

Medina 2040 Comprehensive Plan

Steering Committee Summary

Thursday, April 21, 2016



1. Steering Committee Chair Martin called the meeting to order at 6:00 p.m.
2. **Sewer and Water Issues** – staff reported that Engineering staff did not come up with major water system concerns regardless of how the City would develop consistent with Met Council forecasts. The City would need to plan on a future water tower and expansion to the treatment plant in order to support the development, but locations and density ranges would have fairly little impact.

Staff noted that two areas planned for development would necessitate sewer lift stations. These locations are at Medina Road (between Hunter and Brockton), and Willow Drive north of Highway 55. Staff discussed the cost and operational implications. Staff also noted that it may be possible for Medina to work with Plymouth to serve the Medina Road area via a gravity sewer system in Plymouth

3. **Transportation Issues** – staff presented the preliminary transportation findings. Similar to the water system, there were not broad regional concerns regardless of how the City chose to develop along the Met Council forecasts.

The Committee discussed traffic concerns along Highway 55 and especially at County Road 116 and the improvements which have been programed to address these concerns.

The Committee discussed the frontage/backage road system to support Highway 55. Disucsion surrounded Chippewa Road between Mohawk and Arrowhead. It was noted that this link may be driven by development and access closures along Highway 55 and should be evaluated based upon the updated land use concept.

4. **Draft Land Use Implications and Revisions** – Committee members discussed whether there was a strong need to amend the land use plan as a result of the preliminary infrastructure analysis findings. Committee members indicated that they did not see a need to make significant changes.

Staff presented draft description language for each of the land uses on the Land Use Plan. Committee members noted that the Future Development Area referenced 2030 instead of 2040. The Committee discussed the Future Development Area and how much acreage should be

included. Staff suggested that it may make sense to include an area approximately the size of the development area included in the 2020-2040 plan. Staff noted that the decision made by the City may affect the Met Council's interest in extending a regional sewer line to the area, because they require a minimum of 1000 acres. Staff noted that Corcoran may likely make up any difference if Medina reduces. The consensus of the Committee was to guide the acreage north of Loretto along County Road 19 as Future Development, with approximately 350-400 acres.

The Committee discussed the Uptown Hamel land use and whether to include a requirement for residential development, or to build in flexibility for more commercial-only development. Committee members also discussed the appropriate density ranges for Uptown Hamel. Some Committee members indicated that the density ranges seemed too high. The consensus of the Committee was to not include a residential mandate within the land use and to reduce the density range to 4-15 units per acre.

The Committee discussed the land use for 492 and 500 Hamel Road. Staff suggested that it may make sense to extend the Uptown Hamel land use to this location. The use is fairly similar to the current Mixed Use designation. Staff noted that Uptown Hamel would allow a higher density and that concerns had been raised back in 2007 about high density housing in this location. Staff noted that the Committee had just lowered the density range of Uptown Hamel, which may help with some of the concern. The consensus of the Committee was to guide the property Uptown Hamel.

Staff suggested that the Committee consider a Low Density land use for some of the property along Hackamore. The consensus of the Committee was to guide just the property surrounded by the Reserve project as Low Density Residential and to leave the remainder Rural Residential.

Staff noted two residential homes along Highway 55, east of Rolling Hills road. Staff raised concerns about a commercial designation on these properties because their only access would be directly to Highway 55. The consensus of the Committee was to designate the properties Rural Residential.

5. **Meeting Notes** – Committee Members indicated that the notes for the February and March meetings looked acceptable.
6. **Schedule** – The Committee discussed possible dates for the next Steering Committee meeting. Members determined that a meeting the following week was not necessary, but that the Committee should meet before the Community Meetings in mid-May. The Committee directed staff to poll Members and come up with a meeting date.
7. **Adjourn** – The Steering Committee adjourned at 9:10 p.m.