

**CITY OF MAHTOMEDI  
COMPREHENSIVE PLAN UPDATE STEERING COMMITTEE  
MEETING MINUTES  
AUGUST 3, 2017**

The Comprehensive Plan Update Steering Committee meeting convened at 5:30 p.m. with the following members in attendance: Mayor Jud Marshall, Council member Tim Deans, Environmental Commissioner Scott Peterson, Park Commission members Jeff Charlesworth and Charles Lindberg and Finance Commissioner Greg Maples. Planning Commissioners Susan Stewart and Mike Hedquist were absent with prior notice. Also absent was Environmental Commissioner Christine Ahmann-Maples. Also in attendance were City Planner Erin Perdu, City Administrator Scott Neilson and Administrative Support Specialist Patricia McGing.

**I. Welcome and Introductions.**

Introductions were made.

**II. Approval of the May 31, 2017 Meeting Minutes**

Finance Commissioner Maples moved, and Park Commissioner Charlesworth seconded the motion to approve the minutes of the May 31, 2017 meeting as written. The motion was unanimously approved.

**III. Review of Housing Strategies – Input from Housing Focus Group**

Planner Perdu stated that a matrix of housing objectives was included in the packet. She held a meeting with the Housing Focus Group who discussed a range of issues including current and future needs for housing. She asked the committee if there was anything else they would like included. There would be a need to amend the ordinance to include tiny houses and cooperative housing. There may be projects that need to be a certain lot size to be affordable. The city may also consider granting fee waivers. Administrator Neilson stated that the city waived fees for the Piccadilly Square project.

Park Commissioner Charlesworth said that he would like to see how communities comparable in size, i.e. Wayzata, are doing this. He also asked if the city would consider minimum house sizes for “tiny homes”.

Mayor Marshall mentioned that when he was in Wisconsin recently, he saw a lot of modular homes.

Planner Perdu said that in order to cluster tiny homes, the ordinance would need to be changed.

Environmental Commissioner Peterson said that the Wildwood Road area could be suitable for high density, and there may be other areas in the city suitable for duplexes, twin homes and multi-family. He would also like to see more commercial in the downtown area with residential on top.

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**III. (Continued)**

Planner Perdu said that MICAH is looking for parcels in the city where non-profits can build. There may be parcels that have gone tax forfeit more than 30 years ago that could be used for affordable housing.

Environmental Commissioner Peterson asked if there is a minimum green space per capita. If the city is meeting that goal, then maybe we could look at affordable housing in those areas. Planner Perdu stated that would be in the Park Plan that is still being worked on.

**IV. Economic Development Concepts**

- **Changes from 2030**
- **Questions/Topics for Focus Group**

Planner Perdu informed the committee that an Economic Focus Group will be organized.

Council member Deans said that he would like to see the empty commercial areas filled, such as the Snyder's building.

Administrator Neilson said that some communities have EDA's. He informed the committee that Washington County has hired an Economic Development Director. He also explained that the Snyder's building was built for a specific purpose, which is hindering it being filled. There is a Cushman report on this building and they have looked at the market area.

Environmental Commissioner Peterson said there is a growing trend of people working out of their homes.

Planner Perdu commented that major city employers, i.e., Fed Ex and Century College, will be invited to be included in the Economic Focus Group.

**V. Resilience Update**

Planner Perdu said Roxie Franta from her office has met with the Environmental Commission and will be attending the next meeting Comp Plan meeting.

**VI. Next Steps**

- **Future Meeting Schedule**
- **Transportation and Housing Chapters**
- **Economic Development Focus Group**

Planner Perdu stated that at the meeting on August 30, discussion will be focused on sustainability and the draft sewer plan.

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**IV. (Continued)**

Planner Perdu said at the September 27 meeting, we will see what topics are still out there and discussion will be on economic development. Drafts will be sent out for the committee's review. At the November 1 meeting, a complete draft plan will be discussed. She also informed the committee that a draft Land Use Plan has been sent out and she will send out a draft Transportation Plan soon. She will also be working on a Focus Group meeting on Economic Development.

A brief discussion ensued regarding objectives to reduce energy and that every part of the plan will include sustainability measures.

Planner Perdu said that the Park Plan is a document on its own, but will also be included as a chapter in the Comp Plan; she is not sure if the entire document will be included or a minimized version.

**VII. Adjourn**

There being no further discussion, Environmental Commissioner Peterson moved, and Park Commissioner Charlesworth seconded the motion to adjourn the Comprehensive Plan Update Steering Committee meeting at 6:25 p.m. The motion was unanimously approved.

Respectfully submitted by:

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**PATRICIA K. MCGING  
ADMINISTRATIVE SUPPORT SPECIALIST**