

Medina 2040 Comprehensive Plan

Steering Committee Summary

Monday, May 9, 2016



1. Steering Committee Chair Martin called the meeting to order at 6:00 p.m.
2. **Draft Land Use Map** – staff summarized the draft land use map.

Chris Peterson – 4130 Fescue Drive – stated that he had spoken with many of his neighbors in the Fields of Medina neighborhood and it seems that there was overwhelming support to leave the property south of Fields of Medina guided as commercial rather than changing the guiding to business. He was thinking a solid, moderate sized anchor like a Kowalski's Market could drive a beautiful commercial development which would be a great benefit for the City. He stated that it could be something like Centennial Lakes in Edina or Arbor Lakes in Maple Grove with fountains and cobblestone walkways. No one wants a Walmart, but they also didn't want light industrial.

Andy Gonyea – 4151 Prairievew concurred with points raised by Peterson. Additional residents of Fields of Medina (names and addresses not stated) concurred.

Joe Cavanaugh stated that they got 4-8 calls per year of someone wanting to do a warehouse, but they have held out for a retail project. They wanted a nice development that is great for the City. Joe Cavanaugh stated that they would support the City establishing a maximum square footage requirement which would prevent a big box development.

Anne Morehouse from Medina Living said she is a resident of Greenfield, and she would like to see a great retail development at this location.

Committee members inquired what latitude the City had to limit big box retail and to successfully get the type of development described.

Finke noted that the City could certainly adopt specific standards for this area if consistent with the strategies of the Comp Plan. Such strategies could still be incorporated into the plan.

Reg Pederson stated that their family has owned property on Mohawk Drive, north of Chippewa for 60 years. He concurred with what people from Fields of Medina were saying on the property to the south, and noted that they owned some acreage adjacent that they prefer to be commercial. He said that it did not seem right to pull his family's property from the MUSA and for property out by Willow Drive to leap frog ahead of them.

Michael Fine – 550 Navajo Road – stated that they were concerned with the development along Medina Road, east of Hunter. The City increased the density for the Enclave and now are changing an area which was always planned for Rural. He doubted that residents from this area would go down 101 to 394 to head east. He also questioned why the City could not allow housing between ¼ acre lots and 10 acres.

Finke described the Met Council density requirements.

3. **Discuss Primary Changes/Topics at Community Meetings** – Finke noted that these subjects had largely been discussed with the previous speakers.
4. **Community Meetings** – Finke discussed the format of the Community Meetings. He showed the activity boards which will be around the room and noted that the main opportunity for feedback will be through discussions around the room. He also said there will be comment cards and the ability to send in emails.
5. **Meeting Notes** – Committee Members indicated that the notes for the April 21 meeting were acceptable.
6. **Schedule** – The Committee decided to next meet on Wednesday, February 25 at 7 a.m. to discuss the Community Meetings. It was noted that the Planning Commission and City Council would have a concurrent meeting in June. The Steering Committee also scheduled a meeting for Thursday, August 11 at 6:00 p.m.
7. **Adjourn** – The Steering Committee adjourned at 7:50 p.m.