

## **Medina 2040 Comprehensive Plan**

*Steering Committee Summary*

*Wednesday, January 6, 2016*



1. Steering Committee Chair Martin called the meeting to order at 6:30 p.m.
2. The Steering Committee reviewed the Vision and the six Over-Arching Goals. After discussion, the Steering Committee recommended the following Vision and Over-Arching Goals for the 2040 Comprehensive Plan:

### Vision

*"Medina is ~~ONE~~ 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 create retail and other destinations for the community to gather. The City will develop in a deliberate fashion in which ~~as supported by school, transportation, water supply and wastewater infrastructure and in a manner that sustains residents through all stages of their lives.~~ the pace of development will be commensurate with the resources available from investments in services and infrastructure in order to sustain a high quality of life for residents."*

### Community Goals

*"Develop at a sustainable pace which does not exceed investments in school, transportation, water supply and wastewater infrastructure."*

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

*"Provide opportunities for a diversity of housing at a range of prices to support residents at all stages of their life."*

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

*"Preserve and promote the rural vistas, open spaces and rural character in all areas of the community."*

*"Limit expansion of urban services to the area necessary to accommodate forecasted residential growth and desired business opportunities."*

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3. The Steering Committee reviewed the Metropolitan Council requirements for housing growth, affordable housing and density. It was clarified that the forecasted growth must be connected to the Metropolitan Council sewer system. It was agreed that the term “higher density housing” should be used because it more accurately describes the requirement than does the term affordable housing.
4. The Steering Committee discussed the density of the Low Density Residential, Medium Density Residential and High Density Residential land uses. A Mixed Residential land use was also discussed. The discussion was focused around meeting the Metropolitan Council forecasts and that higher minimum densities for Medium and High Density Residential land uses would result in less acreage of Medium and High Density Residential being designated. Density examples were given within Medina and Plymouth. Six Steering Committee members were supportive of using the higher densities and one member was concerned that the higher densities would not meet the rural character goal. Direction was given to provide more information on concept with comparatively higher minimum densities for the Medium Density Residential and High Density Residential land uses.
5. The Steering Committee reviewed the vacant land use maps for three scenarios: Medina Road, Hamel Road and Highway 55. It was also discussed that there are many other options for development. A Loretto scenario was discussed due to conversations with the Metropolitan Council to connect Loretto to the Metropolitan Council sewer system. Discussions included fairness for landowners and residents when considering adding areas to the MUSA when other areas would be removed from the MUSA that have been planned for decades; advantages of different school districts; impacts of traffic on Minnesota Highway 55 and the rural roads; and spreading development throughout the City. Direction was given to further evaluate the Medina Road and Highway 55 scenarios.
6. For the next Steering Committee meeting, direction was given to provide both the land available for development and the properties that would change land uses for both scenarios. Additionally, the Vision and Goals will be provided with the “Other Goals” and the existing goals and strategies from the 2030 Comprehensive Plan.
7. The Steering Committee was adjourned at 10:25 p.m.