

**CITY OF MAHTOMEDI
COMPREHENSIVE PLAN UPDATE STEERING COMMITTEE
MEETING MINUTES
MARCH 29, 2017**

The Comprehensive Plan Update Steering Committee meeting convened at 5:35 p.m. with the following members in attendance: Mayor Jud Marshall, Council member Tim Deans, Environmental Commissioners Christine Ahmann-Maples and Scott Peterson, Planning Commissioners Mike Hedquist and Susan Stewart, Park Commission members Jeff Charlesworth and Ben Reiss, and Finance Commissioner Greg Maples. Also in attendance were City Planner Erin Perdu, Engineer Stephanie Hatten, City Administrator Scott Neilson and Administrative Support Specialist Patricia McGing.

I. Welcome and Introductions

Planner Perdu welcomed everyone and introductions were made.

II. Approval of the Minutes from January 24, 2017 Meeting

Environmental Commissioner Ahmann-Maples moved, and Finance Commissioner Maples seconded the motion to approve the minutes of the January 24, 2017 Comprehensive Update Steering Committee as written. The motion was unanimously approved.

III. Review of Draft Surface Water Management

Engineer Hatten said that she is with the water resources group at WSB Engineering, and briefed the Committee on the draft Surface Water Management Plan. The Plan was last updated in 2014, and State Statute requires all Plans to be updated by 2018 to meet the Rice Creek Watershed District and Valley Branch Watershed District timeline. There is not a lot of updates that need to be done seeing that it was recently updated in 2014. She reviewed the map that showed the problem areas within the city. She said the biggest changes are in the implementation section. She indicated there may be funding opportunities for those projects.

Planning Commissioner Stewart asked where DNR Lake 356W was located. It was noted it is located near Lincolntown Avenue and Robert Street. Planning Commissioner Stewart suggested including the storm water map within the Comp Plan. She asked if the city can enforce not allowing anyone to construct a basement lower than the allowed 100 year flood level. It was explained that the city engineer and building official review plans during the building permit process and do enforce this requirement. Planning Commissioner Stewart also suggested including language that encourages alternative landscape designs in the Park's section of the Comp Plan. Stronger language should also be included in the goal statement regarding retaining wetlands.

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III. (Continued)

Finance Commissioner Maples said that Lake Washington is within the cities of Mahtomedi and Willernie. Engineer Hatten stated that Mahtomedi is still required to do projects. In response to a question from Planning Commissioner Stewart, Engineer Hatten stated that they are working on a pond inventory.

IV. Future Land Use Concepts - Review of Forecasts and Densities, Existing Vacant, Developable Sites and Possible Redevelopment Areas

Planner Perdu distributed and reviewed the land use and housing data that indicates Met Council's population forecasts, and sewerred and unsewerred population forecasts. She stated the city's zoning density already exceeds Met Council's standard, and they are looking for different housing types with a mix of housing. The vacant, developable lands map was reviewed and discussed for potential uses. It was determined that some of these lots are currently developed with single family homes, or are owned and utilized as private parks.

There was discussion on potential redevelopment areas and map as follows:

9. Briarwood Neighborhood Area – currently zoned RR Rural Residential and future land use is Low Density Residential – this is dependent on city sewer services
8. Williams Woods Area – any development depends on whether this property is a private park or not
7. Coventry Phase II Site – currently zoned R4 High Density – the property owner is anticipating developing and expanding the high density use on this property
6. Four Seasons/Zachman's Site – currently zoned B3 – Downtown Business and future land use is Village Mixed Use. Discussion took place regarding what the definition of VMU stands for. It was suggested that any development at this location to include a trail, the future land use remain as VMU, and to keep it commercial
5. Ideal Avenue (south) – currently, there is no sewer and ½ the street belongs to the City of Grant. The city has a petition for extending sewer to a couple of homes. It was discussed that a developer could purchase and combine lots in the area, extend the sewer and construct a street and housing with the possibility of high density residential
4. Lakeside Club – recently rezoned to R4 – High Density to accommodate multi-family. It was noted that high density residential is a more appropriate land use than community commercial

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IV. (Continued)

3. Vacant land on Wildwood Road near the Dairy Queen – currently zoned B4 – General Business and planned for community commercial. After a brief discussion, it was suggested that it would be suitable for some mixed use.

Environmental Commission Peterson said that there is a potential high-density area on Highway 244 just north of Four Seasons Restaurant. There is aging housing in this area that could be demolished and redeveloped.

Administrator Neilson stated there is potential high density areas located in 1) Century Avenue area, 3) Wildwood Road/Dairy Queen area, and 4) the Lakeside Club property.

Planner Perdu said that she will send out a future land scenario and see how it fits with Met Council projections.

V. Adjournment

The next meeting is scheduled for May 31, 2017.

There being no further discussion, the Comprehensive Plan Update Steering Committee meeting adjourned at 7:08 p.m.

Respectfully submitted by:

**PATRICIA K. MCGING
ADMINISTRATIVE SUPPORT SPECIALIST**