

Medina 2040 Comprehensive Plan

Steering Committee Summary

Wednesday, February 24, 2016



1. Steering Committee Chair Martin called the meeting to order at 8:00 a.m.
2. **Land Use Concept** – Finke noted that staff had attempted to make changes consistent with the Steering Committee’s direction at the February 10 meeting. The most significant change was for High Density Residential development in the southwest of the City which allowed a reduction of the density at “Tamarack” and Highway 55. Finke noted that the updated Land Use Concept was about 40 units short of Met Council forecasts, but met the requirement for higher density units. Finke noted that staff felt that there would be a good argument that this would not be inconsistent with Met Council forecasts because of rural development potential and other factors.

Some Committee members expressed a concern that there was still too much development planned at future “Tamarack” and Highway 55. A large area of Medium Density is planned north of Highway 55 in addition to the Mixed Residential south of Highway 55.

Finke noted that staff had reviewed assessment records for sewer and water projects and noted one property at Mohawk and Highway 55 which had paid a large assessment over \$200,000 which was now being proposed as rural development. Staff recommended that Committee members discuss whether this property should be planned for connection to the sewer and water which it helped fund.

Committee members stated that the property should be planned for urban development. Members discussed the preferred land use for this property. It was noted that there was a wooded area on the site which may be worth discussing in terms of picking a land use which may have the lowest likelihood of impacts. Staff noted that low density housing would likely have the highest likelihood of impacts. Committee members discussed the possibility of commercial development in the location.

Committee members continued discussions about ways to limit the impact of development on any one particular area. Members asked staff to review ways to reduce the development at future “Tamarack” and Highway 55.

At 9:13 a.m., the Steering Committee agreed to continue the meeting to Friday, February 26 at 7:00 a.m.

The Steering Committee reconvened on Friday, February 26 at 7:00 a.m.

Finke noted that the Committee had asked staff to reduce the Medium Density Residential development at future "Tamarack" and Highway 55 and to suggest possible alternative locations. He provided a map which discussed locations.

Members discussed the fact that two developers had been discussing possible developments on Chippewa west of Mohawk and also at Arrowhead Drive and Hamel Road.

Members discussed the positives and negatives of the various locations.

The consensus was to identify the property east of Willow Drive, north of Highway 55 as low-density residential.

Committee members discussed the Mixed Residential development planned at Medina Road/Brockton Lane and future "Tamarack" and Highway 55. Members discussed whether the high density housing component of Mixed Residential had to be apartments, or whether townhomes could achieve the density.

Staff showed various examples of apartments and townhomes in the metro area and described the density of each. Some townhomes were able to achieve 8 units an acre, but it was difficult without being three levels or back-to-back.

Committee members discussed how the higher density may be implemented in different locations.

Members discussed whether the land use concept was far enough along to complete the Infrastructure Analysis and to publish the Concept in order to increase public feedback.

Staff suggested that a bit more discussion on non-residential land uses might make sense before moving on.

3. **Schedule** – Members asked staff to confirm schedules for the next Steering Committee on March 2, at 5:30 p.m.
4. **Adjourn** – The Steering Committee adjourned at 9:05 a.m.