

Minutes of the

MEETING OF THE LAND USE ADVISORY COMMITTEE

Thursday, May 16, 2019

Committee Members Present:

Chair Wendy Wulff, Karl Drotning, Phillip Klein, Jennifer Geisler, Gerald Bruner, Kathi Hemken, Kathi Mocol, Mark Nelson, Courtney Schroeder, Mitra Jatali Nelson, Jonathan Bottema, Steve Morris, Dan Roe, Vince Workman, Suado Abdi, Trish MatasCastillo

Committee Members Absent:

Noah Keller

CALL TO ORDER

Chair Wulff called the regular meeting of the Council's Land Use Advisory Committee to order at 4:02 p.m. on Thursday, May 16, 2019.

APPROVAL OF THE AGENDA

Chair Wulff asked for a motion to approve the May 16, 2019 agenda. It was motioned by Geisler and seconded by Hemken. **The motion was approved.**

APPROVAL OF THE MINUTES

Chair Wulff asked for a motion to approve the March 21, 2019 minutes. It was motioned by Mocol and seconded by Klein. **The motion was approved.**

INTODUCTIONS

Chair Wulff introduced herself and gave her history with the Metropolitan Council including a previous committee appointment to LUAC and now serving in her 5th term as a Council Member. She noted that staff would be putting together a bio on all members to be distributed at a later time. Committee members then briefly introduced themselves.

BUSINESS

Appointment of Vice Chair – Chair, Wendy Wulff

Chair Wulff explained that as per the Bylaws, she is to name a Vice Chair from among the Committee members. She noted that she spoke to Committee member Philip Klein and he has agreed to assume the role.

It was motioned by Hemken and seconded by Geisler to propose that the Land Use Advisory Committee approve the appointment of Philip Klein as the Committee's Vice Chair for 2019.

Chair Wulff called for a vote. **The motion carried.**

INFORMATION

Orientation for Land Use Advisory Committee Members – Deb Detrick, Local Planning Assistance

Detrick did an orientation for LUAC members reviewing the materials provided. This orientation is intended to supplement training materials/videos previously provided. The Bylaws of the Committee were also reviewed and included in the meeting materials.

Overview of the Metropolitan Land Planning Act and Comprehensive Plan Review – Angela Torres, Local Planning Assistance

Torres gave an overview of the Metropolitan Land Planning Act and Comprehensive Plan Review process as outlined in the materials provided.

MJ Nelson asked what the difference is between 'authorize' and 'approve'?

Geisler discussed the statutory requirement to have an 'authorized' plan.

Chair Wulff discussed and noted the Council does have the right to approve/deny wastewater plans because the Council owns the infrastructure.

Drotning discussed the advisory comments received on incomplete comprehensive plans that he feels are helpful.

MatasCastillo clarified, if cities want resources, they need to follow an authorized plan. Staff confirmed.

MJ Nelson asked what the legal difference is between 'authorized' and 'approved'. Staff will follow up with the Council's legal staff and send out a clarification.

Bottema discussed comp plan amendments when land use changes are made.

Roe explained the City adopts their plan but prior to doing this they get 'authorization' to do so.

Torres explained the process for cities to amend ordinances and then approve their plans.

Wulff discussed the Council's role in authorizing comp plans and noted council members may not 'like' a plan but must authorize it if that plan has met all necessary criteria to avoid a substantial departure from one of the Met Council's systems, i.e., transportation, wastewater, parks.

Klein asked if PlanIt program has been helpful to communities. Torres stated there have been several resources, including PlanIt, webinars, workshops, tutorials, etc. and also preliminary reviews that have led to a lot of success.

Chair Wulff asked if there will be follow up afterward? Torres stated there will be.

Detrick noted that LUAC was very helpful in the development of the PlanIt Program as well as the Local Planning Handbook and planning grants.

Elevating Affordable Homeownership Strategies – Tara Beard, Regional Policy & Research

Beard gave a presentation on elevating affordable home ownership strategies.

Morris asked the difference between AMI versus gross income. Beard explained both are cash income.

Chair Wulff discussed the differences with senior housing.

M Nelson asked if a participant's income increases can they stay in the home. Beard explained that they can and reiterated that they own the home.

Chair Wulff pointed out that they wouldn't get as much equity money in the sale. Beard stated that this is not necessarily a bad thing.

Bruner asked where does the land trust get its funding? Beard reviewed many sources including MN Housing, Livable Community Grants, foundations, cities, etc.

Klein asked what staff are using to get the word out. Beard discussed work being done in Local Planning Assistance – workshops, etc.

Workman asked if counties without Community Land Trust presence (referring to the map showing Scott and Dakota County) are doing their own land trusts. Beard discussed work being done by Dakota County CDA and stated this is a great place to start for cities looking for resources.

ADJOURNMENT

Business completed, it was motioned by Klein and seconded by Roe to adjourn. **The motion carried** for the meeting to adjourn at 6:02 p.m.

Sandi Dingle
Recording Secretary