BAYTOWN TOWNSHIP
2040 COMPREHENSIVE PLAN UPDATE MEETING
May 4, 2016
6:30 to 8:30 p.m.

MEETING SUMMARY

Attendees: Board members-John Hall, Chair, Kent Grandlienard, Ron Fredkove, and John Fellegy; Planning Commission members-Scott Olson and Avis Peters; Residents: Christopher Johnson, Leigh Tollefson, Anthony Boone and Jean Melin; Nancy Healey, Clerk; Sherri Buss, Planner.

1. Meeting Summary

The group approved the meeting summary for the April 6 meeting, including the summary of the discussion with Metro Council staff and items to be included in the 2040 Comp Plan.

2. Draft Land Use Chapter, Issues and Future Land Use Maps for 2040

Sherri provided an overview of the draft land use chapter and maps.

The meeting attendees proposed several changes to the Draft Land Use map:

- Remove the triangle area west of Manning from all maps. It is part of Lake Elmo.
- Add the parcel east of the Fairgrounds to the Public designation since it is part of the Fairgrounds.
- Show the Fairgrounds area as an area for a future land use study
- Change two areas to SFE zoning
- Update the Agriculture Preserves area based on current Metro Council files.

TKDA will make the changes to the maps, and provide a revised version for the next meeting.

The meeting attendees discussed several land use issues and goals to be included in the 2040 Comp Plan:

- The plan should include a goal to study the Clusters/Open Space subdivision option from the Zoning Ordinance, and determine whether this option for subdivision should continue. This was recommended because:
- There is no longer an entity available to hold and monitor conservation easements.
- The open space that was preserved often did not meet the Township's goals for the program. Much of it was in small areas that did not preserve significant natural resources or habitat.
- There have been ongoing issues with the management of the open space and residents wanting "urban" services such as lighting—adjacent homeowners often feel it is part of their properties and have encroached on the space.
- The open space did have some benefits in promoting the use of community well and septic systems, and in helping to preserve the Township boundaries and avoid annexation of areas on the edges of the Town.
- The Township will continue to permit lot averaging as a creative option for subdivisions. The 2040 plan will include a goal to study the creative use of lot averaging subdivisions to meet land use goals.
- The Township will include a goal in the plan to study solar energy systems and solar gardens, and options to amend the ordinance for accessory and/or primary solar systems.
- The Plan should include a goal to study the long-term land use and zoning for the Fairgrounds.

3. Future Meetings

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