

**COMPREHENSIVE PLAN STEERING COMMITTEE
MEETING SUMMARY
October 4, 2007
5:30 p.m.—8:00 p.m.
Boards & Commissions Room**

Steering Committee:	Jan Callison	Sue Sjeklocha
	Jim Couling	Chris Meehan
	Gauri Subramani	Lee-Hoon Benson
	Blaine Waters	Terri Yearwood

Project Manager: Ann Perry, Resource Strategies Corporation

City Staff:	Geralyn Barone	Julie Wischnack	Ron Rankin
	Elise Durbin	Desyl Peterson	Stephanie Scott-Sims
	Jeff Thomson		

1. Introduction and Welcome.

Mayor Jan Callison welcomed the group. Introductions were done.

2. Accept September 20 Meeting Summary.

The committee accepted the meeting summary.

3. Feedback from September 20 Steering Committee Meeting.

Ann Perry said she received some comments from the September 20 meeting, but if there are any other questions from the meeting to put those on comment cards or contact staff. She reminded the committee of the city-wide open house on October 9 and the next meeting on October 15.

4. Continuation of Existing Conditions Presentation and Discussion.

4a. Presentation and Discussion of Administrative and Community Services.

Elise Durbin, Community Development Supervisor, said there are many services the city provides; however, it cannot provide every service and some communities may provide more than others. Durbin reviewed agencies the city either contracts for services with or allocates federal funds to provide services.

Durbin highlighted Homes Within Reach (HWR), a community land trust the city works with to provide permanently affordable housing. She said HWR became a non-profit in 2001, but started as an outgrowth of research city staff had done. Durbin said Homes Within Reach purchases a property, sells the house to a qualifying buyer, but retains ownership of the land. She said HWR has a total of 44 homes in Hennepin County, with 28 of those in Minnetonka.

Durbin said the Hopkins-Minnetonka Family Resource Center was founded in 1993, and services include: back-to-school school supply drive, winter warm wear drive, toy chest drive, tax preparation, project starfish and information/referral.

Durbin highlighted Community Action Partnership of Suburban Hennepin (CAPSH), which is the local community action agency for suburban Hennepin County. She said CAPSH was founded in 1985 and serves individuals and non-profits. Durbin said services include: outreach, energy assistance, homeownership services, employment counseling, and financial counseling.

Durbin said school districts throughout the state have family service collaboratives, made up of school district staff, county staff, city staff, social service providers, and others. She said the

collaboratives meet to share information and to address community-wide problems. Durbin said the family service collaboratives receive federal funds for work school district staff does with at-risk students. Collaboratives return these funds to the community through a grant process to support programs for families and children.

5. Legal Considerations with Comprehensive Planning.

Desyl Peterson, City Attorney, said municipalities are political subdivisions of the state therefore city land use authority is authorized by state law, and cities are required to comply. She reviewed the statutes for comprehensive plans, including that it must be updated every 10 years, official controls such as zoning and subdivision regulations cannot conflict with the comprehensive plan and if they do then the conflict must be resolved. She said there is no conflict if the comprehensive plan provides for phased growth.

Peterson reviewed the levels of discretion, and said the comprehensive plan has the broadest authority compared to zoning, variances, subdivisions, and conditional use permits (CUP's). She reviewed some of the outcomes of court decisions, and said these court decisions have more significance when there is a proposed guide plan change.

Peterson went through what a "taking" of property rights is from a legal perspective. She said a taking is a constitutional prohibition on taking private property for public use without compensation. Peterson said there are two types of takings: physical invasion or through a regulatory taking. She reviewed the two-step test to determine if there is a regulatory taking. She said the first test is to see if there is denial of all economically beneficial use. Peterson said a short moratorium is not considered a taking. She said the second test, if there is some remaining use, is to balance several factors, including economic impact, investment backed expectations, and character of the regulation. Peterson said that there must be reasonable use available for the property, but not necessarily the maximum use.

6. Implications of Metropolitan Council Policies on 2030 Comprehensive Plan.

Perry began with an overview of the Metropolitan Council and their role as the regional planning agency. She said the Metropolitan Council has their own comprehensive plan, 2030 Regional Development Framework, and in that plan, they have designated Minnetonka as a developed community. Perry reviewed strategies the Metropolitan Council has set for developed communities, including managing investments in regional systems; maintain current infrastructure; renew and improve infrastructure, buildings and land to accommodate additional growth; and support developments that integrate land use.

Perry said Minnetonka, as a fully developed community, has certain areas of regional significance, including transportation, shopping/services, employment, and recreation. She reviewed the Metropolitan Council's policies for developed communities, which includes: encourage reinvestment/revitalization, provide incentives to reclaim/redevelop underutilized properties, maximize effectiveness of regional systems, enhance transportation choices, and preserve natural areas. Perry said the regional issues affecting Minnetonka are the ability to accommodate new development at a density of five units per acre, redevelopment, efficient utilization of infrastructure, and reduce infiltration and inflow.

Perry went through changes since past planning efforts for development/land uses, housing, natural resource protection, and transportation system management. She reviewed the Metropolitan Council's forecasts of population, households, and employment. Julie Wischnack, City Planner, went through a map that showed where possible new development projects could locate throughout the city in order to meet the Metropolitan Council's population, household, and employment forecasts.

Perry reviewed Minnetonka's top regional challenges, including: allowing higher densities, affordable housing, sewer flows from increased employment/household growth, reducing inflow and infiltration, managing water availability, manage effects of impervious surfaces, reduce phosphorus/nitrogen loading, increasing transit, planning for LRT, and acknowledgement of regional trails/greenways.

7. Summary of Existing Conditions Inventory

Due to time, this item was not reviewed at the meeting, and committee members were encouraged to read this recap of what has been discussed at previous meetings.

8. Issues and Priorities Exercise.

The steering committee broke out into smaller groups for an issues and priorities exercise.

9. Focus Group Update.

Ron Rankin, Community Development Director, reviewed a preliminary list of focus groups by topic that staff will meet with over the next month. He said the focus group meeting outcomes will be reported back to the steering committee.

10. Steering Committee Feedback.

Perry reviewed the upcoming meetings including the city-wide open house on October 9, October 15 regular meeting and a public open house on November 8.

11. Adjournment.

The meeting adjourned at 8:00 p.m.