

# Minutes

## Community Development Committee



**Meeting date:** May 5, 2025

**Time:** 4:00 PM

**Location:** 390 Robert Street

### Members present:

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Chair, Robert Lilligren, D6  | <input checked="" type="checkbox"/> Diego Morales, District 9 | <input type="checkbox"/> Vacant, District 15                 |
| <input checked="" type="checkbox"/> Vice Chair, Toni Carter, D14 | <input type="checkbox"/> Peter Lindstrom, District 10         | <input checked="" type="checkbox"/> Wendy Wulff, District 16 |
| <input type="checkbox"/> Reva Chamblis, District 2               | <input checked="" type="checkbox"/> Chai Lee, District 13     | <input type="checkbox"/> = present, E = excused              |
| <input checked="" type="checkbox"/> Anjuli Cameron, District 8   |   |  |

### Dakota Land, Water, and People Acknowledgment

The Metropolitan Council acknowledges that the land we currently call Minnesota and specifically the seven-county region is the ancestral homeland of the Dakota Oyate who are present and active contributors to our thriving region. As part of the Metropolitan Council's commitment to address the unresolved legacy of genocide, dispossession, and settler colonialism and the fact that government institutions, including the Metropolitan Council, benefitted economically, politically, and institutionally after the forceable removal of the Dakota Oyate, the Metropolitan Council is dedicated to instilling Land, Water, and People Commitments in regional policy. These commitments support the Dakota Oyate, the eleven federally recognized Tribes in Minnesota, Ho-Chunk Nation, and the American Indian Communities representing over 150 diverse Tribal Nations that call the seven-county region home.

### Call to order

A quorum being present, Committee Chair Lilligren called the regular meeting of the Community Development Committee to order at 4:00 p.m.

### Dakota Land, Water, and People Acknowledgment

The Dakota Land, Water, and People Acknowledgment was read by Council Member Lilligren.

### Agenda approved

It was moved by Morales, seconded by Wulff to approve the agenda. Council Members did not have any comments or changes to the agenda. **Motion carried.**

### Approval of minutes

It was moved by Morales, seconded by Carter to approve the minutes of April 21, 2025, regular meeting of the Community Development Committee. **Motion carried.**

### Non-consent business

1. **2025-122** Adopt the 2025 Community Development Committee Work Plan (Lisa Barajas 651-602-1895)

It was moved by Wulff, seconded by Carter, that the Community Development Committee adopt the proposed committee work for 2025 as outlined in this business item.

**Motion carried.**

Council Members requested inviting internal and external speakers to the meetings. And to provide more real time information on residential development trends. Barajas suggested using the Residential Survey data to evaluate rent trends.

## Information

### 1. Decennial System Statements (Amber Turnquest 651-602-1576)

After adoption of the Regional Development Guide, the Metropolitan Land Planning Act requires that the Council provide local governments with a metropolitan system statement. System Statements are individualized for the community and provide information on forecasted growth, development expectations, key changes to the regional plan and system plans, and considerations affecting the community. The information is used by the community to review their comprehensive plan and prepare updates reflective of new regional policy and system plans. System Statements will be distributed in September 2025. If there are no questions or concerns from the local government, the statement is considered final 60 days after issuance. Concerns with the System Statements are typically resolved through discussions between the local government and their Sector Representative. The areas of discussion usually revolve around forecasts. If an agreement cannot be reached, the local government can request a hearing by submitting a resolution that describes the concern and proposes amendments. The community can choose to have either the Land Use Advisory Committee or the Office of Administrative Hearings conduct a hearing. The reviewing body is required to issue a report to the Council within 30 days. The Council makes a final determination on any changes to the System Statement based on the report.

After System Statements are final, local governments have three years to complete their local comprehensive plan. The next comprehensive plan updates are due on December 31, 2028.

Council Members inquired about hearings to manage disputes; staff responded that any disputes are usually related to forecasts.

### 2. Local Planning Handbook Update (Emma Dvorak 651-602-1399)

The [Local Planning Handbook](#) is a web resource designed to support communities across the region as they update their local comprehensive plans. It provides clear guidance on Met Council process, policies, and the minimum requirements for comprehensive plan authorization, while also offering tools, maps, technical assistance, and training resources to help communities get more value from their planning process. The Local Planning Handbook provides important community specific data and resources for local governments and includes information such as growth forecasts, affordable housing need requirements, sewer allocation projections, and required maps. It also supplies a checklist to help communities track their progress. The Local Planning Handbook is undergoing a comprehensive update to align with Imagine 2050 system plans and regional policies. The updated Local Planning Handbook is scheduled to launch in August 2025.

Council Members had questions regarding the internal review process and measuring expectations. Concern was expressed that the updated requirements will increase workload for communities, especially small communities. Staff responded the minimum requirements will value cities and not increase costs or workload. Barajas commented that some requirements are statutory, producing baseline data, and updated for clarity.

### 3. Planning Assistance Grant Program and Small Communities Planning Program (Angela R. Torres 651-602-1566; Merritt Clapp-Smith 651-602-1567)

Input from the Community Development Committee will inform the LUAC as it prepares a formal recommendation for eligibility criteria for both the Planning Assistance Grant

program and the Small Communities Planning Program.

The Met Council provides several technical assistance programs to help local governments prepare their local comprehensive plans consistent with State statute and the regional development guide. At the Community Development Committee (CDC) meeting on May 5, Committee members will review two of these planning assistance programs.

As enabled in Minn. Stat. § 473.867, the Met Council has historically provided planning assistance grants to eligible communities in the region to assist with decennial comprehensive plan updates. At the start of each planning cycle, the Met Council evaluates the criteria for assistance and identifies eligible communities based on those criteria. This evaluation is underway and has been discussed at the January 16 and March 20, 2025, meetings of the Land Use Advisory Committee (LUAC). The LUAC has reviewed:

- Thrive MSP 2040 planning assistance grant criteria and previously eligible communities
- Eligibility criteria used by the Met Council to identify “demonstrated need”
- Potential changes to eligibility criteria for Imagine 2050 planning assistance
- Addition of a new technical planning assistance program – the Small Communities Planning Program – including goals, potential criteria, and eligibility coverage

LUAC members expressed strong support for the Small Communities Planning Program, and discussed how potential changes to eligibility criteria for planning assistance grants might shift the number and types of communities served.

A LUAC recommendation will be forthcoming for consideration by the CDC later this year.

Council Members and staff discussed the features of the assistance programs. Barajas reminded Council Members of the information available in Plan-it website.

## Adjournment

Business completed; the meeting adjourned at 5:27 p.m.

## Certification

I hereby certify that the foregoing narrative and exhibits constitute a true and accurate record of the Community Development Committee meeting of May 5, 2025.

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### Council contact:

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