

CITY OF BAYPORT
CITY COUNCIL WORKSHOP MEETING
CITY COUNCIL CHAMBERS
March 17, 2003
7:00 P.M.

CALL TO ORDER

Pursuant to due call and notice thereof, Mayor Rick Schneider called the City Council Workshop meeting of March 17, 2003, to order at 7:03 p.m.

ROLL CALL

Members present: Mayor Rick Schneider, Councilmembers Jon Nowaczek, Sharon Ridgway, Bob Kamps and Dan Johnson.

Members absent: None

Others present: Acting Administrator Wendi Lindquist, Planning Consultants Mike Darrow and Steve Grittman, City Engineer Barry Peters

BUSINESS

History of Comprehensive Plan Review of 1999 – Land Use Discussion and Development in General. Mayor Schneider explained the purpose of the meeting and introduced Steve Grittman from NAC.

Steve Grittman explained the topics to be discussed.

Mayor Schneider asked Steve Grittman to explain what the comprehensive plan is. Steve Grittman stated that the comprehensive plan is a document that is mandated for metro area communities by Minnesota State Statutes and the statutes outline requirements that cities are mandated to go through in terms of developing – a planning document that establishes polices for regulating land use. It gives a lot of authority to the Metropolitan Council to define what needs to be a part of each individual's city's comprehensive plan. Steve Grittman further explained the most common aspects of the comprehensive plan.

Dan Johnson discussed past comprehensive plans and asked about implementation strategies and how they have changed since 1999.

Mike Darrow stated he looked at the overall process and Andersen Corporation was the driving factor towards the implementation strategies. One of the difficulties in reviewing the implementation strategies was the two contact people who worked on the comp plan no longer worked for the company who prepared the comp plan so getting detailed information as to the processes was very difficult. Mike Darrow further explained that one of the differences between the 1996 and 1999 plan was perception – the perception that drove the first comp plan in 1996 was Andersen Windows – the land possibly being

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developed for industrial use. Mike Darrow further stated that in 1999 the City decided to amend the comp plan to guide the use for residential purposes – prior to that it was owned by the State of Minnesota and was guided as open space. The change was that the City determined the appropriate use for that area was for industrial use.

Dan Johnson stated that Bayport's population has remained stable, people like the village flow of the town, downtown commercial area. Dan Johnson also went over some points from the prior comp plan. Mike Darrow discussed some recommendations made by the authors for the previous comp plan.

Dan Johnson asked Mike Darrow to review what he put in his Council memo. Mike Darrow stated he looked at the process of the comprehensive plan – there has been a lot of discussion about community input – the last public hearings for this topic were held in 1994. Mike Darrow further explained the process of compiling the comp plan and the past couple of surveys completed.

Ann McManus stated that she served on the Planning and Zoning Committee that worked on the comp plan in '93/'94. Ann McManus stated there was discussion regarding whether Andersen Corporation would be allowed to buy the land from the State of Minnesota because it had been a prison farm for many years. The State of Minnesota passed a special law permitting the sale of the land to Andersen Corporation. Ann McManus went on to explain that people approved of the Andersen purchase because it would create more jobs and keep Andersen Corporation in Bayport. Further discussion regarding the value of the land as it is. Ann McManus stated she wanted to remind everyone of the history and suggested thinking of ways to maintain the area of open space.

Jon Nowaczek asked Ann McManus to comment on what the process was for working on the previous comp plan. Ann McManus and Sharon Ridgway explained the process.

Ron Van Zee discussed the idea of a question and answer time and a meeting where people could assemble in small groups to discuss the issues. Ron Van Zee further stated that he would encourage a community survey be mailed to every household with yes or no responses or multiple choice questions and a place to write a sentence in response to the question. By sending surveys to households it could be counted as to how many responded. Ron Van Zee discussed some ideas he had regarding some possible uses of the land.

Mayor Schneider thanked Ron Van Zee for his ideas and stated everyone is interested in a survey to see what everyone wants. Mayor Schneider suggested sending a survey out with the water bills – something that will be subjective.

Paul Vogel inquired as to what the pros and cons would be regarding each option – industrial, commercial, residential or open space – people need to be educated as to what each option would entail so they could provide an educational response rather than emotional or gut response.

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Steve Grittman stated that education is important to get meaningful survey results – surveys can be very useful if everyone has a common base of knowledge to answer the question from.

Jon Nowaczek suggested putting some background information in the survey and what kind of impact each category can have on the City. Steve Grittman stated that the more complex and lengthy they are the less total response comes back.

Discussion regarding mail surveys versus phone surveys. Discussion regarding organizing small focus groups to meet in peoples' homes versus meeting at a public places.

Sarah Andersen stated that not every adult in the same household have the same opinions and inquired as to whether the survey should be directed towards households or residents. Sarah Andersen suggested starting with a “visioning” process first and work the way down to the specifics.

Bob Kamps stated he would like to see the survey directed by voter registration as opposed to address.

Jennifer Schneider stated she worked on the 1999 comp plan and believes the visioning and policies and goals were pretty good. Instead of starting from scratch, maybe they should be modified, which would save time and dollars.

Steve Grittman suggested starting the survey process with stating what the comprehensive plan was set out to say from the vision standpoint – agree or disagree.

Steve Grittman stated NAC could interpret what they think the vision comments out of the comp plan are, put them into the form of survey questions and send back for review. Dan Johnson stated that might be jumping too far ahead. People need to get that information and think about it, have discussions and get to the point where everyone feels comfortable answering a survey. Maybe the City needs to have a meeting that is advertised as a “visioning” meeting – what people want the City to be. Not everyone in town is going to show up at those meetings – the survey can be the voice of people who don't show up to the meetings.

Steve Grittman clarified that Dan Johnson's idea is having a community meeting to understand the comp plan and put that together for a survey.

Phyllis Nelson discussed some issues in other cities and asked what the Metropolitan Council thinks of what Bayport wants to do. Steve Grittman discussed the problem that Lake Elmo had with the Metropolitan Council.

Mike Darrow stated that during the Bayport West process the Met Council was involved. Mike Darrow explained some issues that the Met Council would have with the development.

Dan Johnson stated he thought Phyllis' question was – what would the Met Council encourage the City to do with the Bayport West property. Mike Darrow stated the biggest

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thing was the water/sewer – the effects that the residential would have on the water and sewer. Further discussion regarding possible conflicts with the Metropolitan Council.

Jennifer Schneider read some of the questions that were used when creating the comprehensive plan.

William McManus expressed the gratitude of the town to the Council for the process that the Council is engaging in.

Diane Hilliard discussed some ideas regarding how to form the questions and answers on the survey.

Sue Zollanger stated her property line shares that of the Bayport West property. They were not advised of the sale of the land before it was sold and she expressed her appreciation of being involved in the process for the past year and a half.

Steve Grittman stated his primary objective was to take enough information to know there is a next step and try to find some focus for the project overall and thinks there is a good feeling for what needs to be accomplished.

Mayor Schneider thanked everyone for coming and to please get involved in the process.

Discussion regarding a date for the next meeting and how to advertise for it. The date for the next meeting was tentatively set for April 21.

Wendi Lindquist read a memo that she wrote to the Council today regarding an inquiry about an administrator candidate. The candidate's names and information are strictly confidential until they sign a release and become a final candidate.

OTHER BUSINESS

A complete recording of the City Council Workshop meeting is available for further review or questions.

ADJOURN

Mayor Schneider adjourned the meeting at 8:40 p.m.

Respectfully submitted,

Wendi Lindquist
Acting Administrator