

**Eureka Township 2030 Comprehensive Plan
Planning committee meeting
April 8, 2008
7 PM**

Topic: Land Use

**Purpose: Provide feedback on the draft Land Use chapter
Plan for open house**

Committee Members in Attendance:

Sharon Buckley, Mike Greco, Kenny Miller, Ken Olstad, Jeff Otto, Nancy Sauber, Berry Farrington - TKDA

Review Draft Land Use Chapter - Residential section

The group identified changes to the existing land use map. Clarifications and changes were discussed for the section on density and regional forecasts.

The goals for the transfer of housing rights program were reviewed, with a focus on options for natural resource protection in looking at if there should be a receiving zone for the transferred housing rights. Generally, three options were discussed: 1. performance standards for resource protection that are not location specific; 2. map a receiving zone into which housing rights could be transferred; 3. use the mapped natural resource areas and create protection measures for development proposed in those areas. The group also discussed Open Space Design as a method for protecting resources yet allowing development.

The outcome of the discussion was to use the natural resource corridor map as the basis for an overlay that would combine incentives and restrictions. Parcels in the overlay would still be eligible to receive housing rights, but measures would be in place to prevent harm to the high quality natural resources identified by the MN Biological survey. TKDA will draft changes for the committee to review at the May meeting.

Based on audience comment, the goal regarding respecting landowners' rights was changed to specify that community interests are health, safety, welfare.

Review Draft Land Use Chapter - Commercial-Industrial section

The group discussed reasons why future study for any changes to commercial-industrial land uses is needed. The option of a floating zone was discussed and it was decided to identify it as an option with the future study, and that a floating zone will not be suggested as an interim measure before the study was completed. The draft plan will be revised to give more direction of the study, and

to fully include the recommendations of the 2003 commercial-industrial task force report. The Land Use policies were updated to reflect the discussion.

Plan for Community Open House

The Open House is set for April 28, 6 - 8 PM. The group discussed and recommended changes to the presentation, comment form, and materials to be shown at the open house.

Revised Draft Natural and Agricultural Resources Chapter

There was not time left to review the revisions made based on the committee's comments from the previous meeting. Copies were passed out to the group and the revised draft will be posted to the website.

The Open House is April 28. The next committee meeting is May 13.