

- A. Turnquist called the Comp Plan Public Hearing Meeting to order on April 24, 2018 at 6:37 PM.

In Attendance: Ty Turnquist, Julie Aarsvold, Twyla Menth, Mayor Steve Van Lith, Council Member Shirley Jaeger.

Visitors: Dean Johnson with Resource Strategies, Haila Maze with Bolton and Menk, Carolyn Effertz, Lois Jopp, Brian Klingelhutz, Matt Mueller with MN Inboard, and Kevin Grove.

Turnquist turned the meeting over to Haila Maze; Haila started explaining on the boards/maps that were presently displayed. Haila pointed out the changes from the current 2030 Comp Plan maps to 2040 Comp Plan future maps. Dean Johnson explained the Comp Plan process; every 10 years cities need to update their current Comp Plan, this is something all cities must go through. Once we agree to the maps and all other documentation there is a 6-month review period by Met Council, and surrounding touching cities and Carver County. The deadline for the Comp Plan is December 2018, we are on schedule to have completed by then. Haila noted the city is only required to have a handful of affordable housing by 2040 and mixed areas are included as affordable housing. Affordable housing is considered to be in the range of \$235,000 - \$265,000.

Discussion began on the changes to the maps for the 2040 future use of land; mainly on the R1 to Agriculture and the reasoning of why there was this change. Another discussion was the lots on Manning being possible rezoned to Commercial from R1. It was noted that those lots are currently stubbed for 4 water/sewer connections. Effertz mentioned several times on her concerns with solar if the land that was R1 and will be rezoned to Agriculture. Effertz was assured over and over this Public Hearing is not about solar and the city has no attention of solar construction on the land. Dean explained the reasoning of why that land was potentially rezoned to agriculture; the city has sewer pond capacity issues and there is how much platted R1 development in the city (several areas), and the waste water facility cannot support all the R1 connections,

this is why it has nothing to do with solar. Discussion continued for several minutes on solar and Lois Jopp had questions on the portion of her low land area that was labeled as R2.

Matt Mueller with MN Inboard and Brian Klingelhutz who owns the Manning Street lots explained that MN Inboard would like to purchase the Manning Street lots and would like to keep them zoned as commercial. A time frame of buildings was questioned to Matt; Matt explained his goals in the next five years would be to construct a building on the lots and until then use them as parking areas/lots. Matt continued explaining they are out growing their space and need more.

Effertz made a statement on how she wants the land zoned that she lives by and owns. Turnquist explained why we need to change zoning and the city has certain rules it has to also abide by; waste water ponds at are full capacity, no building, asking MPCA for extensions to build 10 more homes, we are currently running under a restricted sewer pond permit and have no building eligibilities.

Turnquist explained the options:

1. Change to R1 and noting in the 2040 Comp Plan for 2040 development.
2. Amend the Solar Ordinance.

This is the last Comp Plan Public Hearing; decisions are to be made at the next Planning Commission (PC) meeting on May 1 at 6 PM prior to the Council meeting; PC will then bring their recommendation to Council.

Discussion on being part of Met Council and Mechanical Treatment Plant; Turnquist explained if Met Council was involved the residents would see more utility fees and a mechanical treatment plant is not financially an option for this city that already has large debt and higher rates.

Turnquist closed the Comp Plan Public Hearing at 7:51 PM. The motion carried, all in favor.

Respectfully submitted by: Twyla Menth_____