CITY OF APPLE VALLEY
PLANNING COMMISSION MINUTES
MARCH 21, 2018

1. CALL TO ORDER

The City of Apple Valley Planning Commission meeting was called to order by Chair Melander at 7:00 p.m.

Members Present: Tom Melander, Ken Alwin, Keith Diekmann, Jodi Kurtz, Paul Scanlan and David Schindler.

Members Absent: Tim Burke.

Staff Present: City Engineer Brandon Anderson, Community Development Director Bruce Nordquist, City Planner Tom Lovelace, Public Works Director Matt Saam and Department Assistant Joan Murphy.

2. APPROVAL OF AGENDA

Chair Melander asked if there were any changes to the agenda.

MOTION: Commissioner Diekmann moved, seconded by Commissioner Alwin, approving the agenda. Ayes - 6 - Nays - 0.

3. CONSENT ITEMS

MOTION: Commissioner Schindler moved, seconded by Commissioner Diekmann, approving the minutes of the meeting of March 7, 2018. Ayes - 5 - Nays - 0. Abstained – 1 (Scanlan)

4. PUBLIC HEARINGS

- NONE -

5. LAND USE/ACTION ITEMS

- NONE -

6. OTHER BUSINESS

A. 2040 Comprehensive Plan Update: Review of Transportation and Economic Development Chapters of the Plan

City Engineer Brandon Anderson introduced Samantha Markman, SRF Consulting Group, Inc. Ms. Martens reviewed the draft Transportation chapter of the 2040 Comprehensive Plan Update. The Metropolitan Council requires that each community include transportation plan elements to their comprehensive plan and the City has opted to include a chapter in our Plan.

The State of Minnesota, through the enactment of the Metropolitan Land Planning Act requires the Metropolitan Council's review of metro community transportation plan to assure conformity with the regional development framework. The Metropolitan Council's 2040 Transportation Policy Plan (TPP) is the planning document that provides guidance for policies and strategies included in the City's 2040 Transportation Plan.

Community Development Director Bruce Nordquist introduced the Economic Development chapter. He said in 2008, for the 2030 Comprehensive Plan Update, an "Economic Development" Chapter was added, one of the first in the Region, to include a strategic plan on this topic. Much of that framework will continue, highlighting:

- The $110 million in business attraction, retention and expansion observed from 2011 to 2015 that paralleled the launch of the Red Line and completion of 147th Street.
- Significant expansion, investment and employee growth at Uponor and Wings Financial.
- Apple Valley's strength in its primary retail trade area of approximately 7 miles where an estimated population of 230,000 with an annual income of $98,590 presently resides and is growing.
- The redevelopment of the 414 acre active mining area centered at CSAH 42 and Johnny Cake Ridge Road as a mixed business campus; and the efforts by the owner, Rockport LLC, to attract medical services as a dominant user.
- The redevelopment of the 60 acre Hanson Concrete/Menard parcel, to be redeveloped as a proposed mix of home improvement supply retail and industrial uses adjacent to a fuel storage facility.

The Chapter will also expand in the following areas:

- Addressing business climate change; long term sustainability and resilience, the trend toward the retailization of medical services which Apple Valley is well positioned for, facilitating a trained workforce matching demand, and a continuation of pro-business relationships.
- Encouraging retail place making that offers experiential amenities and tenant mix.
- Selective redevelopment and vertical mixed use in our transit station area while also protecting established adjacent uses.
- Recognition that significant technological advances are anticipated in use of vehicles, the delivery of people, goods and services and communication.
- Continue as a Green Step City leader in sustainability, resilience and energy conservation.

Since 2010, every business client meeting with staff has received a copy of the Economic Development Chapter. Staff will continue to pursue the positive aspects of competition with cities to attract and retain business, and people, as the best city to live, work, shop, learn and recreate. Many cities may add an economic development chapter but few will have our successful experiences to date in the use of the Chapter. Apple Valley continues to display a strong brand where you can Plant – Grow – Prosper!

Discussion followed.

B. Review of upcoming schedule and other updates.

Community Development Director Bruce Nordquist stated that the next regular Planning Commission meeting would take place Wednesday, April 4, 2018, at 7:00 p.m.

7. ADJOURNMENT

Hearing no further comments from the Planning Staff or Planning Commission, Chair Melander asked for a motion to adjourn.

MOTION: Commissioner Schindler moved, seconded by Commissioner Diekmann to adjourn the meeting at 7:53 p.m. Ayes - 6 - Nays - 0.

Respectfully Submitted,

/s/ Joan Murphy
Joan Murphy, Planning Department Assistant

Approved by the Apple Valley Planning Commission on _____.

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Tom Melander, Chair