BAYTOWN TOWNSHIP
2040 COMPREHENSIVE PLAN UPDATE MEETING
April 6, 2016
6:30 to 8:30 p.m.

MEETING SUMMARY

Attendees: Board members-John Hall, Chair, Kent Grandlienard, Rick Weyrauch, Ron Fredkove, and John Fellegy; Planning Commission members-Dave Charpentier and Avis Peters; Metro Council staff-Kyle Colvin and Ryan Garcia; Nancy Healey, Clerk; Sherri Buss, Planner.

1. Overview of Current Land Use Maps, Future Land Use Maps from 2030 Comprehensive Plan and LTSSA

Sherri provided an overview of the land use maps and aerial photos available at the meeting.

Kent Grandlienard reviewed the history of the Township’s current boundary and the Long-Term Sewer Service area identified by the Metro Council and included in the 2030 Comp Plan. He noted that a 1000-acre area was required for the LTSSA, that there were a larger number of sizeable, undeveloped lots in the area when the LTSSA was established, and that it was a “concept.”

Kyle Colvin discussed the LTSSA and sewer area study that was proposed in the 2030 Comprehensive Plan, and noted that the study was proposed to look at the capacity of the St. Croix Treatment Plant to accommodate additional growth in its service area. The Council has concluded that only one more minor expansion of the plant is feasible, due to new and expected future treatment standards and the new St. Croix Bridge location on part of the site. He stated that the Council is willing to eliminate the LTSSA due to the plant’s limited ability to provide significant additional capacity for the reasons cited above.

He noted that the Council would not object to adjacent communities providing some sewer service to sites in the Township, similar to St. Croix Preparatory Academy, but he noted that would use up some of the providing community’s sewer capacity.

Providing direct regional interceptor service would require the Township to develop a Comprehensive Sewer Plan reflecting how they would utilize direct regional sewer capacity (interceptor connection). This would include local trunk sewer systems layouts, sewer use ordinance, capital improvement plans, and other
items related providing a municipal waste water system. Town Board members indicated that the Town is not interested in having its own sewer system.

2. Discussion with Metro Council staff and Guidance for 2040 Comp Plan

Metro Council staff suggested the following for the Township’s Comprehensive Plan:

- The Township does not need to request a change in its Community Designation prior to developing the Comp Plan. The change from Diversified Rural in the old LTSSA area to Rural Residential for the entire Township can be requested in the Land Use portion of the 2040 Comp Plan.

- The Township’s 2040 Land Use Plan will be consistent with the Rural Residential community classification in the System Statement.

- The infrastructure elements of the plan will indicate that the Township will not request bringing regional sewer service directly to the Town, and will request that the LTSSA be removed from Township maps.

- The Township does not need to provide land use areas for higher-density development on its proposed 2040 land use map.

- If uses are proposed within the Township that would use sewer services from adjacent communities in the future, the Township would request a Comprehensive Plan Amendment to update the land use map at that time, to show those uses and their land use classification. If the Township requests an amendment for sewer service for commercial or industrial uses, it will be responsible for identifying areas for higher housing densities (3 units/acre minimum) in its Land Use Plan. The community providing sewer service to the Town would also need to amend their comprehensive sewer plan to reflect this cross-jurisdictional service.

Board and Planning Commission members thanked the Council staff for attending the meeting, clarifying issues related to the LTSSA and land use classifications, and providing helpful information for moving forward with the 2040 Comprehensive Plan.

3. Future Meetings

- The next meeting to discuss the 2040 Comprehensive Plan is scheduled on May 4 from 6:30 to 8:30 p.m.
- Future meetings will be held on June 1 and September 7 (no meetings during July and August)
- Additional meeting dates are October 5, November 2, and December 7.