

DRAFT Planning Commission Priorities List

Betsey Buckheit

2019 Priorities

1. Intentional follow up from 2018
 - a. Variances for drive through at 2nd and Highway 3 denied
 - b. ADU ordinance process review
 - c. Urban3 and NW area development review
 - d. Division and Washington Street design

2019 Opportunities

- Delegate review of street projects to PC to better link street design to land use by amending bylaws to specifically direct this action under [Minn. Stat. 462.356](#) and develop review process. In 2019, projects include:
 - 246/Jefferson roundabout design. Collaborate PRAB (trail), schools, CAC, 50North/Age Friendly Northfield, bike community
 - Parking best practices including pricing parking. Collaborate with NDDC, EDA, Chamber, Public Works
 - Street projects included in CIP to flag issues related to land use, climate change, equity, and transportation
- Strategic Plan: revising comp plan and LDC To address:
 - Climate Action including street design
 - Equity especially access, mobility and housing issues.
- Zoning
 - Small: eliminate parking minimums, ban drive-throughs in downtown, revise 30% Building coverage limit, eliminate neighborhood compatibility requirements, add small scale apts buildings in residential (4-8 units) [these could be viewed as equity and climate change related].
 - Larger: Form based code for downtown and highway corridor

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Joe Gasior

- Comp Plan Demographic – This needs to be updated.
- Review LDC and recommend changes for items that run counter to other current objectives (example – trash should be behind a building, but this puts it in full view of the river if the building backs up to the river – primarily a problem downtown)
- Revisit commercial solar related language in LDC. Are we prohibiting some items that we may wish to allow? (Example: Solar cells roof mounted on a distribution center.) This would support climate action plan.

Tracy Heisler

My top three priorities, not necessarily in order of importance:

1. Future Land Use map
2. Work with EDA to find ways to incentivize high-productivity development (using Urban 3 framework). Possible ideas:
 - Require analysis of public ROI on all new infrastructure (street/sewer) investments.
 - Streamline review process to make it easy to do good development (per Comp Plan), and a big hassle/more \$\$ to do things that don't fit.
3. Identify zoning and Comp Plan revisions that "connect the dots" between land use, development, street projects, etc. and their climate/carbon impacts (via what is allowed/incentivized/disincentivized).

Other priorities that didn't make my top three (but included in case they are on other Commissioners' lists):

- Better purpose statements for each zone in LDC (to make intentions clear, and pave the way for code changes whenever they can happen)
- Fire marshall & building inspector education re historic buildings, and alternatives to the default standards
- Revise all zones to allow for live-work and small maker facilities
- Work with HRA to recommend updates to zoning and rental codes to remove obstacles to more attainable/workforce housing (I would have moved this higher, but it's in process and on the radar already)

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Terri Jensen

- Update comp plan after Climate Action Plan is adopted
- Land use map development (future land use) – may require use of a consultant
- In the Planning Commission docs, II, Purpose, (b) 1 & 2 includes:
 - Preparation and revision of Comprehensive Plan...
 - In first quarter, review adopted sections of Comp Plan & determine if changes are needed
- What is working in Strategic Plan vs. Land Dev Code & Comp Plan

Will Schroeer

- where can the LDC change to advance the strategic plans,
- address climate action in the LDC as well,
- and usefulness / need for a future land use plan.

Greg Siems

- Future Land Use map (from
- Work with EDA to find ways to incentivize high-productivity development
- Identify zoning and Comp Plan revisions that "connect the dots" between land use, development, street projects, etc. and their climate/carbon impacts
- Zoning (from Buckheit's list)
 - Small: eliminate parking minimums, ban drive-throughs in downtown, revise 30% Building coverage limit, eliminate neighborhood compatibility requirements, add small scale apts buildings in residential (4-8 units) [these could be viewed as equity and climate change related].
 - Larger: Form based code for downtown and highway corridor
- Connecting to the river
- Climate Action Plan in relation to the Comp. Plan

Aaron Swoboda

- Affordable housing
- Taking better advantage of the river as a resource for the community