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Comprehensive Plan Steering Committee

Agenda

October 15, 2007

5:30 PM

Boards and Commissions Room

Note: A light supper will be available at 5:15 PM.

1. Welcome – Mayor Callison (5 minutes)
2. Accept October 4th Meeting Summary – Mayor Callison (5 minutes)
Handout: Summary of Minutes (in packet)
3. Feedback from October 4th, 2007 Steering Committee Meeting – Ann Perry (5 minutes)
4. Continuation of Issues and Priorities Exercise – Ann Perry (1 ½ hours)
Handout: Summary of Issue and Priorities Exercises from October 4th Meeting – Questions (1) General and (2) Demographics (in packet)
Handout: Exercise (at meeting)
5. November 8th Public Open House Discussion (10 minutes) – Ann Perry
6. Steering Committee Feedback
7. Adjournment

Next Meeting Date: Public Meeting - Thursday, November 8th at 5:00 PM
City Council and Boards and Commissions Work Session –
Monday, November 28th at 6:30 PM
Steering Committee Meeting – Thursday, December 13 at 5:30
PM

**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 is 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.

**ISSUES AND PRIORITIES EXERCISE
OCTOBER 4, 2007**

1. General Questions.

a. *Reasons moved to Minnetonka:*

- Personal
- Be near children/family
- Centrally located and easy access to downtown, entertainment, etc.
- Access to transportation
- Resources available
- Affordability compared to surrounding communities
- Schools
- Natural resources, parks, and open space
- Near employment
- Bigger lots
- Older neighborhoods
- Rural with city amenities
- Returning home to the place where raised and grew up

Reasons why have stayed in Minnetonka:

- Raise children
- Enjoy the community
- ½ acre lot policy—space
- Natural resources

b. *What type of community do you want Minnetonka to be in the future?*

- Vital community (like it currently is)
- Community that pays attention to its residents and natural resources
- Leader
- Acknowledge and be receptive to trends
- Continue doing what it's doing (balance)
- Understand that there is a need to adapt and integrate density
- Well-suited for families
- Parks and recreation and natural resources
- More life-cycle housing
- A fit for everyone
- Affordable and accessible
- Environmentally conscious
- Inclusive community with housing for both blue and white collar workers
- More urban
- Desirable – a “select” community
- A leader in services, value-driven and proactive
- A place where everyone knows your name like “Cheers”

- Balanced and diverse
 - Green
 - Multi-modal
 - Maintain character without excessive density increases
 - Affordable housing for young families
 - Accessibility to decision makers
- c. *Are there sufficient services and community assets to make you want to stay in Minnetonka for the next 10 years?*
- Yes—feel comfortable because of services available
 - Yes—but more walkable communities would be good
 - Yes – no curb and gutters
 - Yes, but need to work on transportation
 - Not a community for single, young adults – more family oriented
- d. *If current trends continue, what implications do you see for the city in the next 10 years?*
- Aging population—keeping a good mix of ages
 - Having enough lifecycle housing choices
 - Natural resource protection—especially around water
 - Opportunities to create unique areas (neighborhoods) with their own identity
 - Housing—balancing density without losing natural resources
 - “Big Brother”—The Metropolitan Council
 - No children
 - Too many senior services
 - Property owners selling their lots to developers
 - Seniors may move out
 - Too expensive
 - Areas that are very expensive with pockets containing concentrations of affordable housing (concentration of affordable housing become “ghettoized”)
 - Will eventually sacrifice the environment to development - overdevelopment

2. Demographics

a. What can we do from a city perspective, to influence the demographics in the community? If yes, what role should the city have to influence demographics?

- Foresight to plan (plan for amenities, zoning, housing)
- Diversity (housing, amenities, people)
- Influence/help/encourage employers to have their employees live in the city
- Investment in schools
- Provide services for a wide variety of people
- Provide adequate physical infrastructure
- Affect land use around schools to increase number of families with school-aged children
- Can we really influence demographics?
- Provide affordability requirements
- Maintain a balance of housing and jobs in the city

b. *What assets and services are important for Minnetonka to retain and/or promote to retain families in the community?*

- Maintain solid city services (police, fire)
- Sense of community
- Natural resources, parks, and recreation (especially neighborhood-centered recreation easily accessible to children using bicycles or walking)
- Opportunities/take advantage of opportunities
- Walkable neighborhoods
- Transportation/transit
- Acknowledge/look at all of the effects when approving developments
- Sense of safety
- Locations of schools near neighborhoods
- Maintain housing stock
- Retain knowledge workers and large businesses
- Support neighborhoods

c. *Would you want to grow older in Minnetonka? Why or why not?*

- Yes, but what about medical facilities in the city
- Yes because there is a variety of amenities, leadership, vision
- Yes, but may later move to a warmer climate
- Yes, if there are adequate multi-modal transportation choices
- Yes, if there is comfortable, safe housing