

PLANNING COMMISSION WORK SESSION MINUTES
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I. Work Session

Staff discussed the upcoming meeting schedule with the commission. The schedule was determined as follows:

- 9/27 Regular Meeting
- 10/11 Work Session
- 11/22 Regular Meeting (No work session in November)
- 12/13 Work Session
- 12/19 Regular Meeting

The meeting was called to order at 6:40 p.m.

The discussion began with an introduction to the draft ten guiding principles of the Comprehensive Plan found in Chapter 1. Commissioner Mele had concerns that the principles were vague and offered no metrics by which to measure success. Senior Planner Klatt explained that the principles should be somewhat open to interpretation since Councilmembers and Commissioners would be making decisions based on the context of the issue. The Commissioners also wondered about contradictory principles like preserving the rural residential while expanding commercial uses. Staff explained that at this point the principles were very preliminary, and that the implications of the principles on the Land Use Plan would be more clearly defined in that specific section of the document.

Chapter 2 of the Comprehensive Plan provides community context such as the history of Rosemount and how it has changed over time. Commissioner Vanderweil indicated that she would like to see more information about recent redevelopment efforts within the Downtown and the increased role mining has played. This chapter also offers a lot of demographic information. The Commissioners thought more information comparing the different ages of Rosemount's residents would be beneficial.

Senior Planner Klatt then discussed Chapter 5: Housing, which provides insights into the housing stock of the community and how that has shifted toward more townhomes and multifamily housing. Commissioner Clements inquired about inserting energy efficient housing into this chapter and offering ideas of how to incentivize developers to produce more of this kind of housing. Senior Planner Klatt thought the chapter on Resiliency would be a good place for a more in-depth discussion on this topic, but that the ideas could be injected in multiple places throughout the document.

The work session then moved into updates on the progress of the small area task forces such as the South East and Downtown. Planner Anthony Nemcek presented concept ideas that were developed by the Downtown Task Force. Commissioner Henrie asked how these plans would be implemented and whether thriving commercial operations would be put out of business. Staff explained that the purpose of the Downtown Redevelopment Framework is to present the community's ideas for the best use of a property, and that implementation of the plan could take any number of forms.

The South East Small Area Task Force has been working on identifying ways to allow for future development that is not compromised by the heavy industry land uses located north of this section. The Commission understands that there are several issues that are creating the need to plan for development in the further reaches of Rosemount such as UMore Park and the continual acquisition by Flint Hills of property to

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maintain a buffer around its refinery. Discussion occurred about the potential development within UMore park and how that can ultimately connect the South East area with the rest of Rosemount. The Commission also indicated that improvements to the 42/52 interchange would be a benefit to the city.

The last item discussed during the work session was the community-wide comprehensive plan meeting taking place on 9/22. Staff requested that Commissioners that are able to attend volunteer to stand at a table to receive comments and feedback regarding specific aspects of the plan that have been developed so far. Commissioners who served on small area groups were asked to position themselves near those tables.

The work session adjourned at 8:55 p.m.

Respectfully submitted,

Anthony Nemcek, Planner