be land grabbers, or they can be cordial... It takes a lot of years to patch up relationships when things go bad. Try to work with cities if you need to... if future annexation is issue we should include it in discussions.

Map as presented shows existing land use graphics. Nick explained Met Council data was utilized for preparing the initial maps. Fredrickson asked about red markup on Dakota Stables site? Mulligans too, but he is paying commercial taxes... Roehl's property is taxed as commercial preferred, cabinet shop too... how to display these on maps...

Johnson spoke about vacant large agricultural lots... also larger lots would be colored single family... where yellow could show any lot occupied by residents... Langer asked if maps were to be used by Met Council or Township or how would people use these maps...

Clerk asked about water strip buffers? Johnson said too much to map for these purposes... have been asked about FNAP program, but we would not show those acres on maps... other types of desired notation, maybe for Met Council, farmsteads can be shown on maps, but in some township communities there are lots of errors...

Transportation is a local and regional planning function. County may, or can, return roads to township someday, so those questions might come up in planning.

The North Cannon River Watershed Management Organization (NCRWMO) will be adopted by reference by all communities. Great as water is important component.

Majority of communities meet Monday or Tuesday. Might be difficult if all townships want to meet at one of those times together... future meetings should keep this in mind. Langer offered it works well if we keep focused agenda when in special meetings, referenced buildable-sites meetings as example. Peterson asked about public input at planning meetings.

Johnson: Time for input is now. Look at population forecasts so as not over zone... Langer mentioned Northfield annexation and no progress since then... if we go in direction inconsistent with the Met Council Johnson will remind us.

Roehl asked if they wanted our feedback on maps... yes, will leave large scale maps for study.

6:05 Meeting Adjourned.

Respectfully submitted,

Attest,

Linus Langer | Clerk