



**SPECIAL MEETING AGENDA
CONCURRENT CITY COUNCIL AND
PLANNING COMMISSION MEETING**

Wednesday, August 3, 2016

5:00 P.M.

Medina City Hall, 2052 County Road 24

- I. Call to Order**
- II. 2040 Comprehensive Plan Review**
- III. Adjourn**

Posted: July 29, 2016.

MEMORANDUM

TO: Mayor Mitchell and Members of the City Council
Planning Commission

FROM: Dusty Finke, City Planner; through City Administrator Scott Johnson

DATE: July 28, 2016

MEETING: August 3, 2016 Concurrent City Council/Planning Commission Meeting

SUBJ: 2040 Comprehensive Plan

Background

The Steering Committee has continued work on the Comprehensive Plan and have put together drafts of the Vision/Goals, Housing, and Land Use chapters, which make up the meat of the Plan.

The Park Commission is working on the Parks/Trails/Open Space Plan and there more technical chapters (demographics, infrastructure) which are being finalized as well.

The Committee and staff seek feedback from the Planning Commission and Council on the attached chapters before finalizing a draft of the Plan. The text of the chapters were amended from the existing Comprehensive Plan, and red-line versions showing the changes are available if you are interested.

The City's Comp Plan is required to be consistent with the System Statements and the population/employment projections of the Metropolitan Council. This document has been previously provided to the Commission and Council and is available on the City's website. Please let me know if you would like to see a copy.

Following are the Metropolitan Council projections for the City:

	2010 (actual)	2014 (est.)	2020	2030	2040
Population	4,892	5,831	6,300	7,300	8,400
Households	1,702	1,961	2,300	2,840	3,400
Employment	3,351	4,823	4,980	5,300	5,500

Essentially, the City is projected to see an additional 950 households beyond those which currently exist or have been approved. Of these 950 households, 253 are required to be higher density residential units greater than 8 units/acre (apartments, dense townhomes, etc.).

The DRAFT land use map provides opportunity for approximately 1000 future households, 269 of which are planned at densities greater than 8 units/acre. This would be consistent with Met Council forecasts and would leave some flexibility to reduce planned residential land uses if the Planning Commission and Council desired to do so.

Community Involvement

The City held Community Meetings on May 14 and 16 related to the Comprehensive Plan. We had good attendance and there was a lot of great discussion.

Attached is a summary of the responses to the various activity boards at the community meetings. Staff has summarized the post-it notes on the attached sheets, but they are not linked to the locations on the map.

The City has also been receiving comments through the process on the mySidewalk page. Attached is a print out of the comments, or you can access them from the site.

Staff also received a number of emails following the community meetings. These are attached for reference.

Feedback Requested

The Steering Committee and staff seek feedback on the policy matters within the chapters. In general, you are strongly encouraged to concentrate on concepts, not language. Because of the limited amount of time to discuss and the large amount of information, staff would suggest that members concentrate on the following:

- 1) Vision Statement
- 2) Community Goals
- 3) Land Use Policy and Principles
- 4) Land Use Map
- 5) Land Use Descriptions and Objectives
- 6) Staging Plan

Attachments

- 1) DRAFT Vision and Goals Chapter
- 2) DRAFT Housing Chapter
- 3) DRAFT Land Use Chapter
- 4) Community Meeting Feedback Summary
- 5) mySidewalk Comments
- 6) Emails Received
- 7) Land Use Map (from Land Use Chapter)
- 8) Staging and Growth Map (from Land Use Chapter)

Chapter 2: VISION & COMMUNITY GOALS

The Vision and Community Goals chapter is the heart of the Comprehensive Plan and provides the foundation from which City officials make consistent and supporting land use decisions. This chapter includes a set of general community goals that guided the creation of this Plan.

The concepts in this chapter are some of the few static elements of the Comprehensive Plan. If land uses change or other infrastructure varies from the Plan, decisions will be founded in the goals set forth below. The Vision and Goals were created with the involvement of the Comprehensive Plan Steering Committee (the “Steering Committee”), City officials, and residents of Medina and are broadly supported.

Land use designations are subject to strong social and economic pressures to change. Accordingly, it is appropriate that such systems be periodically evaluated in light of changing social and economic conditions. As development evolves, the Vision and Goals will provide the guidance for accomplishing the vision for the future of the community even when changes are necessary to the land use plan.

Detailed objectives and recommendations are contained within each of the subject chapters of this plan.

Creating Goals and Strategies

The residents, the Steering Committee, City officials and staff participated in the planning process for the Plan. A series of public participation meetings were conducted to introduce and solicit information from the residents of Medina. The Steering Committee held work sessions that focused on integrating the concerns and desires of the community together with accommodating growth and regional impacts. An online forum provided additional opportunity for residents to impact the Vision and Community Goals as they were formulated.

In addition to land use and growth planning, the City implemented open space, natural resources, and infrastructure planning. The goals which guided this process are integrated into this chapter.

Each element of this plan was developed with assistance from city officials and a diverse group of community stakeholders producing a truly representative plan. The City made a conscious decision to emphasize natural resources and open space conservation.

Community Vision

The following statement provides a vision of the community for the future and the resultant goals and strategies.

Medina is a community united by a common goal: to sustain and enhance the quality of life of its residents. Medina will protect its significant natural resources and open space throughout the City, while honoring its rural heritage and fostering safe and well-designed neighborhoods, places of recreation and destinations for citizens to gather. Development within the City will be commensurate with available transportation systems, municipal services and school capacity.

Community Goals

The following Community Goals are derived from the Vision Statement and inform objectives and strategies throughout the various aspects of the Comprehensive Plan.

Preserve rural vistas, open spaces, and wetlands in all parts of the community to promote the rural character of Medina.

Protect and enhance the environment and natural resources throughout the community.

Encourage and incent innovative and environmentally friendly approaches to planning, engineering and development.

Expand urban services only as necessary to accommodate regionally forecasted residential growth, desired business opportunities and achievement of other Community Goals.

Develop at a sustainable pace proportionate with capacity of schools and transportation, water supply and wastewater infrastructure available to the City.

Spread development so that it is not geographically concentrated during particular timeframes.

Promote public and private gathering places and civic events that serve the entire community.

Preserve and expand trails and parks to provide community recreational facilities, connect neighborhoods, and encourage healthy lifestyles of its residents.

Provide opportunities for a diversity of housing at a range of costs to support residents at all stages of their lives.

Encourage an attractive, vibrant business community that complements the residential areas of the City.

Maintain its commitment to public safety through support of the City's police department and coordination with its contracted volunteer fire departments.

Manage the City through prudent budgeting processes, retaining a skilled and efficient staff and long-range planning and financial management.

Chapter 4: Housing and Neighborhoods

Introduction

Medina is a growing community that provides a variety of housing types and neighborhood styles while protecting and enhancing the City’s open spaces and natural environment. Natural resources form the green infrastructure around which all housing and neighborhoods in the City will develop. The availability of land in proximity to existing urban services provides an opportunity for a range of housing types and neighborhoods, while maintaining and protecting the existing ecological integrity of Medina’s extensive natural areas. The following sections will provide general background information regarding housing trends, analysis and recommendations for diversifying neighborhoods and accomplishing the City’s housing and neighborhood goals.

Housing Inventory

The following section provides a summary of the existing housing conditions in Medina and the foundation for developing the housing plan. This information has been obtained from a number of sources including the 2010 US Census, the 2015 Annual Housing Market Report from the Minneapolis Area Association of Realtors, and City Building Permit Information.

Housing Supply

The table below indicates that there were a total of 2,016 housing units in the City in 2014 consisting of 1,722 single family homes, 110 townhomes and 184 multi-family units (multiplexes and apartments).

Table 4-A Types of Housing Units

Housing Type	Number	Percent
Single Family detached	1,722	85.4%
Townhomes (single-family attached)	110	5.5%
Duplex, triplex and quad (2-4 units)	23	1.1%
Multifamily (5 or more units)	161	8.0%
Mobile homes	0	0%
Total Housing Units	2,016	100%

Source: American Community Survey 2010-2014

The City has issued building permits for approximately 379 single family units, 67 townhomes, and no multi-family units from 2010 to 2015.

Housing Tenancy

The table below indicates that in 2010 93 percent of the housing units in Medina were owner-occupied and 7 percent were renter-occupied.

Table 4-B Housing Tenure

Housing Type	Number of Units	Percent
Owner-occupied housing units	1,581	92.9%
Renter-occupied housing units	121	7.1%
Total Occupied Units	1,702	100%

Source: Census 2010

Housing Conditions and Age

The table below shows that nearly 20 percent of Medina’s housing stock was built between 2010 and 2015. Approximately 31 percent of the City’s housing stock in the City was built before 1980.

Table 4-C Housing Age

Year	Total Units	Percent
2010-2015	446	19.9%
2000-2009	401	17.9%
1990-1999	364	16.2%
1980-1989	332	14.8%
1970-1979	245	10.9%
1960-1969	242	10.8%
1950-1959	83	3.7%
1949 or earlier	132	5.9%

Source: City of Medina

Housing Costs

Table 4-D describes the existing housing values in the City. A majority of housing cost within the City currently exceeds \$405,500. Table 4-D indicates affordability by showing the percentage of the area median income (AMI) that a particular valuation reflects. 21 percent of owner occupied housing units would be considered affordable in the City of Medina (below 80% AMI).

Table 4-D Owner Occupied Housing Values

Housing Values	Parcels	Percent
\$1 - \$153,000 (50% and below AMI)	80	4%
\$153,001 - \$240,500 (50% - 80% AMI)	303	17%
\$240,500 - \$300,500 (80% - 100% AMI)	182	10%
\$300,501 - \$405,500 (101% - 135% AMI)	219	12%
\$405,501 - \$601,000 (136% - 200% AMI)	402	22%
\$601,001 and above (Greater than 201% AMI)	634	35%
Total Owner Occupied Housing Units	1,820	100%

Source: Hennepin County 2015

Median home sale price hit a peak in 2005 at \$625,400 prior to the national housing market decline of 2007-2012. The table below shows that the average single family home price has been steadily increasing since 2011, recovering significantly from the decline.

Table 4-E
Housing Sales

Year	Number of Home Sales	Median Sale Price
2011	53	\$485,000
2012	88	\$457,985
2013	119	\$521,623
2014	134	\$527,500
2015	118	\$555,047

Source: 2015 Annual Housing Market Report (Minneapolis Area Association of Realtors)

According to the Metropolitan Council, housing is considered “affordable” to buyers if it costs 30 percent or less of the total income of a family earning 80% of the metropolitan area median income. A household earning this income could afford to buy a home costing approximately \$240,500 in 2015.

Housing Needs

According to Metropolitan Council projections, Medina will need housing for an additional 951 households by 2040. As described above, existing housing supply is generally high quality. The City seeks to preserve and enhance this quality while planning for projected growth.

Housing Objectives

The following objectives are consistent with the goals and strategies identified in section 2 of this Comprehensive Plan.

1. Preserve and enhance the quality of life currently enjoyed by the residents.
2. Provide opportunities for a diversity of housing at a range of costs to support residents at all stages of their lives.
3. Provide housing that will maintain the open space and natural resources of Medina.
4. Preserve and protect single family housing and the neighborhoods in which they are located; encourage rehabilitation where necessary; require platting and design of new housing to be high quality and consistent with the Comprehensive Plan; and encourage conservation design in new housing stock.
5. Promote high quality multi-family development in appropriately zoned areas.
6. Encourage construction of various life cycle housing in and around Medina's Uptown Hamel Area.
7. Establish new and existing housing design standards which will:
 - (a) require quality building and site design;
 - (b) provide for recreation;
 - (c) require open space and trails including links to adjacent neighborhoods;
 - (d) respect and protect the natural environment, especially the lakes, wetlands, steep slopes, and the woodlands.
8. Require lots in new subdivisions to have frontage roads allowing for direct access on a local street and not on a county road or a state highway.
9. Allow the use of conservation subdivision design to preserve rural character, preserve ecologically significant natural resources and retain open space
10. Require new urban residential development to be consistent with the City's Growth Strategy.

Affordable Housing Plan

The Metropolitan Council has identified affordable housing needs for all cities and townships in the region for 2021-2030. The housing element of local comprehensive plans is required to reflect each community's share of this regional need for affordable housing. The Metropolitan Council calculation for the City of Medina's share of the 2021-2030 regional affordable housing need is 253 total units. The table below indicates the expected need for affordable units in Medina by specific affordability level, with affordability based on percentage of Area Median Income (AMI).

Table 4-G
Affordable Housing Need Allocation (2021-2030)

At Or Below 30% AMI	147
From 31 to 50% AMI	106
From 51 to 80% AMI	0
Total Units	253

Source: Metropolitan Council forecasts

Consistent with Metropolitan Council policy, the City has met affordable housing requirements by planning for higher-density residential development. Specifically, three sites are identified in this plan for higher-density residential development:

- A minimum of 186 units are planned at a minimum of 12 units per acre at Highway 12 and Baker Park Road
- A minimum of 57 units are planned at a minimum of 8 units per acre at Highway 55 and Tamarack Drive
- A minimum of 30 units are planned at a minimum of 8 units per acre at Medina Road and Brockton Lane

The City supports creating a livable community through addressing the life cycle housing needs of area residents and local workforce. Implementing an Affordable Housing Policy and Program in Medina is influenced by:

- socioeconomic demographics of the workforce population desiring to live in Medina
- growing number of senior citizens in Medina
- current land costs and/or availability of land in Medina and surrounding regions
- lack of infill opportunities in Medina
- zoning regulations and fees
- eligibility for supportive grants, programs, and partnerships
- capability to maintain long-term affordability
- strength of the current housing market
- defining appropriate design standards for the affordable housing market
- education of residents, city officials and staff concerning affordable housing

Affordable Housing Programs

Various programs and actions are available to support the development of affordable housing. The City already partners in a number of the programs in order to support affordable housing. Medina has established a goal of providing opportunities for a diversity of housing at a range of costs to support residents at all stages of their lives. In order to support this goal, the City will evaluate opportunities depending on circumstances to employ additional programs or to partner with other agencies in these programs.

Development Authorities: Medina does not have its own Housing and Redevelopment Authority (HRA) and depends on the Hennepin County HRA for affordable housing and redevelopment services.

Housing Bonds: Minnesota State Statute allows HRAs to issue housing bonds to provide affordable housing.

Tax Abatement: Cities may issue bonds to be used to support the construction of affordable housing, using a portion of the property tax received (tax abatement) from the development to finance these bonds. This removes this property from paying taxes for the services needed for this property, its residents and the community in general. The City should develop a tax abatement policy to determine if and when the level of affordable housing and the guaranteed length of affordability provide sufficient public benefit to justify the use of tax abatement.

Tax Increment Financing: Cities may create a housing district to create a tax increment financing (TIF) district. The TIF bonds issued on this district are to be used to support the construction of affordable housing and entire property taxes received above the original tax value (increment) from the development to finance these bonds. This removes this property tax revenue from paying for the services needed for this property, its residents and the community in general. The City should develop a TIF policy to determine if and when the level of affordable housing and the guaranteed length of affordability to provide a public benefit is great enough to justify the use of tax abatement

Minnesota Housing Consolidated Request for Proposals: The Minnesota Housing Finance Agency provides a once annually request for proposal (RFP) where affordable housing developers can apply for funding to construct affordable housing.

Community Development Block Grants (CDBG): The U.S. Department of Housing and Urban Development (HUD) provides CDBG funds to communities with over 45,000 residents for the use of providing and maintaining affordable housing. Hennepin County HRA administers these CDBG funds for the City of Medina.

HOME Funds: The HOME Investment Partnerships Program (HOME) is a flexible federal grant program that allows Hennepin County to fund affordable housing activities for very low and low-income families or individuals, homeless families, and persons with special needs.

Affordable Housing Incentive Funds(AHIF): The AHIF operates under the Hennepin County HRA. This loan program funds the development of affordable housing units for very low-income households.

Neighborhood Stabilization Program (NSP) Grants: The NSP was established by HUD for the purpose of stabilizing communities that have suffered from foreclosures and abandonment. The focus of this program is the purchase, rehabilitation and resale of foreclosed and abandoned properties. The NSP operates under the Hennepin County HRA.

Homebuyer Assistance Programs: Homebuyer assistance programs funded directly by Hennepin County HRA are currently not available. Medina encourages residents to contact the Minnesota Homeownership Center regarding homebuyer assistance programs that are currently available.

Repair and Rehabilitation Support: The Community Action Partnership of Suburban Hennepin (CAPSH) provides home repair and rehabilitation assistance to Medina residents.

Foreclosure Prevention: The Community Action Partnership of Suburban Hennepin (CAPSH) provides foreclosure counseling to Medina residents.

Energy Assistance: The Community Action Partnership of Suburban Hennepin (CAPSH) administers the energy assistance program for Medina residents.

Livable Communities Grants: Medina is a participating community in the Metropolitan Council's Livable Community Act (LCA) programs. Medina may, when applicable, apply for livable communities grant on behalf of developers who are providing a level of affordable housing and the guaranteed length of affordability that generates a public benefit greater than the resources required to apply for and administer the livable community grants.

Local Fair Housing Policy: The Hennepin County HRA has a fair housing policy, which applies to the City of Medina. Therefore, Medina has not developed a local fair housing policy.

Fee Waivers or Adjustments: Cities may waive or reduce fee to reduce the cost of construction of affordable housing. Conversely, State rules require that the fee that a City charges be related to the cost of providing the services for which the fee are collected. This waiver or reduction could create a deficiency in the funding for services which could be require the use of general funds to resolve. The City should develop a fee waiver or reduction policy to determine when the level of affordable housing and the guaranteed length of affordability provide a public benefit great enough to justify the reduction or waiver of development fees.

Zoning and Subdivision Policies: The City has the ability to adjust its zoning and subdivision regulations through a planned unit development (PUD). Zoning and subdivision regulation are created in part to mitigate the impacts that a development may have on adjoining properties. When considering a PUD for affordable housing, the City should determine when the level of affordable housing and the guaranteed length of affordability provide a public benefit great enough to justify the potential impacts that would result from a deviation in the zoning or subdivision regulations.

4(d) Tax Program: The 4(d) tax program provides a 4% tax credit to affordable housing developers. This program is administered through the Minnesota Housing Finance Agency.

Land Trusts: A land trust achieves affordable home ownership by the resident by the house on a property, but the trust owns the land under the house therefore reducing the amount of the mortgage. The advantage of a land trust is that the trust can control the future sale of the property to ensure that affordability can be maintained and have the ability to scatter the land trust sites throughout the community. The disadvantage of a land trust is that it will take significant financial resources to purchase the land rights and those resources are never recovered during the period that the property remains affordable. Medina may evaluate if joining the West Hennepin Affordable Housing Land Trust is the most efficient way to use its resources to provide affordable housing.

Chapter 5: LAND USE & GROWTH

Introduction

Medina has significant natural resources, high-quality neighborhoods and areas for commercial and retail development. The City’s extensive wetlands and limited infrastructure availability together with past community planning have contributed to its rural character. The metropolitan area is a high growth area. Medina’s rural charm makes it an attractive alternative to the more intensely populated areas found closer to Minneapolis and St. Paul.

This chapter discusses existing and future land use patterns in the City.

2007 Existing Land Uses

The types of uses within the existing land use categories are described in Map 5-1 and Table 5-A.

**TABLE 5-A
Existing Land Uses**

Land-Use Designation	Area	
	Acres	Percent
Agricultural	4,490	25.9%
Rural Residential	4,701	27.1%
Single-Family Large Lot	1,191	6.9%
Single-Family Small Lot	198	1.1%
Multi-Family Residential	46	0.1%
Commercial	245	1.4%
Industrial	472	2.7%
Public-Semi-Public	260	1.5%
Parks and Recreation	2,612	15.1%
Open Space	208	1.2%
Private Recreation	357	2.1%
Undeveloped Land	620	3.6%
Right-of-ways	682	3.9%
Lakes/Open Water	1,283	7.4%
Total City	17,335	

Note: Wetlands are not excluded from each land use. There are approximately 4,871 acres of wetlands in the City.

Agricultural Use includes farms and other parcels greater than five acres in size used primarily for agricultural, pasture and rural purposes. A large percentage of the City is designated as agricultural.

Residential Use is divided into four designations:

Rural Residential consists of large tracts of land and homesteads, including hobby farms and horse stables on parcels greater than five acres in size without City sewer and water service.

Single Family Large Lot includes residential properties between 0.5 acres and 5 acres in size. This designation does not differentiate between sewered and unsewered lots but does include larger lot subdivisions.

Single Family Small Lot includes single-family residential properties less than 0.5 acres, sewered.

Multi-Family includes apartment buildings, fourplexes, duplexes, condominiums and townhouses and attached single-family homes.

Industrial Use is primarily in the TH 55 corridor and includes light industrial, office, warehouse and manufacturing facilities.

Commercial Use is primarily in the TH 55 corridor. Businesses tend to be clustered in and around the Uptown Hamel area and become more dispersed west of Uptown Hamel along the existing sanitary sewer system. A large commercial/retail development north of TH 55 and west of CR 101 anchored by a Target retail store opened in 2006.

Park and Recreation Use includes parks and public recreational open space. Baker Park Reserve has a significant impact on planning due to its size and regional attraction, its effect on the City's tax base and use.

Private Recreation Use includes areas used for recreational purposes held under private ownership, including golf courses and a campground, but could be expanded to include other recreational uses not publicly maintained.

Open Space Use identifies areas that are public or privately held including known conservation easements, important preserved natural resources such as Wolsfeld Woods (SNA) and other areas that are protected through active measures.

Public and Semi-Public Use includes City, county, or state owned property, churches, cemeteries, and other similar uses. Most of these properties are community oriented and blend into other land uses permitted in the supporting zoning districts.

Undeveloped Use identifies areas that are currently described as vacant. There are no known agricultural uses or residential uses on parcels with this designation. This land is considered available for development or is currently on the market. These areas also include unknown land uses, or uses that do not fit into the land use designations identified.

Lakes comprise approximately 10.2 percent of the City and are identified in the land use designations because of the obvious impact on surrounding development and land uses.

Wetlands are not identified on the existing land use map. However, wetlands and lakes play an important role in the City because together they affect 35.4 percent of the City land and significantly impact the City's ability to develop.

Natural Features and Areas

The City contains many ecologically significant natural resource areas that provide value to all residents by providing natural beauty and wildlife habitat, improving water quality and adding to land values. These natural areas are described in further detail in the Open Space Report but merit discussion from a land use and development perspective.

The City has an extensive network of wetlands and lakes that significantly impact the developable areas in the City. The community has made conscious choices to preserve and protect the natural areas and to improve their quality. Because 35.4% of the land area in Medina is comprised of lakes and wetlands and many of these areas are under private ownership, it is critical for the City to educate residents about the importance of maintaining healthy wetlands, woodlands and lakes.

These natural features comprise the City's green infrastructure system: the City's natural support system that promotes healthy sustainability of the community. As the City grows, the natural areas will be a critical element of every decision-making process. The City undertook an extensive natural resource and open space planning effort that will be the foundation for land use decisions. The Open Space Report indicates the ecologically significant areas that require protection and the areas that will be maintained as a part of the City's conservation network.

Solar Access Protection

Medina is committed to encouraging and promoting solar energy as a clean, alternative form of energy production and reducing carbon-based emissions. Protecting solar access means protecting solar collectors (or the location of future collectors) from shading by adjacent structures or vegetation. Existing structures and buildings in the city generally do not present significant shading problems for solar energy systems. Most single family attached and detached homes are one or two stories and most multi-family, commercial, and industrial buildings are two stories or less.

Solar energy systems and equipment are generally a permitted use if attached to structures and freestanding solar arrays are permitted with a conditional use permit in most districts. The zoning ordinance provides standards for the protection and establishment of these solar energy systems.

While these ordinance standards help protect solar access, it is not possible for every part of a building or lot to obtain unobstructed solar access. Mature trees, topography, and the location of structures can limit solar access. However, on most properties the rooftop of the principal building would be free of shading by adjacent structures. Therefore, the majority of property owners in the city could utilize solar energy systems, if they so desired, as a supplement or alternative to conventional fuels.

Historic Preservation

The City of Medina currently does not have any sites or structures listed on the National Register of Historic Places. The City of Medina has a strong interest in preserving representative portions of its history. The City previously worked with the West Hennepin Pioneer's Museum to restore the Wolsfeld Family cabin which was originally built in 1856. It is

thought to be one of the original homes in Medina. The city further commits to providing the following general guidelines related to historical preservation:

- Partner with organizations that want to preserve historically significant areas, landmarks, and buildings in Medina;
- Modify zoning regulations as necessary to help preserve areas that may be historically significant.

Future General Land Use Policy Direction

As described in the Vision Statement, the City of Medina strives to promote and protect its open spaces and natural environment. The City has historically been and intends to continue to be primarily a rural community.

The City has planned for a limited amount of future development consistent with regional forecast and consistent with Community Goals.

Future Land Use Plan Principles

The Future Land Use Plan guides the development of Medina through 2040, and will be used to implement the City's goals, strategies and policies. The Plan is guided by the Vision and Community Goals as furthered by the following principles:

Development Patterns and Neighborhood Form

- Encourage open spaces, parks and trails in all neighborhood development. The survey indicated that a high quality of life is found when residents have visual access to green spaces.
- Create neighborhoods with a variety of housing types that are well connected with roads, trails or sidewalks.
- Maintain the integrity of rural neighborhoods and promote development patterns consistent with existing rural residential development.
- Recognize neighborhood characteristics and promote new development compatible in scale, architectural quality and style with existing neighborhoods.
- Guide density to areas with proximity to existing infrastructure and future infrastructure availability.
- Concentrate higher density development near service oriented businesses to help promote walkability.

Road Patterns

- Establish collector streets with good connections through the community's growth areas.
- Promote trails and sidewalk access near roads and thoroughfares to encourage multi-modal transportation choices.

Open Spaces and Natural Resources

- Preserve natural resources throughout the community and provide educational opportunities to residents to help them understand the value of natural areas.
- Preserve open spaces and natural resources.
- Support the guidelines identified in the Open Space Report to preserve the City's natural systems.

Business Districts and Commercial Areas

- Focus service businesses and development near urban residential densities and along primary transportation corridors.

- Provide connections between residents and commercial areas and promote businesses within mixed-use areas.
- Work to create job opportunities in the community for Medina residents to reduce traffic and commuting demands.
- Emphasis service and retail uses which serve the needs of the local community and provide opportunities for the community to gather.
- Support business development with a corporate campus style which provides open spaces and protects natural resources.

The Guide Plan

Medina's Future Land Use Plan, Map ###, maintains Medina's rural character and protects the City's natural resources while accommodating limited growth and development which is consistent with the City's Vision, Community Goals and Land Use Principles.

Table ## below demonstrates the expected 2040 land uses in the community.

**TABLE ##
FUTURE LAND USE PLAN**

<u>Future Land Use (2040)</u>	<u>Gross Acreage</u>	<u>Wetlands/Open Water</u>	<u>Net Acreage</u>
Rural Residential	8742.35	2261.33	6481.02
Agriculture	265.46	60.54	204.92
Future Development Area	396.16	29.49	366.67
Business	716.92	213.88	503.04
Commercial	246.58	51.05	195.53
Rural Commercial	87.42	28.01	59.41
Uptown Hamel	44.98	6.00	38.98
Low Density Residential	1103.65	224.46	879.18
Medium Density Residential	58.25	13.35	44.89
High Density Residential	29.31	3.00	26.31
Mixed Residential	136.95	39.90	97.05
Institutional	262.12	67.72	194.40
Private Recreation	294.67	34.13	260.54
Parks, Recreation, Open Space	2786.39	732.44	2053.96
Right-of-Way	46.99	6.19	40.80
Closed Sanitary Landfill	192.09	67.81	124.28
<i>Totals</i>	<i>15410.30</i>	<i>3839.30</i>	<i>15410.30</i>

Future Land Use Designations

Rural Residential (RR) - identifies areas for low-intensity uses, such as rural residential, hobby farms, agricultural, horticulture, conservation of ecologically significant natural resources and passive recreation. Density within the RR land use shall be no more than one lot per 10 acres and the area is not planned to be served by urban services during the timeframe covered by this Plan.

Agricultural (AG) identifies areas which are planned for long-term agricultural uses. Density within the land use can be no more than one lot per 40 acres which will not be served by urban services. Property within this land use is eligible to be part of the Metropolitan Agricultural Preserves Program.

Future Development Area (FDA) identifies areas which could potentially be planned for future urban development in the City that will be provided municipal sewer and water services. This area will remain rural unless and until designated for urban services in a future Comprehensive Plan update. The purpose of the FDA designation is to communicate the future planning intentions to the community.

Low Density Residential (LDR) identifies residential land uses developed between 2.0 units per acre and 3.0 units per acre which are served or are intended to be served by urban services. The primary use in this area is single- and two-family residential development.

Medium Density Residential (MDR) identifies residential land uses developed between 5.0 and 7.0 units per acre that are served, or are intended to be served, by urban services. The primary uses in this designation will be a mix of housing such as single family residential, twin homes, town homes, row homes, and small multiple family buildings.

High Density Residential (HDR) identifies residential land uses developed between 12.0 and 15.0 units per acre that are served, or are intended to be served, by urban services. The primary uses will include town homes, apartment buildings and condominiums which should incorporate some open space or an active park.

Mixed Residential (MR) - identifies residential land uses developed between 3.5 and 4.0 units per net acre that are served, or are intended to be served, by urban services. The land use provides flexibility for the type of housing developed, provided the overall density of a project falls within the range noted above and provides some higher density housing. Some portion of each site shall be developed at densities over 8.0 units per net acre. At a minimum, each development in the land use shall include one higher density housing unit per net acre.

Uptown Hamel (UH) the Uptown Hamel land use is allows residential and commercial to be mixed on adjacent sites and to be mixed within the same building or property. Residential development in this designation may be between 4.0 and 15.0 units per acre. The mixed-use business areas will be served by urban services.

Commercial (C) provides areas for highway oriented businesses and retail establishments including commercial, office and retail uses. These uses are concentrated along the arterial corridors and are served or will be served by urban services.

Business (B) provides opportunities for corporate campus uses including office, warehouse, and light industrial. This designation identifies larger tracts of land that are suitable for office and business park developments and are served or will be served by urban services.

Rural Commercial (RC) - identifies commercial land uses which are not served by urban services, but rather by individual wells and septic systems. The scale of development in this land use shall be limited in order to protect water resources.

Institutional (INST) - identifies existing public, semi-public, and non-profit uses such as governmental, cemeteries, religious, educational and utilities.

Parks, Recreation, and Open Space (PROS) - identifies publicly owned or permanently conserved land which is used for park, recreational, or open space purposes.

Private Recreation (PREC) - identifies areas that are currently used for outdoor recreational uses which are held under private ownership that are not publicly maintained. Limited numbers of residential uses may be included or have previously been developed within this land use designation.

Closed Sanitary Landfill (SL) identifies an existing closed sanitary landfill. The land is owned by the Minnesota Pollution Control Agency (MPCA) which also has jurisdiction over land use regulations.

Land Use Policies by Area

The following section provides policies for land use designations and is categorized into generalized subsections. The policies for each category as provided below directly support the Community Goals and Land Use Principles.

These designations are generalized land uses and are not specific zoning districts. The City will update the zoning ordinance and applicable codes to be consistent with the land use plan and designations identified in this section.

The planning process revealed a strong interest in promoting high quality, sustainable development in the City. The Planned Unit Development (PUD) process for large scale or master plan types of development, regardless of whether they are residential, commercial or mixed-uses will be available and will be supported through zoning.

Rural Designations

The rural designations include Agricultural, Rural Residential and Future Development Area. A large percentage of the community falls into these categories. The purpose of these designations is to provide low-intensity land uses, such as rural residential, farming, hobby farms, horticulture, conservation of natural and ecologically significant natural resources and passive recreation. This area will not be provided with water or sewer service during the timeframe covered by this Plan.

The City's goal is to maintain the rural character of this area. The Metropolitan Council System Statement shows the majority of this area as Diversified Rural, and the City utilizes the Rural Residential designation to be consistent with the System Statement.

A significant segment of this area consists of large, rural parcels with single-family homes. The City recognizes that such low-density, development will continue to be a desired housing alternative.

The City's Open Space Report proposes several different implementation techniques for allowing open space development and planning to maintain rural character and simultaneously preserve significant natural resources. This result may take the form of innovative developments that clusters smaller lots on larger parcels with permanently conserved open space. Such innovative arrangements can help preserve the City's natural resources, open space and rural character, while still maintaining an average overall density of ten acres per unit. Medina's wetlands, lakes, scattered woodlands and soil conditions prevent smaller, unsewered lot development, but are ideal for low-density rural housing.

Medina's policy in the permanent rural area is to keep strict soil requirements for septic sites, but allow flexibility for Open Space design developments and to ensure that the permanent rural area will remain rural by eliminating the need for future extension of a sanitary sewer service to replace failing systems.

Objectives:

1. Allow low-density development in the Rural Residential Area including innovative arrangements of homes that preserve open space and natural resources.
2. Encourage conservation of open space, farms and ecologically significant natural resources in the rural areas.
3. Enforce stringent standards for the installation and maintenance of permanent, on-site sewage disposal systems.
4. Allow public facilities and services, such as parks and trail systems, if compatible with rural service area development.
5. Allow land uses, such as home-based businesses, hobby farms, horse stables, nurseries and other smaller-scale rural activities, which will not conflict with adjoining residential development.
6. Regulate noise, illumination, animals, and odors as needed to maintain public health and safety.
7. Maintain a maximum density of one unit per forty acres for property in the Agricultural land use.

Maintain a maximum density of one unit per ten acres for new development in the Rural Residential and Developing Post-2030 land use.
8. Consider exceptions to maximum density standards for open space developments that protect natural features and put land into permanent conservation.
9. Urban services will not be provided to the Agricultural, Rural Residential, or Future Development Area land uses during this planning cycle.
10. Require preservation of natural slopes, wetlands, woodlands and other significant natural characteristics.
11. Require that lots contain adequate soil types and conditions as defined in the City's on-site septic system requirements.
12. Protect property within the Future Development Area designation from subdivision and development by requiring ghost plats for subdivisions so that future urban expansion is not compromised.
13. Reduce impervious surfaces where possible by applying low impact design standards and encourage innovative materials and plans that reduce runoff.
14. Encourage and incentivize landowners to participate in the protection and conservation of significant natural resources.

Urban Service Designations

The Urban Service Area includes the residential and commercial areas of the City that are currently or will be served by municipal water and sewer services.

Residential Uses

Objectives:

1. Require preservation of natural slopes, wetlands, woodlands, and other significant natural characteristics of the property.
2. Consider exceptions to or modifications of density restrictions for developments that protect the natural features or exceed other standards of the zoning district.
3. Restrict urban development to properties within the sewer service boundary.
4. Encourage green building practices such as Leadership in Energy and Environmental Design (LEED) principles in neighborhood planning and residential building and low impact development design standards.
5. Protect urban residential areas from excessive noise, odors, and illumination.
6. Regulate the rate and location of development in keeping with availability of public facilities and the City's stated goals, including the undesignated MUSA and growth strategies.
7. Restrict commercial and business development to areas designated in this Plan.
8. Protect property within the City's MUSA boundary from development prior to the provision of urban services that will hinder future division.
9. Create flexible zoning standards that would allow for innovative arrangements of homes, conservation easements, or other creative land use concepts that preserve the City's open space and natural features.
10. Promote attractive, well-maintained dwellings on functional, clearly marked roads, with adequate facilities and open space.
11. Emphasize resident and pedestrian safety.
12. Encourage a controlled mix of densities, housing types, age groups, economic levels, lot sizes, and living styles that are of appropriate scale and consistent with appropriate land use, market demands, and development standards.
13. Establish design criteria for platting and developing site plans which will be compatible with surrounding physical features, existing land uses and the preservation of ecologically significant natural resources.
14. Establish standards for higher density residential development so that such development is compatible with surrounding uses. Such standards may include enclosed parking,

green space, landscape buffering and height limitations.

15. Require utilities to be placed underground wherever possible for reasons of aesthetic enhancement and safety.
16. Plan interconnections between separate developments to encourage shared road use to reduce costs and minimize the amount of road surface required.
17. Require planning of trails and walkway systems in the early design stages of all new development so that residential areas are provided safe access to parks and open space.
18. In urban residential zones with sanitary sewer service permit higher density in PUD's in exchange for (1) reduced land coverage by buildings, (2) provision of more multi-family units; and, (3) sensitive treatment of natural resources.
19. Implement standards for lot sizes and setbacks which recognize the development characteristics and natural resources of each existing neighborhood.
20. Regulate noise, illumination, and odors as needed to maintain public health and safety.

Uptown Hamel

The Uptown Hamel land use allows for a mix of residential and commercial uses in order to create a vibrant, walkable, and attractive place; a place to shop, work and live.

Objectives:

1. Allow a mix of residential and commercial uses to co-exist on adjacent parcels as well as within the same structure or on the same parcel.
2. Consider alternatives for meeting parking requirements including parking in the rear of buildings, shared parking, on-street, underground, or ramp parking.
3. Use building standards that enhance and maintain the small town heritage and traditional small-town look including brick facades, traditional street lighting, overhangs over the sidewalk, boardwalks, and the like.
4. Involve residents, businesses, community groups and other stakeholders in the planning of these areas.
5. Create master plans for mixed-use areas to ensure integration of uses and responsiveness to adjacent land uses.
6. Establish design criteria for platting and developing site plans which will be compatible with surrounding physical features, existing land uses and the preservation of ecologically significant natural resources.
7. Encourage underground or structured parking through flexibility to standards, including increased residential density up to 25 units per acre.

8. Emphasize resident and pedestrian safety.
9. Require utilities to be placed underground wherever possible for reasons of aesthetic enhancement and safety.
10. Regulate noise, illumination, and odors as needed to maintain public health and safety.

Commercial Uses

The following objectives refer to commercial land uses which will provide a variety of retail products and services mixed with smaller offices.

Objectives:

1. Require preservation of natural slopes, wetlands, woodlands, and other significant natural characteristics of the property.
2. Provide convenient and attractive shopping and services to meet the needs of City residents.
3. Encourage businesses that benefit the local community by providing employment opportunities offering convenience goods and services, utilizing high quality design, and having limited impact on public services.
4. Require commercial activities that serve the broader metropolitan market to have access to a regional highway or frontage road.
5. Regulate the impact of commercial development along the border between commercially and residentially guided areas to ensure that commercial property has a minimal impact on residential areas.
6. Regulate construction to ensure high quality, energy and resource efficient buildings and to promote such Green Building standards as LEED Certifications or the State of Minnesota Sustainable Building Guidelines: Buildings, Benchmarks and Beyond (B-3) standards.
7. Encourage construction that enhances the visual appeal of TH 55 corridor.
8. Establish standards for the commercial area north of TH 55 at Tamarack Drive which results in a high quality, walkable and appropriately scaled development which complements nearby residential neighborhoods, emphasizes goods and services for local residents over highway users and provides gathering opportunities for the community.
9. Require frontage roads that do not directly access arterial roadways and limit access to arterial and collector roadways.
10. Limit the scale of commercial development where urban services are not available in order to protect water resources and to integrate such uses with surrounding rural lands.

11. Use the site plan review process to ensure that commercial and industrial uses are compatible with neighboring future and existing uses, and with the adjoining public streets and highways. PUD's may be used to help accomplish this policy.
12. Emphasize pedestrian safety.
13. Require utilities to be placed underground wherever possible for reasons of aesthetic enhancement and safety.
14. Regulate noise, illumination, and odors as needed to maintain public health and safety.

Business Uses

The following objectives refer to business land uses that are connected to or planned for urban services. Businesses in this use generally include office complexes, business park development, warehouse and light industrial opportunities.

Objectives:

1. Require preservation of natural slopes, wetlands, woodlands, and other significant natural characteristics of the property.
2. Encourage businesses that benefit the local community by providing employment opportunities utilizing high quality design, and having limited impact on public services.
3. Regulate the impact of development along the border between business and residentially guided areas to ensure that business uses have a minimal impact on residential areas.
4. Regulate construction to ensure high quality, energy and resource efficient buildings and to promote such Green Building standards as LEED Certifications or the State of Minnesota Sustainable Building Guidelines: Buildings, Benchmarks and Beyond (B-3) standards.
5. Encourage construction that enhances the visual appeal of TH 55 corridor.
6. Create or update standards that promote a more rural appearance, or create campus style developments that protect ecologically significant areas and natural features.
7. Require frontage roads that do not directly access arterial roadways and limit access points to collector and arterial roadways.
8. Use the site plan review process to ensure that commercial and industrial uses are compatible with neighboring future and existing uses, and with the adjoining public streets and highways. PUD's may be used to help accomplish this policy.
9. Emphasize pedestrian safety.
10. Require utilities to be placed underground wherever possible for reasons of aesthetic enhancement and safety.
11. Regulate noise, illumination, and odors as needed to maintain public health and safety.

Staging Plan

The staging plan is tied to infrastructure plans, including water, wastewater and transportation, to ensure that growth and development are commensurate with services necessary to support new residents and businesses in an efficient and cost-effective manner.

The staging plan, Map ###, utilizes flexible staging boundaries to direct where and when development should proceed within the City and is built on the following principles:

- Growth should encompass a balance of land uses to provide residential and business areas for development throughout the planning period. The staging plan also is intended to reduce concentration of development within a location during a particular timeframe.
- The staging plan identifies staged increments of 5-year periods and provides some flexibility between adjacent staging periods. Development shall be limited to a maximum of one staging increment beyond the existing staging period, and will be tied to an incentive based points system.

Community comments from 5.14.16 and 5.16.14 meetings

Opposition to homes at Willow & 55

We oppose building homes and/or commercial on the plot of land off of 55 & Willow. We live (just purchased Jan 2016) on Cates Ranch Dr (Wally Cates home). We moved to Medina to have more room for our children and dogs - to enjoy space away from other home. We'd be very sad to lose this.

We oppose building homes and/or commercial on the plot of land off of 55 & Willow. We live (just purchased Jan 2016) on Cates Ranch Dr (Wally Cates old home). We moved to Medina to have more room for our children and dogs - to enjoy space away from other home. We'd be very sad to lose this. Please preserve this space for us as well as future generations.

We oppose the planning of 120 homes as discussed on the "Cates" parcel, on Willow off of Highway 55.

Noise pollution from train

Is there a way to reduce train noise at 116 & 55. We can hear train whistles at all hours.

Sound pollution due to train noise around Meander Rd/ Hwy 55 is causing lots of trouble to residents of Fields of Medina community. This needs attention by city.

Concerns about Industrial rezoning near Fields of Medina

Rezoning from Commercial & Industrial between Hwy 55 & Meander Rd to be reconsidered as truck movement is a danger to kids in the Fields of Medina Community. Also cause lots of pollution in the area. Request the City to reconsider the change back to original plan in CP.

I am here about the portion of land next to Fields of Medina, that is proposed to be turned into Industrial. This change would disrupt ambiance of the area and would discourage more people moving into Medina.

Would love to see all of the land between 55 and Meander (in front of Fields of Medina) zoned for small commercial (i.e. not __ but something that amplified the residential experience).

I am very concerned about the proposed rezoning of the commercial land off of Meander across from Fields of Medina west. Rezoning to business would limit options with the commercial space just north of that. Also, when purchasing my home I took that future development into account and do not want to be surrounded by industrial building and pollution.

Concerns about MUSA extension

If the MUSA is extended I am hoping/lobbying that a natural area/buffer be placed on Medina Road & Hunter to protect houses that are RR and not part of the development. I realize there is a wetland that is being preserved in the middle of the property (which is called a preserved wetland). But would like to see the natural area flipped to the southern part of the property.

I am concerned about the unique nature of my property @ 2755 Hunter & the impact of the new MUSA. I'll ask Dusty for an appt to follow up.

Transit & transportation infrastructure improvements

Hello. There were a number of specific proposals for improved bike trails/walking. I'm not sure which specific options should be highest priority but want to express support for bike/walk trails generally.

Safety at Medina/116. Now that residential is built up feels like a light might be needed. Left turn onto 116 extremely dangerous.

Community cohesion and identity

I would like you to address that Medina is no longer one community. With the increased residential development mostly north of Hwy 55, the issues facing the city have changed. I see it as a diverse community and the "elephant on the table" is trying to manage/mediate the differences. Let's acknowledge the differences and work toward becoming "one community". Could the statement read: "Medina is a diverse community working to become one community" OR "Medina strives to be one community by balancing the needs of neighborhoods, rural and agricultural areas and commercial districts." My hope is this statement will lessen the perception of North vs. South. The needs ARE different but first we need to acknowledge that there is a difference. That will allow all parties to feel respected and engaged.

Comment (Parks & Trails)	Topic
Bike - code of ethics. Bike in shoulders not in road - not 4 abreast.	Bike & road safety
Willow/24/Medina. Segregate bikes from roads - too scary now to bike on roads. Talk to bike clubs, agree on rule of roads ethics.	Bike & road safety
Is there a law that prohibits use of shoulders for bike paths.	Bike & road safety
Build bike stadium on 55.	Bike & road safety
East of Hunter & North on Medina - put some openness between road and houses to create more Medina-like feel (maybe small park).	Hunter & Medina area
Preserve NE fields on Hunter & Medina as park or preserve to protect the wetland adjacent (North).	Hunter & Medina area
Protect Medina/Hunter Dr wetland	Hunter & Medina area
Move some housing off Hunter/Medina - to Mohawk near the senior housing.	Hunter & Medina area
Move some Hunter/Medina/Brockton to Mohawk - near senior house.	Hunter & Medina area
Want to have community garden developed by out property right across the street on Meander Rd. I am happy to lead this team.	Other
Off-road trails for the 4-wheeling & snowmobiling.	Trail placement
Don't want trail near 1525 Blackfoot Trail (was in old plan but not shown today).	Trail placement
Preserve/protect horse trail around school lake (swamp lake). Chestnut trail - save this horse trail too; Crosby Trail.	Trail placement
Townline - shoulder trail (not thru property).	Trail placement
Fields of Medina - create more paved trails for use by the kids (off the roads).	Trail placement
Fields of Medina - more paved trails for use by kids.	Trail placement

Medina draft Land Use board exercises

Community comment summary

Transportation board comments

- Paved road from Arrowhead Road to Hackamore
- Light at Meander/116 for safety. [7 stickers placed here in support of this comment]
- Train noise [Arrowhead & 55; 7 stickers placed here in support of this comment]
- Train noise [along 115; 6 stickers placed here in support of this comment]
- Opposition to this trail [south of Blackfoot Trl; 4 stickers placed here in support of this comment]

Parks & Trails board comments

- Resurface the tennis courts [CORD 11]
- -NO- This trail would fall on private property (north of Parkview and east to Willow)
- NO trail [E. of Baker Park Reserve, south of 24]
- Keep this passive open space [near Medina Rd & Hunter – same comment on Open Space map]

Future land use board comments

- Traffic flow on Brockton & Medina Rd will become untenable with mixed residential development plus west Plymouth development.
- Would love all of land between 55/Meander at 116 to be zoned commercial to amplify residential experience.
- Proposed land use change on Meander to Business is very concerning and would also limit the options associated with the commercial land just north of that. I am against the change.
- We oppose the planning of 120 LD homes. Traffic from commercial buildings is already high. We moved to Medina for the land.
- Future development with more options for kids & teenagers to help socially gather and develop into responsible adults would be much appreciated. Thanks!
- Not in favor of future development at Brockton & Medina Rd. Will put increase pressure to Holy Name Rd traffic and make a dangerous intersection (Holy Name & CR 24) more dangerous.
- Future development (res) should not all be crammed N of the 55. Spread south on 101 or into rural area.
- On map Near Hwy 55 & Mohawk:
 - Please make it all commercial area
 - Keep all commercial
 - Ditto, do not put residential off 55
 - Keep in MUSA
- On map Near Hwy 55 & Tamarack:
 - Leave in commercial
- On map Near Brockton & Medina:
 - Too congested already w/ Enclave
 - Extreme traffic congestion
- South of Hamel west of Tamarack: Keep green!

Medina Comprehensive Plan

July 28, 2016

mySidewalk Activity Report

Overall mySidewalk page activity

- 8,240 Views
- 77 Responses
- 9 Likes
- 86 Interactions

New posts since May report

July 8th



July 8

Medina Comprehensive Plan posted

Open the links below to check out the latest drafts of Future Land Use and Growth Staging for Medina's 2040 Comprehensive Plan. Share your comments!

#Government, #Livability in Medina, MN

<https://www.googleapis.com/download/storage/v1/b/engagement-document-uploads-prod/o/a91d2d39-aca2-45ef-8350-a201370611bc-medina-land-use-concept-06-10-2016?generation=1468007224501000&alt=media>

<https://www.googleapis.com/download/storage/v1/b/engagement-document-uploads-prod/o/beac95f9-6ae1-4cab-9a4a-82b8e9d76c37-medina-staging-06-10-2016?generation=1468007230968000&alt=media>

Collapse

Post Activity

- 0 Views
- 2 Responses
- 2 Likes

Responses

"Definitely not a fan of the newly proposed commercial taking over the area originally planned for general business between Meander & 55. Is there a specific reason for the change? Offhand my concern is the additional traffic this could bring to Meander (right next to the park) along with potential noise from inventory deliveries pending the type of commercial business that takes up the space; especially if this now allows for larger footprint buildings."

"██████, most of the nearby residents lobbied for the change from Business to Commercial. My understanding is the Commercial designation could be retail, while Business could be warehouses."

July 5th

July 5
Medina Comprehensive Plan posted

Medina's guiding Vision Statement has been revised and updated. Do you like this new version?

#Government, #Livability in Medina, MN

Vision Statement:
"Medina is a community united by a common goal: to sustain and enhance the quality of life of its residents. Medina will protect its significant natural resources and open space throughout the City, while honoring its rural heritage and fostering safe and well-designed neighborhoods, places of recreation and destinations for citizens to gather. Development within the City will be commensurate with available transportation systems, municipal services and school capacity." **Collapse**

Post Activity

- 14 Views
- 1 Response
- 3 Likes

Responses

"A strong, general statement of goals. One challenge will be how to preserve natural resources in the face of pressure to develop at sewer densities of 3.5 units per acre."

Old posts

*Updated from previous May report to include new views and responses

April 29th

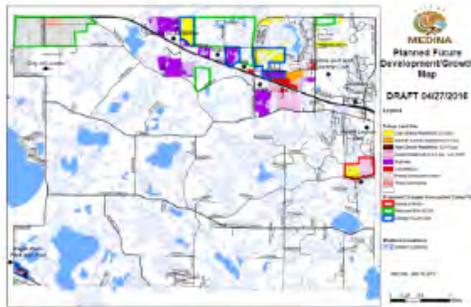


April 29 · Edited

Medina Comprehensive Plan posted

What do you think of the Draft Land Use Map that the Steering Committee has recommended for approval?

#Government, #Livability, #Sustainability in Medina, MN



On Thursday, April 21, the Steering Community drafted the following Draft Land Use Maps. To gather comments regarding these maps, residents can comment through these posting or attend one of the two public meetings reviewing and describing the process that developed these maps. The two meetings will be at Medina City Hall (2052 County Road 24), the first meeting on Saturday, May 14 from 9:30 AM to Noon and the second meeting on Monday, May 16 from 5:30 to 8 PM. Please attend and provide your input. [Collapse](#)

Post activity:

- 610 Views
- 27 Responses
- 1 Like

New Responses since May report

"Thank you for the opportunity to speak with you and several of the Council members and Planners in the workshop last Monday. Although I was hopefully able to express my views to many, I was encouraged to also summarize my views in writing.

This is concerning the changes proposed on our property from Highway 55 north to Chippewa Rd between Mohawk and Arrowhead.

Our goal is to keep the current situation allowing a residential development. Part of it is currently proposed to be

removed from MUSA, so we are asking that this change be excluded from the plan. This is PID 03-118-23 41 0003 also known as "Outlot A" in Cavanaugh's Meadowwoods Park.

At this time, we are not sure about the General Business proposal for the rest of the property, so we are not addressing that at this time.

Some of the history of the property:

Has been owned by our family for about 50 years.

Taxes and assessments paid have been and continue to be very significant.

Chippewa Road was chosen to be abandoned by the city a number of years ago.

As a result, the culvert which allowed drainage to flow to the north collapsed. Coupled with the addition of a culvert allowing Polaris wetlands to drain into our property, has expanded the wetlands on our property.

We had a developer (D.R. Horton) bring a proposal through preliminary approval, pending a decision and cost estimates for the rebuild of Chippewa Road. The extreme delays in the process (a number of agencies were involved) and high estimated costs for the roadway, caused our developer to back out of the project.

We look forward to your kind consideration of this information in your continuance of the process. My father, who bought this land about 50 years ago, always envisioned this beautiful piece of land to be residential and that my siblings and grandchildren could actually raise their families here.

Thanks and kindest regards,

██████████

"I support the idea of concentrating commercial and multi-family units within existing areas so as to maximize the open/rural nature of Medina which I believe is a key reason people want to live here"

"We would like to reinforce the comments from ██████████ on behalf of the entire Cavanaugh family. We very strongly support keeping the 50 year intent of residential application for outlot A of Cavanaugh's Meadowwoods Park and not to remove it from the MUSA. With the 50 years of tax, most of which has been at a very high level supporting the residential value, we urge you to please not exclude it from possible utility connection. Thank you for your fair consideration."

"We support the guided plan dated 4/27/2016.

We do not support the opening of Chippewa Rd between Mohawk and Arrowhead. The potential for cost overruns from building a roadway through the wetlands (it's been impassable since we moved here in 1993) along with the significant addition to traffic on Arrowhead resulting from Polaris employees and Mohawk developments are disconcerting.

In the event a decision is made to change the guided plan for the west side of Arrowhead from rural residential to some form of residential then perhaps the bike/walking path currently planned for the east side of Arrowhead should be moved to support the larger population base that would benefit from it west of Arrowhead."

Older Responses:

"My husband and I live in the Fields of Medina development - we particularly chose this area thinking the land behind us would be used for a more significant retail space (farmers market, fitness studio, restaurant, etc). Ideally this would be accessed off highway 55. We're disappointed, along with our fellow neighbors, with the proposed rezoning of the Steering Committee - we feel this would devalue the area in which we have so much hope for." (3 likes)

"I live in the Fields of Medina neighborhood. I would like to see the land south of Meander (between 116 and Arrowhead) be used for retail/commercial. I believe a nice retail/commercial area would add value to our neighborhood and surrounding communities vs. rezoning the land to industrial use." (3 likes)

"We live in Fields of Medina neighborhood. We would like the land south of Meander (Between HWY 55 and Fields of Medina West) to be kept as commercial instead of rezoning to industrial land. It would benefit our neighborhood and all the surrounding communities in Medina." (3 likes)

"I also live in the Fields of Medina neighborhood and am very much in favor of the land staying retail/commercial! We chose this area to build in hopes of a retail space south of meander. This area provides a great opportunity to add more retail for everyone to enjoy while being done in a tasteful way to retain what many love about this community!" (2 likes)

"I live in Fields of Medina and as my neighbors above would like to request the land South of Meander to remain commercial. This new neighborhood has potentials and by rezoning it will not only affect us but the surrounding communities." (3 likes)

"We live in the Fields of Medina, we have chosen this area for, the land to be chosen as commercial/retail space that Medina city warrants. Ideally this space would be fit for small retail spaces like fitness studios, restaurants etc. We are very much shocked with the proposed rezoning of the Steering Committee to Industrial - this area will no longer be the same with this proposal and our neighborhood will be deeply affected and devalued." (3 likes)

"I want the zoning to stay as is. If I had known that this could be zoned business / industrial, then I would not have built here." (1 like)

"I live in the Fields of Medina neighborhood. I would like to see the land south of Meander (between 116 and Arrowhead) be used for retail/commercial. This land provides such a wonderful opportunity to enhance the community and bring people together to enjoy a space. I would LOVE to see a community center put in and/or tasteful retail in this location. This fits very well with Medina's goal of promoting public and private gathering places as well as encouraging an "attractive, vibrant business community that complements the residential areas of the City." I can't think of a better complement to this area than a community center or tasteful retail that act as gathering places for people to interact." (3 likes)

"It seems that if the committee's intention is #sustainability and #livability as the hashtags clearly indicate then the only 'sensible' use for this land is community based use and aesthetics. Making best use of this land for current and future residents, potential businesses that will employ people and provide for future sustainability means enticing all of the above with zoning that attracts all of these groups. Please listen to the community and provide its citizens with space use appropriate for us to congregate, frequent and children to grow up loving." (3 likes)

"While I'm definitely not in favor of unilateral rezoning without community input, I do feel compelled to offer a counter to some of the suggestions put forth so far for the space near Field of Medina. If the goal is truly to build something worthwhile for the broader community and not just something that will benefit the residents of FoM then I think we need ideas besides Fitness Studio, Grocery Store, or Community Center. The Hwy 55 corridor already has a Crossfit, 9 Rounds gym, Anytime fitness, Lifetime, 3 Yoga/barre studios, and 2 karate dojos. Similarly, we already have a Target, Aldi's, Cub, Lunds, Rainbow, and will soon have a Fresh Thyme. Additionally, the city council, together with

help from the Hamel Lions, built a brand new Community Building in 2005. I don't see how another Fitness Studio, Grocery Store, or Community Center benefits the broader community."

"██████, what would you recommend or what would you like to see? I cannot speak for all the folks at Fields of Medina but I do know the few I have spoken with don't think of their responses only in regards to FofM but rather for Medina in general. I know personally, I would like to see continued green space and transitional use of the land rather than a manufacturing plant. I get what you are saying about the other businesses along 55. What are your ideas? Thank you." (3 likes)

"I hate when people critique others' ideas and then can't present any alternatives themselves, but that is unfortunately the situation I've put myself in. I really like the direction Uptown Hamel is heading, with unique, local businesses like Chloe's Attic, Art 2 Heart, Twisted Root, Hamel Brewing Company, etc so I'd prefer those types of businesses to national/regional chains. I know the City Council has laid some groundwork on future development of Uptown Hamel, so I think there's some valid concern about the close proximity of Uptown Hamel and a potential 'Downtown Medina'. On the topic of green space, I'd like as much as possible to be kept, but I know the Met Council has given quotas to Medina (and every city in the metro) on how much space needs to be developed, so that is an uphill battle. You and I are completely aligned that a warehouse or manufacturing plant isn't the best use of the space and does little for the community, although I have to admit that a corporate campus (that incorporated lots of green spaces) would have the potential to create a lot of well-paying jobs for the area." (1 like)

"██████, I agree with the Uptown Hamel comments and would love to see something similar (more of a walking area than cars though in the specific business storefronts). And, I couldn't agree more about not having national chains. It's a conundrum. I do think we all agree, please no major heavy manufacturing." (3 likes)

"Would also like to add my voice along with my fellow FOM neighbors. Would like for the area south of Meander to remain Commercially zoned. Very concerned about the potential rezoning to industrial because of the potential impact to the value of our homes and the quality of life that we have come to know and love. Would also like to learn more about the "medium density housing" planned in that same vicinity. Thank you for using this medium to keep us up to date with proposed changes within our beloved Medina." (2 likes)

"The size and location of the parcel of land south of Meander Rd is valuable to our community. Dozens of families chose to build in the Field of Medina development under the impression that this parcel would be developed into commercial/retail space, per Planned Future Development zoning. To rezone even a portion of the land would be a rude gesture by the City of Medina to its new residents. I cannot think of a worse way to welcome us. "Thanks for choosing Medina. We hope you don't mind we're changing the planned development of your neighborhood." I strongly urge the Steering Committee to reconsider its proposal." (3 likes)

"██████████ you bring up a good point regarding the existing businesses along the 55 corridor, though I'd suggest the majority of the businesses you are referring to are in Plymouth and only a few within reasonable walking distance for anyone in FoM, Bridgewater or Foxberry. Thus, a "Downtown Medina" will benefit other neighborhoods in terms of walking convenience, beyond just FoM. Thus, alluding to our neighborhood as being the only one to gain from this is inaccurate, especially considering that with the positives of a Downtown Medina near FoM, also brings with it the negatives in terms of increased traffic directly in front of our neighborhood. Yes, traffic on 116 and Arrowhead would also increase, BUT if planned well, by working together with the City, it could route most of the traffic via Highway

55.

Which brings up a very important consideration: This piece on Hwy 55 is the LAST opportunity to bring meaningful retail to Medina in a way that could logistically handle the increased traffic. There is already an ideal spot for a stop light at Tamarack/55. If it gets rezoned and cut in half, we'll be subjected to a small strip mall on Hwy 55, lacking green space and a biz park offering little direct benefit to nearby neighborhoods. This of course assumes the biz park could be filled with the type of "corporate campus" setup you're imagining. I say this given the plethora of tenantless biz parks spaces in Plymouth.

In regards to addressing the idea of maintaining the "rural character of Medina", which as someone who has grown up in the area, appreciates as much anyone, would argue it is misleading to imply that of all the places in Medina, THIS is the place that would damage that rural character. I mean we're talking about property sitting on one of the busiest Highways in the State. Let's be honest, the rural character of Medina will be maintained by the hundreds of thousands of rural acreage owned by those in south Medina; unlikely to give it up anytime soon." (2 likes)

"Bottom line, the property is going to be developed. Why not work together with the land owners, the City and the residents to create something we all can be proud of: A "Downtown Medina" with fountains, green spaces, and trees winding through cobblestone, tasteful retail shops and a local restaurant or wine bar; a true crown jewel destination. One that doesn't require our kids to cross a busy highway to get to." (2 likes)

"Agree to an extent, [REDACTED]. You're totally right that the property certainly is going to be developed. And after attending today's Comp Plan meeting I'll firmly throw my support/voice/vote behind commercial/retail zoning instead of business - neither a warehouse / plant, nor a big box chain like Walmart is what is right for that space and for the city of Medina. But I'll still reiterate my hope that the retail development that goes in there ends up being something that is best for the entire city, and not just the residents north of 55 (FoM, Bridgewater, etc). I hope we can do better than an Arbor Lakes / West End type development as most of those businesses are just chains. I'd like to keep Medina different than Maple Grove, St Louis Park, etc. As an aside, commendable job to the residents of FoM, Bridgewater, etc for being actively involved in the process and showing up in numbers to this morning's meeting." (3 likes)

"[REDACTED], you and I are in full agreement then. I don't want a Walmart anymore than the next. The fear of a Walmart is perhaps what drove this rezoning issue in the first place. I too think we can do better than an Arbor Lakes or West End type of development. We MUST! There are ways I believe this can be done by working with the landowners, the city and the residents to achieve something most cities couldn't do, nor even have the wherewithal to try. If we can, as a community, take pride in the process of creating the most beautiful space possible, I think it can happen. The larger the continuous area of commercial, the more potential we have to make it one cohesive space. I picture a smaller version of the Centennial Lakes in Edina as the best potential archetype. Though they certainly have a larger population and more acreage to support it, we could model something similar and create something even more unique and special. I also forgot to address your commentary about Uptown Hamel and believe you bring up a lot of good points regarding how well it is progressing up there (especially with the smaller shops and the soon to be Hamel Brewery). I would say a "Downtown Medina" would actually compliment Uptown Hamel as it would drive business and interest to our city, which would easily spill over onto the other side of the Highway where the "original Medina" was founded (ie Hamel). Perhaps a good analogy would be the difference between 50th and France in Edina (old Edina) vs. the newer Centennial Lakes area. Again, I know there is vast difference in size, population and layout, but just want to emphasize that I love the Uptown Hamel community and think a Downtown would only strengthen that in ways that haven't taken root yet in the past." (1 like)

"I think a Centennial Lakes style area is an admirable goal for the space in question. That place really does a nice job of incorporating the natural environment in to retail." (3 likes)

"I completely agree with the vision [REDACTED] is proposing of a "Downtown Medina" that would compliment the already existing Uptown Hamel. My husband and I would like to see the land south of Meander between 116&Arrowhead to be keep zoned for commercial rather than changed to industrial. We have an incredible opportunity to make this a beautiful functional space for all residents of Medina." (1 like)

"I too agree that it would be great to avoid any national chains in that space and really incorporate and preserve some outdoor spaces. An area focused on social gathering easily accessible via walking and biking would be nice. Here are some ideas that may be worth considering:

->diverse restaurants, ideally locally owned (i.e. sushi, coffee shops, pubs, various cuisine such as Middle Eastern/Greek/Indian/Chinese food, winery, ice cream shops) It would be great to get more local variety than what is currently offered in Medina and be able to go for a walk in a space right around these restaurants or park your bike outside and enjoy a meal with friends.

->a music space that could incorporate the outdoors and be used for small local concerts, maybe similar to what plymouth has at Hilde?

->a bakery

->a library

->locally owned shops with storefronts along dedicated pedestrian/bike paths

->A community center. [REDACTED] made a good point that there is a community building in Hamel, however it looks like this is more of a space to rent and less a true community center. I was envisioning more of a social gathering spot, perhaps similar to Shoreview community center or a YMCA, where kids, families, and elderly can go for a variety of activities and social engagements. While it is true there is a lifetime fitness 15 minutes away, this is expensive and not accessible to everyone in the community. It is also not focused on community events. If done right, this could also incorporate the outdoor spaces quite nicely.

->a farmers market space

I am sure there are many more ideas, some more suited than others." (1 like)

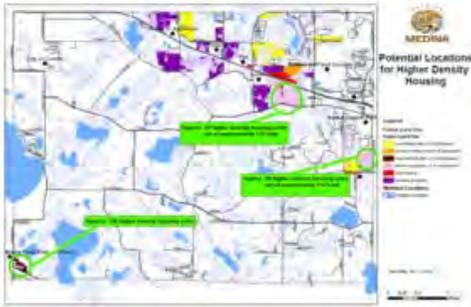
April 3rd



April 3
Medina Comprehensive Plan posted

Where is the best location for Higher Density Housing?

#Sustainability, #Livability in Medina, MN



The City is required to plan for at least 253 higher density housing units, such as apartments and smaller townhomes. The following map identifies potential locations which have been discussed. What do you think? Would you suggest other locations?

Post activity:

- 973 Views
- 12 Responses
- 0 Likes

New Responses since May report:

"The best area for this housing is along the north Highway 55 strip as it is consistent with the current usage of that space"

"The current plan calls for zoning medium/high density housing along Medina road between Hunter and Brockton; this is not a good plan. Medina road will quickly become a traffic bottleneck which is unnecessary since there are other, better options. The growth over the last few years from Lennar and other builders in this area has already started congestion. Any new medium/high density housing should be located along Hwy 55 which provides for better vehicle access for the residents and will also be more cost effective for new residents. Further, it appears the plan for most of the medium/high density housing is south of 55 ... this is not an equitable split for the residents of Medina. I noted there is an area on the Northwest corner of the map designated as 'Future Development' ... Why wait for the future? ... This looks like a good area for the medium/ high density housing now as it would have minimal impact on current residents and is close to hwy 55 for the new residents."

"High density housing in the northwest corner of Medina would be an unfortunate location for many reasons. Most reasons have to do with no retail, no grocery store, no services, not many employment opportunities, not walkable, no public transportation, train tracks through Loretto, Highway 19 through Loretto and on and on. High density needs to be along Highway 55 close to the Plymouth border."

Older Responses:

"It looks as though thoughtful decisions are being considered, regarding land use and possible zoning. Because High Density housing needs to be within reach of retail and potential jobs, might there be a future opportunity in Medina's far South/East corner in the Spruce Way area, through the railway arch? The traffic lights are geared for pedestrians. Just a thought, [REDACTED]"

"It would be best if the majority of Higher Density Housing was not all within a mile of one another. For that reason, I'm in favor of the Maple Plain location. Has Loretto been looked at for possible locations?"

"Loretto does not have the layout/roadway situation for high density housing. Highway 19 runs right through it. There is a 4-track railway that passes through multiple times per day. Highway 55 is directly to the north. High density housing belongs where there are many job opportunities and public transportation available such as bus transportation. None of that exists anywhere near Loretto. Actually, not much of that exists anywhere in Medina except perhaps along the 55 corridor near the Plymouth border."

"I see similarities between Loretto and Medina: Large rail traffic, no public transportation, Hwy 55 plus other county roads for car traffic. Medina is closer to the Cities, but anybody living in either Loretto or Medina will need a car to get to a job since no bus routes are out that far; the furthest west any buses go is Hwy 101. Interestingly, Maple Plain does have bus service and a park and ride. Perhaps more high density housing should be explored there beyond the current plans?"

"Thank you, [REDACTED]. In addition to the Park and Ride, Maple Plain is where one can access the Highway 12 bypass and enter 394 on the west end of Wayzata. Driving to Minneapolis or points east of downtown Mpls is much easier than before. Maple Plain location also has a grocery store and other retail. Loretto has no grocery store, and driving through Loretto is always a hassle with all the cars parked on both sides of Co Rd 19."

"Historical, which is based on logical transitions, municipalities have higher density near business or higher traveled roads. As you notice in the metro area adjacent to big box retailers or busier routes you'll see the higher density. Also, there are examples near public amenities like strip malls. I believe that there will be many opportunities along the 55 corridor to offer that transition as the corridor builds out moving west over the upcoming years."

"Personally, I hope priority is given to the first two Community Goals (1. Preserve rural vistas, open spaces, and wetlands in all parts of the community to promote the rural character of Medina. 2. Protect and enhance the environment and natural resources throughout the community) over building strips malls or big box retailers."

"[REDACTED]. I am confident that the City Planners will only allow deemed necessary "strip malls" like the Target corner and all the small retail "attached wall" businesses that are currently there. It is more typical for retail to front a road as significant as State Hwy 55, and that is where business' typically have frontage. It is a typical transition from higher density to lower density as the distance increases from a main arterial road."

"As a caveat, the most effective way to preserve the desired rural feel, and the inescapable need to satisfy the Met Council requirements of density, is by utilizing the busy main arterial road like "State "Highway 55 as the buffer or transition of zoning from commercial to high and then to low density zoning. This will allow the larger single family and open spaces to exist in the municipality, which defines Medina as unique. I have witnessed the planners desire to achieve this by their efforts to date."

March 16th



March 16

Medina Comprehensive Plan posted

Want to see all the progress made on the Comp Plan Update to date?

#Government in Medina, MN



The attached presentation summarizes it nicely!

<https://www.dropbox.com/s/4xrzd64z8m9vdcv/LandUseConceptPresentation-03-14-2016.pdf?dl=0>

Post activity:

- 1008 Views
- 1 Response (no change from last month's report)
- 0 Likes

Reponses:

"FYI, on page 4 there is a typo: "City if required..." should be "City is required..."

March 4th



March 4

Medina Comprehensive Plan posted

Below is our final Vision Statement. What do you think?

#Government in Medina, MN

Medina is one community. The City will strive to maintain its unique heritage by promoting and protecting its rural character and its natural environment. Medina will foster well-designed neighborhoods and promote public and private destinations for the community to gather. The City will develop in a deliberate fashion which is commensurate with the resources and infrastructure available to sustain a high quality of life for residents. **Collapse**

Post activity

- 1085 Views
- 3 Responses (increase)
- 0 Likes

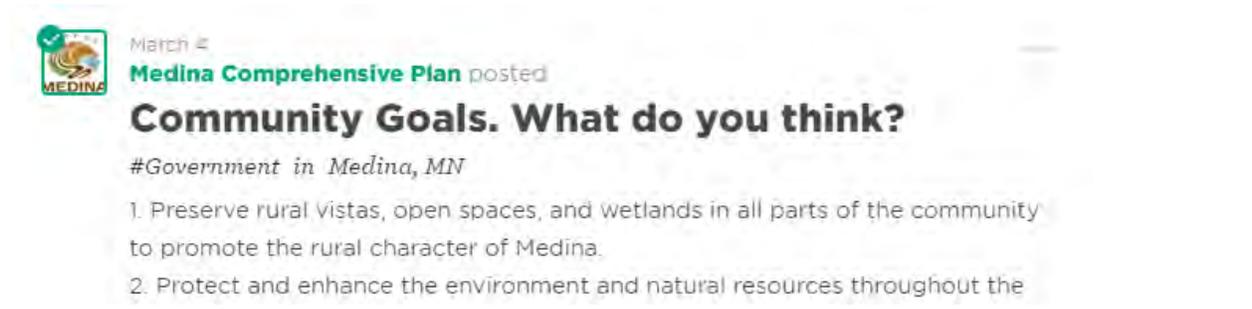
New Responses since May report:

"We chose our home site in Medina 23 years ago for open space and a rural environment. Unfortunately, the new comp plan made public on July 5th is completely different than what was presented as recently as June 29th in the Medina City Council communication. Despite being long term residents with parcels of 5-24 acres each we are being surrounded by development while being precluded from developing ourselves. Our properties are guided for residential rezoning in 2017 however incredibly, we are not staged for development until post 2030. We urge the council be consistent and do not isolate our neighborhood from development for the benefit of others while we are surrounded by development and business."

Older responses:

"The Vision Statement lacks any reference to business, which is an important part of any community."

"In response to [redacted]'s comment above, I believe the section '...foster well-designed neighborhoods and promote public and PRIVATE (emphasis mine) destinations...' encompasses businesses. I appreciate that the section was changed from its previous version which called out retail destinations. Hopefully the spirit of the feedback (that Medina doesn't need to be turned in to a city with tons of retail stores) is taken to heart by the council."

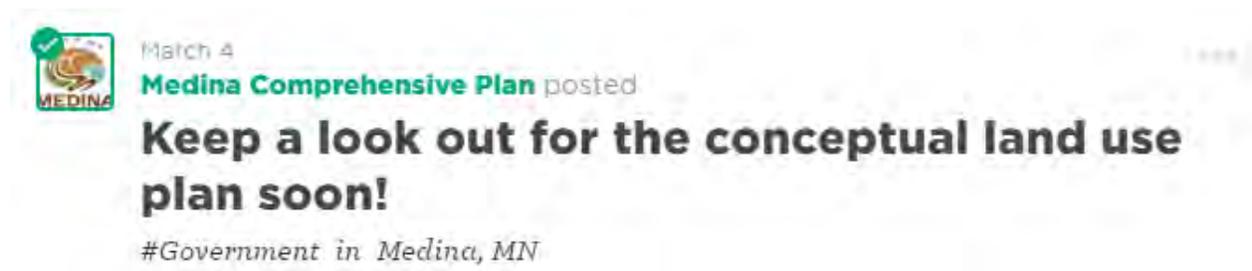


Post activity:

- 1081 Views
- 1 Response (no increase since last month's report)
- 2 Likes (no change)

Responses:

"I find the first two points to be the most important. Hopefully they can be followed."



Post activity:

- 1082 Views

- 1 Responses (no change)
- 0 Likes

Responses:

"The conceptual plan appears to be very efficient and responsible. By your choices of the proximity of your planning you have effectively restricted the possibilities of additional costs to the existing services, which could have been caused by "leap frogging," or "checker boarding" parcels in your "Future Land Use Concept" plan. Also, the overall language is well articulated for the purposes of maintaining a design driven community. Future generations will be served well - Thank You..."

Dusty Finke

From: Brian Adducci <adducci@mac.com>
Sent: Monday, June 13, 2016 11:42 AM
To: Dusty Finke
Subject: Bridgewater

Dear Mr. Finke,

We are new owners of a house in the Bridgewater Development here in Medina. The reason that we moved out to Medina, from our home of 21 years in Plymouth, was that our area in Plymouth was RAPIDLY changing as a direct result of affordable housing being built behind our development. Our property values plummeted as the crime rate in the area increased. We also experienced the charm of our area dissipate as these high density apartments/condos moved into the previously rural areas. It was very discouraging and we felt rather helpless. We are so hoping that those same mistakes are not made here in Medina. We moved out here because we love the rural character around our neighborhood (Bridgewater). We DO NOT want more traffic flow on Arrowhead as it is already becoming a safety issue with the current amount. Please consider those of us that have made an investment in our homes and DO NOT want our property values to plummet nor do we want to have difficulty selling our home when we want to retire and cash in on the investment that we made. We do not want heavy residential development in our area.

Thank You of your time and attention.

Sincerely,

Brian & Allison Adducci

Allison Adducci
4544 Bluebell Trail N.
Medina, Minnesota 55340
adducci@mac.com
612-860-2520

May 19th 2016

ATTENTION; Dusty Finke and Steve Scherer

Medina City Offices

Dear Dusty and Steve;

Thank you for including us regarding Medina City proposed changes and repurposing of OUR land and the neighborhood. Although history shows our City planners tend to listen to our Concerns but act otherwise, we are hopeful at some point Throughout our 27 year tenure that they could consider OUR Viewpoints.

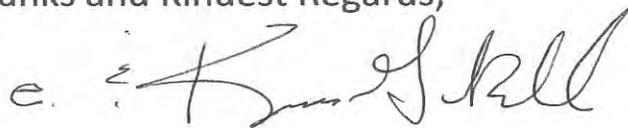
1) We are accepting the walking path that was to be a part Of Jim Dillman's reign but was overlooked, and apparently pertinent for immediate implementation by Medina City now. The City has told us they will be removing a large number of our Very mature trees for this urgent need. We understand, We must comply. Upon removal of our mature landscape, we were told will be viewing a rolled 8 foot wide oily tar path. Sounds nice. Just please provide a regular cleanup for the cigarette butts And McDonalds trash we have been enjoying from these Healthy walkers. We also need clarification on how you plan to retain This path along the 3:1 slope from our driveway running south Along our pond/wetland. We will need to access our pumpkin Field with our tractor, and our boulders with our Bobcats.

2) Most importantly, we hope you can consider Our viewpoint regarding our properties 4182 and 4200 Arrowhead Dr. We are in no hurry to develop tomorrow, but want the earliest Option To do so. Ken suffers from chronic health issues and we want to know we can exercise our ability to leave/develop our land prior to the 10 year slatted date Medina is currently imposing. We would currently Consider Low Density PUD 1-3 Units per acre or higher density based On City need at time of development.

3) Finally we will be appointing Mark and Tracey Lamberty to be our voice in any upcoming meetings we may not be able to attend, as we make end of life decisions for numerous fragile elderly family members/current and pending hospice care as well as manage Ken's own chronic health issues, all of which dictate a congruent pace for our family priorities.

Mark and Tracey are wonderful people, eloquent voices of reason, great neighbors, and community stewards. We are grateful for their kind support and continual thoughtful efforts regarding the entire Arrowhead Drive Community.

Many Thanks and Kindest Regards,

A handwritten signature in black ink, appearing to read "Elizabeth Sedgwick and Ken Bechler". The signature is written in a cursive style with a large initial "E" and "K".

Elizabeth Sedgwick and Ken Bechler
4182 Arrowhead Drive
Medina, MN. 55340

Dusty Finke

From: Joseph Cavanaugh <jcavana220@aol.com>
Sent: Thursday, June 09, 2016 3:18 PM
To: Dusty Finke; Joey Cavanaugh; Tim Cavanaugh
Subject: 28 acres north of OSI

Dusty,

Please forward to the Steering Committee ahead of the 7:00 meeting Friday.

Re: 28 acres north of OSI with about twenty acres buildable on Arrowhead.

On behalf of my brother W. J. Cavanaugh's family, I appreciate your keeping the above noted property in MUSA. Please consider keeping the property in residential, about 3 1/2 homes per acre.

W. J. Cavanaugh (Bill) (deceased 1/4/14) purchased and owned this property for almost sixty years. His four children and their children hope to have the option to have homes on the family farm.

Your time and effort is much appreciated. Thank you for your consideration.

Joe Cavanaugh, Sr.

Sent from my iPad

Dusty Finke

From: Timothy R Cavanaugh <timothy.r.cavanaugh@cummins.com>
Sent: Monday, May 23, 2016 11:25 AM
To: Dusty Finke
Subject: Cavanaugh's Meadowwoods Park Change Comments

Dear Dusty Finke,

Please also forward this to the steering committee and planning members.

Thank you for the opportunity to speak with you and several of the Council members and Planners in the workshop last Monday. Although I was hopefully able to express my views to many, I was encouraged to also summarize my views in writing.

This is concerning the changes proposed on our property from Highway 55 north to Chippewa Rd between Mohawk and Arrowhead.

Our goal is to keep the current situation allowing a residential development. Part of it is currently proposed to be removed from MUSA, so we are asking that this change be excluded from the plan. This is PID 03-118-23 41 0003 also known as "Outlot A" in Cavanaugh's Meadowwoods Park.

At this time, we are not sure about the General Business proposal for the rest of the property, so we are not addressing that at this time.

Some of the history of the property:

Has been owned by our family for about 50 years.

Taxes and assessments paid have been and continue to be very significant.

Chippewa Road was chosen to be abandoned by the city a number of years ago.

As a result, the culvert which allowed drainage to flow to the north collapsed. Coupled with the addition of a culvert allowing Polaris wetlands to drain into our property, has expanded the wetlands on our property.

We had a developer (D.R. Horton) bring a proposal through preliminary approval, pending a decision and cost estimates for the rebuild of Chippewa Road. The extreme delays in the process (a number of agencies were involved) and high estimated costs for the roadway, caused our developer to back out of the project.

We look forward to your kind consideration of this information in your continuance of the process. My father, who bought this land about 50 years ago, always envisioned this beautiful piece of land to be residential and that my siblings and grandchildren could actually raise their families here.

Thanks and kindest regards,

Tim Cavanaugh

Timothy R. Cavanaugh
Finance Manager, Global Pricing Administration
Cummins Power Generation
651-787-6019 Office
651-415-5286 Fax
612-723-2101 Cell

Dusty Finke

From: Fernando Vivanco <fernando_vivanco@yahoo.com>
Sent: Monday, June 06, 2016 2:53 PM
To: Dusty Finke
Subject: Fwd: Re Medina Comprehensive Plan

To add to your collection

Sent from my iPhone

Begin forwarded message:

From: Monica <mwebdawson@yahoo.com>
Date: June 6, 2016 at 11:14:29 AM EDT
To: fernando_vivanco@yahoo.com
Subject: Re Medina Comprehensive Plan

Fernando, thank you for volunteering to represent the best interests of your community on the Steering Committee. One more key and very critical point is the need for this comprehensive plan to spread out developments in both the Orono and Wayzata School Districts, preferably Orono. As you may know, our school districts have presented to the Medina City Council the problems they face with increasing growth in the northern portion of Medina. Frankly, if Medina continues with the current plan we will have to build another elementary and will lead to increased pressures on other sites.

If you want more information, and or wish to have a conversation with key school district stake holders, I'd be happy to set up a meeting. Again, thanks for all you do.
Sent from my iPhone

Sent from my iPhone

Dusty Finke

From: Doug Dunlay <Doug_Dunlay@cargill.com>
Sent: Wednesday, May 11, 2016 10:41 AM
To: Dusty Finke
Cc: Doug Dunlay; 'Douglas L Dunlay'
Subject: FW: Arrowhead Drive

Hi Dusty,

It's our understanding that the city of Medina has the following properties guided for low density PUD 1-3 units per acre . Doug & Terry Dunlay, 4255 Arrowhead Drive; Bill & Tamera Freeland, 4260 Arrowhead Drive; Luann & Reid Johnson, 4268 Arrowhead Drive; Mark & Tracey Lamberty, 4250 Arrowhead Drive. We believe this is the best use for our properties and the surrounding area and encourage the city of Medina to keep it low density. I also believe Ken and Elizabeth Bechler to the south of us on Arrowhead are aligned with this zoning however I can't speak on their behalf.

Zoning originally slated for evaluation in 2020 was changed in approximately 2005 to accommodate Bridgewater (adjoining the northern edge of our property) and the OSI development. These developments are not consistent with the rural surrounding we originally sought when we moved to Medina in 1999. Development has occurred immediately to our north and to the southeast and southwest of our properties and we believe the natural progression is to develop our properties at some point in the foreseeable future to create an extension of the Bridgewater neighborhood.

Development of our properties will provide the city with premium lots adjoining wetlands and provide access to the existing park area at the end of our road that is currently accessible only via walking bridge from Bridgewater. In addition to the urbanization, the Bechler's and Lamberty's are directly, and in my opinion negatively affected by the addition of an 8 ft. wide path originating at Bridgewater primarily to accommodate the people in the development traveling through our landscaped yard along the easement. Again, another example of how an adjoining development has affected our rural property.

Thank you Dusty, we have had a number of conversations over the years regarding this matter and we appreciate your listening to our concerns. Please call me if you have any question regarding our position on this matter. I look forward to speaking with you and other members of the planning commission at the upcoming open house on Saturday.

Thanks,

Doug and Terry Dunlay

612-801-5945

Dusty Finke

From: Luann J <Luannj@Rochoncorp.com>
Sent: Wednesday, May 11, 2016 9:38 AM
To: Dusty Finke
Subject: Arrowhead Drive

Hi Dusty,

It's our understanding that the city of Medina has the following properties guided for low density PUD 1-3 units per acre . Doug & Terry Dunlay, 4255 Arrowhead Drive; Bill & Tamera Freeland, 4260 Arrowhead Drive; Luann & Reid Johnson, 4268 Arrowhead Drive; Mark & Tracey Lamberty, 4250 Arrowhead Drive. We believe this is the best use for our properties and the surrounding area and encourage the city of Medina to keep it low density. I also believe Ken and Elizabeth Bechler to the south of us on Arrowhead are aligned with this zoning however I can't speak on their behalf.

Zoning originally slated for evaluation in 2020 was changed in approximately 2005 to accommodate Bridgewater (adjoining the northern edge of our property) and the OSI development. These developments are not consistent with the rural surrounding we originally sought when we moved to Medina in 1985. Development has occurred immediately to our north and to the southeast and southwest of our properties and we believe the natural progression is to develop our properties at some point in the foreseeable future to create an extension of the Bridgewater neighborhood.

Development of our properties will provide the city with premium lots adjoining wetlands and provide access to the existing park area at the end of our road that is currently accessible only via walking bridge from Bridgewater. In addition to the urbanization, the Bechler's and Lamberty's are directly, and in my opinion negatively affected by the addition of an 8 ft. wide path originating at Bridgewater primarily to accommodate the people in the development traveling through our landscaped yard along the easement. Again, another example of how an adjoining development has affected our rural property.

Thank you Dusty, we have had a number of conversations over the years regarding this matter and we appreciate your listening to our concerns. Please call me if you have any question regarding our position on this matter. I look forward to speaking with you and other members of the planning commission at the upcoming open house on Saturday.

Talk Soon,
Luann & Reid Johnson

Luann M Johnson
Marketing Director/ NBD
Rochon Corporation
3650 Annapolis Lane NO #101
Plymouth, MN 55447
Cell:612-490-4659
Desk: 763-235-3819

Dusty Finke

From: Mark Lamberty <mlamberty22@gmail.com>
Sent: Wednesday, May 11, 2016 8:45 AM
To: Dusty Finke
Subject: Arrowhead Development - Lamberty

Hello Dusty,

I'm writing to you as a follow up to our past discussions reaffirming our alignment with the city's guidance for low density zoning of our properties. The following property owners are affected: Doug & Terry Dunlay, 4255 Arrowhead Drive; Bill & Tamera Freeland, 4260 Arrowhead Drive; Luann & Reid Johnson, 4268 Arrowhead Drive; Mark & Tracey Lamberty, 4250 Arrowhead Drive. It is our understanding the guidance currently calls for low density PUD 1-3 units per acre that we discussed when we first met with you on this matter in June 2014. We believe this is the best use for our properties and the surrounding area. I also believe Ken and Elizabeth Bechler to the south of us on Arrowhead are aligned with this zoning however I do not wish to speak on their behalf.

Zoning originally slated for evaluation in 2020 was changed in approximately 2005 to accommodate Bridgewater (adjoining the northern edge of our property) and the OSI development. These developments are not consistent with the rural surrounding we originally sought when we moved to Medina in 1993. Development has occurred immediately to our north and to the southeast and southwest of our properties and we believe the natural progression is to develop our properties at some point in the foreseeable future to create an extension of the Bridgewater neighborhood.

Development of our properties will provide the city with premium lots adjoining wetlands and provide access to the existing park area at the end of our road that is currently accessible only via walking bridge from Bridgewater. In addition to the urbanization, the Bechler's and Lamberty's are directly, and in my opinion negatively affected by the addition of an 8 ft. wide path originating at Bridgewater primarily to accommodate the people in the development traveling through our landscaped yard along the easement. Again, another example of how an adjoining development has affected our rural property.

Thank you Dusty, we have had a number of conversations and written correspondence regarding this matter and we appreciate your listening to our concerns. Please call me if you have any question regarding our position on this matter. I look forward to speaking with you and other members of the planning commission at the upcoming open house.

Mark & Tracey Lamberty
763-291-8005

Sent from [Mail](#) for Windows 10

Dusty Finke

From: Mark Lamberty <mlamberty22@gmail.com>
Sent: Friday, July 01, 2016 12:30 PM
To: Dusty Finke
Subject: RE: Comp Plan info

Dusty,

This is a terrible update. It's about as far away from the March guidance as I can imagine. I can see why you chose to email rather than call.

1. I can't understand any rationale other than acquiescing to Cavanaugh's greed to bring in a business dev. all the way north to Chippewa. Certainly, at a minimum, that should not be developed before 2030 as well.
2. Rezoning to low density when the plan doesn't allow us to even look at dev. until 2030 (14 years) makes no sense. We may as well change the east side of Arrowhead to Business as well or maintain RR status. It would be looked at again for rezoning anyway by 2030.

I'll share this with the other property owners and determine a course of action.

Mark Lamberty
763-291-8005

Sent from [Mail](#) for Windows 10

Dusty Finke

From: dicklueck@yahoo.com
Sent: Monday, June 06, 2016 1:50 PM
To: Dusty Finke
Subject: Medina Proposed Plans

Dusty, if you are not the appropriate person for me to express some concerns, I would appreciate you forwarding to that person (s).

1. I do not want high density housing south of Bridgewater!! Would not object to low density residential.
2. The development of the area beyond the wetlands West of Bridgewater should be kept with rural characteristic and makeup.
3. I would be very opposed to extending Chippewa Road. To Arrowhead. Arrowhead is narrow and already has significantly increased and undesirable traffic due to OSI. The last thing needed is more traffic on Arrowhead!!

Thanks for listening

Dick Lueck
4629 Bluebell Trl N
Medina, Mn. 55340

Sent from my iPhone

Memorandum

Date: May 24, 2016
To: Dusty Finke
From: Bob Mitchell
Re: MUSA Line

1. When I was on the Medina city council from 1984 to 1992, the only sanitary sewer service in the Hamel area was capacity borrowed from Plymouth on a temporary basis. Medina had little excess capacity in the borrowed line. Consequently there was little growth; neither commercial nor residential. Before and after my time, the Medina city council worked hard to get the Met Council to build the Elm Creek Interceptor to give Hamel reliable sanitary sewer service
2. Since the Elm Creek Interceptor opened for business in 2004, the commercial areas of Hamel have been better served and new houses have been built. Medina has unused capacity inside the current MUSA line. One school of thought is that that capacity is like a “nest egg” of capacity and future tax revenue for Medina. As such, it is to be husbanded over time and used for the benefit of all the residents of the city.
3. In decades past, the Comp Plan amendment process took about 1 year and the amended plan was in place for 10 years. Now the process is scheduled to extend from 2016 to 2020. The new Comp Plan as amended would be in place from 2020 to 2040. So the plan extends out for 24 years = a very long time.
4. Think about our “nest egg” as you consider the Comp Plan amendment. If we give away the capacity and the future tax revenue, can we get them back if we need them? How much will it cost to get them back? What is the impact on Medina’s budget and taxation?
5. There are 4 levels of land use control in Medina. (1) The MUSA line. (2) The Comp Plan. (3) The zoning code. (4) The staging plan. Are controls (2), (3) and (4) strong enough to retain development control with the city?

Dusty Finke

From: Reg Pederson <reghwy55@gmail.com>
Sent: Tuesday, May 17, 2016 11:36 AM
To: Dusty Finke
Subject: Comp Plan

Dusty and steering committee

Limiting growth by rezoning to avoid it, in my opinion does less to maintain the rural nature of Medina than allowing growth under the standards, ordinances and policies the city already has in place. The proposed changes appear to only be proposed to appease a group of fairly new residents and the changes do not take into consideration the negative impact that minimal growth has on the current businesses, current residents who want expanded services, residents who want to avoid higher taxes and even long term the city itself. Without growth business's will struggle as their expenses continue to go up while their customer base remains the same, and the city will suffer the same fate, once the cities overhead becomes higher as it will just like every business in Medina. The city will feel the financial pain once it's without the current income stream from the current development through fees and taxes and has no choice than to raise our real estate taxes which of course hits everyone.

Without growth new retail will not come to Medina because there are not enough residents to support them, so residents will look to other cities to meet their needs.

If the Met Council is correct in their forecast of less growth, then why is it necessary for the city to down size its growth pattern through rezoning, rather than allow economics to set the pace. The current comp plan was put into place by many people working very hard to map a path for our city into the future which includes 2500 new homes in the next phase and has severed our city well, to now change the plan just because the Met Council is no longer forcing a high rate of growth to fill their sewer pipes doesn't make growth a bad idea. When you stop growth or time growth it may turn out the city misses a big opportunity when economic times are appropriate for expansion

As I have stated publicly many times, we have waited our turn for a very long time on our property east of Mohawk and north of Chippewa to the Corcoran line. as well as our property just east of Arrowhead along Meander. It has been difficult enough to be subject to the staging being delayed multiple times, but now the Steering Committee is proposing to change the Zoning to a less desirable category in both places and eliminate meaningful and appropriate development in both places, when is enough unfairness enough.

Please share my thoughts with the steering committee.

Thanks for your consideration

Reg Pederson

Dusty Finke

From: Jeff Pederson <jphwy55@gmail.com>
Sent: Tuesday, May 17, 2016 2:11 PM
To: Dusty Finke
Subject: Steering Committee Follow Up

Dusty,

As you already know, I disagree with proposed modifications to the comp plan that changes the zoning of my family's properties north and south of Katrinka and east of Mohawk from it's current zoning of low density to rural residential for the following reasons.

As to fairness, when the Memory Care was proposed, our land and all other land along Mohawk was as it currently is zoned low density. Had the residents along Mohawk been aware of the proposed change in zoning to rural residential at the time the Memory Care was going through it's planning stages, I know my family and many other residents along Mohawk would not have been supportive but rather opposed to it. Though, I do strongly feel the Memory Care is an asset to the City, it will dramatically affect the lifestyle of the residents along Mohawk.

Traffic flow from Mohawk currently follow Chippewa to Willow to access Hwy 55, which adds about 2 miles to every round trip to the east on Hwy 55. The traffic from Polaris on the same route further lengthens the trip and now add all the new traffic from the memory care and you have a traffic jam in rural medina. Many years ago the City made a choice to stop maintaining Chippewa to the east from Mohawk which turned an old road into a dam, creating many water problems. The \$70,000 committed by the Memory Care along with the additional funds from allowing further development along Mohawk will allow the connection of Chippewa east from Mohawk to arrowhead to become a reality and eliminate both the water problems and a rural traffic jam. In addition of course, it will spread the traffic in that area between the intersections of Arrowhead and Willow where they connect with Hwy 55.

Another reason for not changing the current zoning my family's properties is that the proposed change doesn't follow the cities standard practice of spreading development from the east to west which has been followed for many years. The current proposed zoning change leap frogs our properties making it appear to be spot development, which I believe the City has always tried to avoid. In addition, it rewards a property not even currently inside the musa line with additional development options which our property has been waiting for years to have.

Please share my thoughts with the Steering Committee and accept my thanks for all you do make this process move forward.

Thanks,

Jeff

Dusty Finke

From: Jason Price <jdprice1823@gmail.com>
Sent: Saturday, June 04, 2016 7:14 PM
To: Dusty Finke
Subject: Medina Medium/High Density Housing

Hi Dusty. I hope you are well. I spoke to you at the community meeting on May 14th. I posted on Medina 'mysidewalk' section just now, but wanted to send to you directly as well and added a bit to this note.

The current plan calls for zoning medium/high density housing along Medina road between Hunter and Brockton; this is not a good plan. Medina road will quickly become a traffic bottleneck which is unnecessary since there are other, better options. The growth over the last few years from Lennar and other builders in this area has already started congestion. Any new medium/high density housing should be located along Hwy 55 which provides for better vehicle access for the residents and will also be more cost effective for new residents. Further, it appears the plan for most of the medium/high density housing is south of 55 ... this is not an equitable split for the residents of Medina. I noted there is an area on the Northwest corner of the map designated as 'Future Development' ... Why wait for the future? ... This looks like a good area for the medium/high density housing now as it would have minimal impact on current residents and is close to hwy 55 for the new residents. My suspicion is that Lennar would very much like the zoning for High/Medium housing on Medina between Hunter and Brockton as they could continue their development of that area. However, Lennar is not a resident of Medina nor a voting member so their views/desires should not be part of the decision process.

Regards, Jason Price

Dusty Finke

From: robinreid@mchsi.com
Sent: Tuesday, May 31, 2016 10:46 PM
To: Dusty Finke
Subject: Dusty, please forward to Comp Plan Steering Committee members

Members of the Comp Plan Steering Committee -

I noticed the following comment in the summary of the community meetings:

"I would like you to address that Medina is no longer one community. With the increased residential development mostly north of Hwy 55, the issues facing the city have changed. I see it as a diverse community and the "elephant on the table" is trying to manage/mediate the differences. Let's acknowledge the differences and work toward becoming "one community". Could the statement read: "Medina is a diverse community working to become one community" OR "Medina strives to be one community by balancing the needs of neighborhoods, rural and agricultural areas and commercial districts." My hope is this statement will lessen the perception of North vs. South. The needs ARE different but first we need to acknowledge that there is a difference. That will allow all parties to feel respected and engaged."

This is exactly why I continue to advocate for a revised Vision Statement. I am disappointed that the Committee has come this far along in the process without addressing the "draft" Vision Statement.

I suggest wording similar to this:

"Medina is a diverse community united by a common goal: To maintain the City's unique heritage by promoting and protecting the City's distinctive rural character and natural environment. Medina will foster well-designed neighborhoods and create retail and public destinations for citizens to congregate and interact. Businesses will be encouraged to develop along the Hwy 55 corridor. The City will develop in a deliberate fashion, with the pace of development commensurate with the availability of services and infrastructure. The City's over-arching goal is to maintain the current high quality of life for all residents."

I hope the Steering Committee will address this issue soon.

Respectfully submitted - RobinR

Dusty Finke

From: Craig Roy <csroy769@gmail.com>
Sent: Monday, May 23, 2016 1:00 PM
To: Dusty Finke
Subject: Roy Family thoughts on 2040 Comp Plan

Dusty,

Would you forward my family's thoughts about the proposed changes in the 2040 Comprehensive Plan to the appropriate people on the Steering Committee.

Objections to the proposed land use change at 1952 Chippewa Road

Proposal: change from low density residential to rural development

Objections:

1) Lowers our land value from 50 to 75%. Land developers I've spoken to say that we can't expect to get anymore for a 5 acre lot than a 2 acre lot. We have about 30 to 35 developable acres which would yield about 5 five acre lots or 15 two acre lots. Do the math: 5 lots @ \$200,000 per lot is \$1M, 15 lots @ \$200,000 per lot is \$3M. If you owned the property which scenario would you prefer?

2) All of the surrounding properties are developed, either as residential (Pedersen farm, Bridgewater) or business (Polaris corporate headquarters, 85 unit Memory Care facility or proposed for business development (Cavanaugh property)).

3) Sewer and water already up to our property line.

4) Chippewa Road upgrade. Estimated cost- \$2 to \$3 million. In the past we've been asked to contribute land for the future road easement as well as land for a storm water runoff pond and I'm sure we'd be assessed for some of the construction cost, since the City seems to think that upgrading Chippewa Road would 'significantly benefit' the property, which I strongly disagree because all of our developable land is accessible from Mohawk Drive. If the property is designated as 'rural' there is

virtually no value left to contribute towards any future road upgrade. I've been told that maybe there isn't a future need for Chippewa Road, if all of the planned residential housing is not built; but, what happens if another business similar to Polaris decides to purchase the Cavanaugh property? Won't that new business along with the Memory Care facility employees create a demand for Chippewa Road to be improved? I would not be inclined to contribute free land towards the road project, if you strip most of the value from our property.

In my opinion designating our property as rural is extremely short sighted, especially with the uncertainty of any future development on the Cavanaugh property and the success or failure of the Memory Care Facility. If the Memory Care Facility is a success, wouldn't that potentially spark a demand for 55 and older housing or an assisted living campus in the same area? Frankly, I think our property would have been a better site for the Memory Care Facility but what do I know? Since our property is located in the Rockford School District, it would be a perfect spot for senior housing because seniors would not care which school district they are in, and, it is less expensive than Wayzata property.

In a nutshell I'm requesting that the Land Use Plan not to designate our property as Rural, because of the huge potential devaluation and the uncertainty of Chippewa Road and future business development on the Cavanaugh property to the south. I would prefer a designation that gives everyone some FLEXIBILITY in the future to respond to changing conditions in the immediate area. The property has been in our family since 1953 and Roys have lived in Medina since the 1880's. I had expected that the property would remain in our hands for another 5 to 10 years because we are located in the Rockford School District and the cost of upgrading Chippewa Road has scared away potential buyers but I never imagined that it could take another 60+ years to sell the farm until I saw the proposed land use changes.

Thank you for your consideration,

Sincerely,

Craig Roy, attorney-in-fact for Elaine Roy

Dusty Finke

From: Craig Roy <csroy769@gmail.com>
Sent: Wednesday, June 08, 2016 12:49 PM
To: Dusty Finke
Subject: Comp Plan objections

Dusty,

Please pass my mother's objections to the rezoning of her farm on Chippewa Road. Thanks, Craig Roy

To the members of the Steering Committee:

My husband, Rayburn Roy, and I bought an 80 acre farm in 1953 in what was then called Medina Township. Most of our family and friends thought we were crazy but, even after all these years, it is still considered home. Back then, the area was almost all farmland and almost every farm had milk cows. I have to laugh now days when I hear that the people in Medina want to preserve Medina's rural character and views. I afraid to tell you, but around my house, it is a little late for that. I have the Polaris Corporate Headquarters to my south, the Bridgewater housing development to my east, and soon will have the Memory Care facility to my west and I have no idea what the Cavanaugh's will eventually build across the road.

My son, Craig, recently told me that the Steering Committee is proposing to rezone the farm to rural development only. I'm appalled that you would even consider doing this to me, my children, grandchildren and, just recently, my first great grandchild. Do you even realize or maybe care is the better word what this would do to my land's value? Rayburn and I had always hoped to leave something for our kids retirement, and my grandchildren's education, but, your recommendation would strip much of my land's appreciation in value during the last 60 years, and when you consider that the City wants to upgrade Chippewa Road in front of the house and charge me for it, I don't think that is right or fair.

Rayburn passed away in August 2015 but one of his proudest moments was when he donated \$25,000 towards the construction of the concession stand for the new ball fields in Hamel. He always wanted to be able to give something back to the community and he was happy he could do so. I'm not so sure he would feel the same way now.

Sincerely,

Elaine Roy

Dusty Finke

From: Michelle <mommyterry1@aol.com>
Sent: Monday, June 06, 2016 12:45 PM
To: Dusty Finke
Subject: Proposed Development

Hi Dusty,

Just wanted to provide some feedback on the planned development map that was published. I really appreciate being given a chance to provide some thoughts as a resident.

We've lived in the Bridgewater neighborhood almost 10 years now. We were the first family to move in and loved that we could be a rural setting, but still have all the benefits of developed neighborhood. Having said that, I love the fact that it looks like you won't be developing the land west of Arrowhead with high density housing. We were very concerned about that, from both a housing value and traffic perspective. So that's terrific that it's off the table for the foreseeable future.

The one area that concerns me is the development along Arrowhead and Meander. As, you know, this area is highly populated with families and the current traffic along Arrowhead can get hectic, especially during commuting times. The dirt road is especially dangerous as it's not always cut back and you have to drive more in the middle of the road to avoid trees scratching your car. My children have friends who live off the dirt road and I just hold my breath every time they ride their bikes to visit.

Any plans to pave this road? I almost hate to ask for it, because it ensures that cars will drive even faster down this road, but if we are going to be considering further development along Arrowhead, it should definitely be a consideration. The dirt road will not be safe with any additional increase in traffic.

Thanks so much for reading.

Best,
Michelle Terry
4565 Bluebell Trail N.
Medina

Sent from my iPhone, but not while driving. ☒

Dusty Finke

From: Sandra Woodrum <sandra.l.woodrum@gmail.com>
Sent: Friday, June 10, 2016 7:44 AM
To: Dusty Finke
Subject: Proposed Medina development/growth

Dear Mr. Finke,

My husband and I and our 3 young children moved to Bridgewater six years ago because of the rural pockets of character and farmland that was so close to our residence, yet we are a five minute drive from Plymouth – the perfect scenario. Since then, there has been many new developments popping up and taking away from that rural feel that we love. In lieu of more proposed developments, please allow me to share my thoughts.

1. I do not want high density housing south of Bridgewater.
2. The development of the area beyond the wetlands West of Bridgewater should be kept with rural characteristic and makeup.
3. I would be very opposed to extending Chippewa Road to Arrowhead. Arrowhead is narrow and already has significantly increased and undesirable traffic due to OSI. The last thing needed is more traffic on an already busy Arrowhead.
4. Please spread out development in other sections of the city instead of cramming all development north of 55 and adding to the traffic.
5. Leave areas along 55 undeveloped in order to maintain pockets of rural-ness throughout the city. Keep the land directly west of Bridgewater undeveloped.
6. If anything, designate the land just south of Bridgewater (between Bridgewater and Hwy 55) as low density residential instead of high density residential.
7. At stake right now is a push to develop the land directly west of Bridgewater (west of the wetland) to be developed. No, please maintain some rural character around our neighborhood!
8. If there are individuals/developers interested in extending Chippewa Road east and connect it to Arrowhead, doing so will encourage more residential development just west, and bringing that traffic to Arrowhead toward 55. I am very concerned about more traffic on Arrowhead, as not only a resident of Bridgewater, but also know that Arrowhead is full of bikers, runners, walkers, children and pets going for walks and runs along this stretch.
9. I am concerned about property values and want to keep the integrity and value of our homes.

Thank you for your time,

Sandra Woodrum

Dusty Finke

From: Josh Woodrum <joshua.d.woodrum@gmail.com>
Sent: Monday, June 13, 2016 2:01 PM
To: Dusty Finke
Subject: proposed plans

Dear Mr. Finke,

My wife and I and our children moved to the Bridgewater area of Medina a number of years ago because of the rural pockets of character and farmland all around us. Since then, there has been many new developments popping up and taking away from that rural feel that we love. In lieu of more proposed developments, please consider;

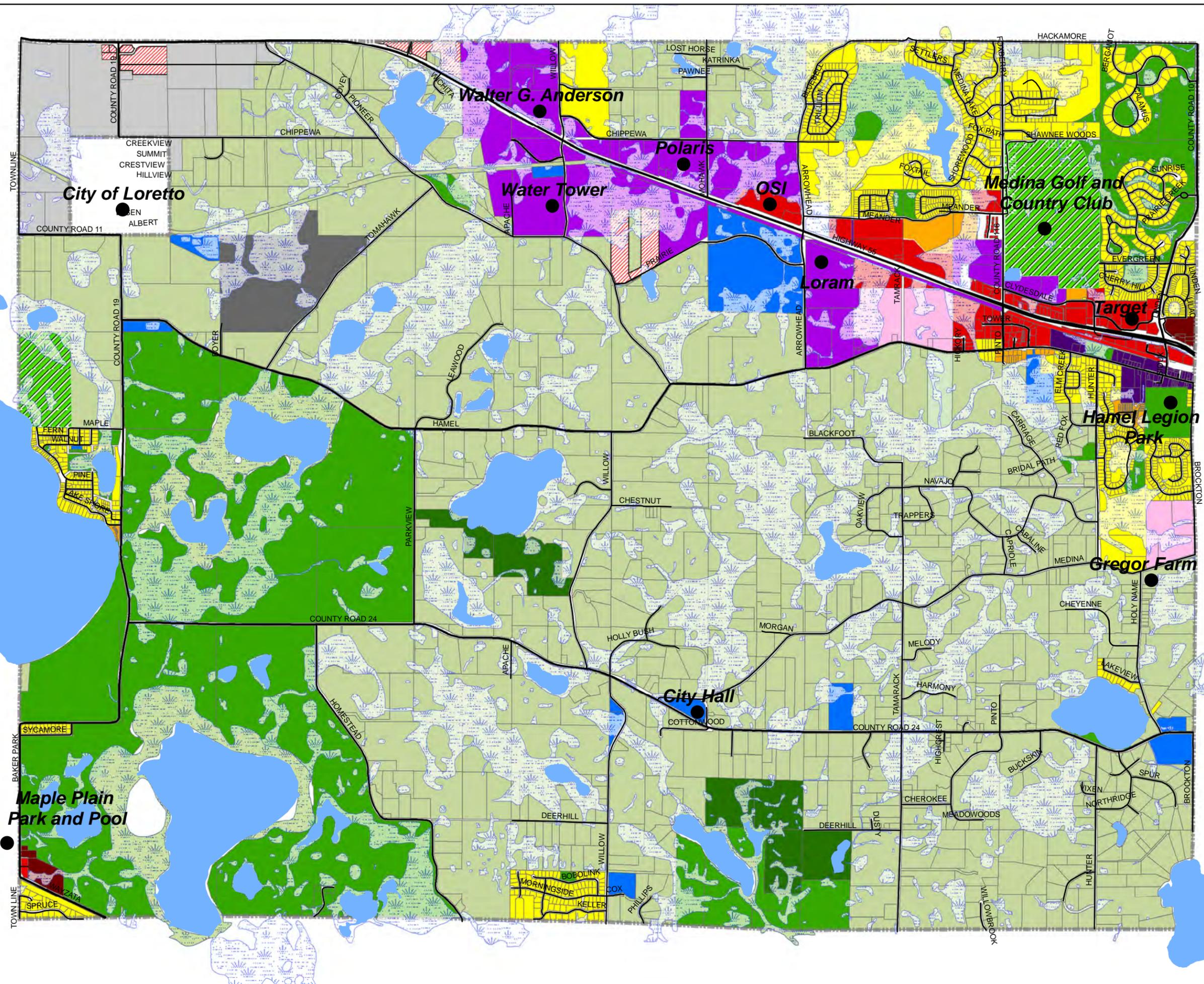
1. I do not want high density housing south of Bridgewater.
2. The development of the area beyond the wetlands West of Bridgewater should be kept with rural characteristic and makeup.
3. I am completely opposed to extending Chippewa Road to Arrowhead. Arrowhead is very busy as it is, very narrow and already has significantly increased undesired traffic due to OSI and Fields of Medina. The last thing needed is more traffic on an already busy Arrowhead.
4. Please spread out development in other sections of the city instead of cramming development north of 55 and adding to the traffic.
5. Leave areas along 55 undeveloped in order to maintain pockets of rural-ness throughout the city. Keep the land directly west of Bridgewater undeveloped.
6. At stake right now is a push to develop the land directly west of Bridgewater (west of the wetland) to be developed. No, please maintain some rural character around our neighborhood!
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8. I am concerned about property values and want to keep the integrity and value of our homes.

Thank you for your time,

-Josh Woodrum



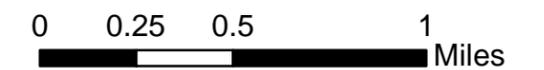
Future Land Use Plan DRAFT 06/10/2016



Legend

- Future Land Use**
- Rural Residential
 - Agricultural
 - Future Development Area
 - Low Density Residential (2-3 u/a)
 - Medium Density Residential (5-7 u/a)
 - High Density Residential (12-15 u/a)
 - Mixed Residential (3.5-5 u/a; 1 u/a HDR)
 - Uptown Hamel
 - Commercial
 - Business
 - Rural Commercial
 - Institutional
 - Private Recreation
 - Park, Recreation, Open Space
 - Closed Landfill
 - Right-of-ways
- Wetland Locations**
- Wetland Locations

Map Date: June 3, 2016





Staging and Growth DRAFT 06/10/2016

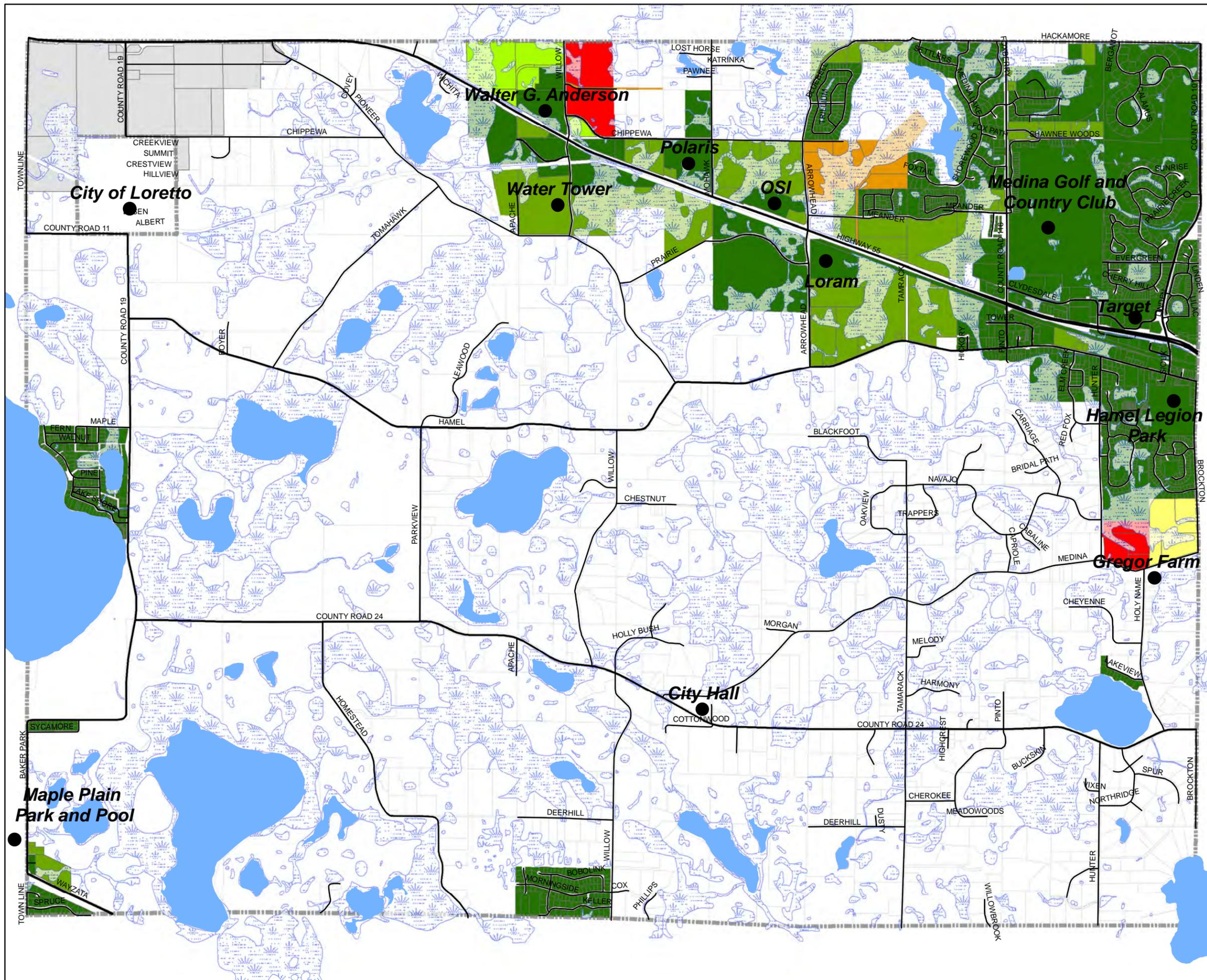
Legend

Staging

- 
-  Developed
-  2018
-  2020
-  2025
-  2030
-  2035
-  FDA

Wetland Locations

-  Wetland Locations



Map Date: June 3, 2016

