

MEMORANDUM

TO: Maple Lake Transition Area Committee Members
FROM: Dan Jochum, SEH
DATE: September 18, 2008
RE: Wright County Northwest Quadrant Land Use Plan – Maple Lake Transition Area
Committee Meeting #1 Summary

The following document summarizes the Committee meeting for the Wright County Northwest Quadrant Land Use Plan – Maple Lake Transition Area; it is not meant to be a complete record of discussions which took place, but rather a summary of the various topics and issues raised and discussed.

Date of Event: Thursday, September 18, 2008 2:30 PM – 3:30 PM Location: Maple Lake City Hall

Attendees:

John Dearing, Corinna Township Supervisor (Committee Member)
John Uecker, Albion Township Supervisor (Committee Member)
Leland Schut, Maple Lake Township Supervisor (Committee Member)
Mike Messina, City of Maple Lake Mayor (Committee Alternate Member for John Northenscold)
Tom Salkowski, Wright County Planning
Dan Jochum, SEH
Guests: Ron Wolff, Charlotte Quiggle, Linda Hruby

I. Introductions

The Committee Members introduced themselves, as did all others present.

II. Discuss Goals and Expectations of Committee

Salkowski provided an overview of the County's planning process and especially the Northwest Quadrant Planning Process and why this committee was formed. The purpose of the committee is to discuss transition areas around the City of Maple Lake. These can be viewed as urban growth areas.

III. Review City and Transition Area Policies of Wright County's NEQ Land Use Plan

Salkowski asked if members had a chance to review County Policies related to transition areas as presented in NEQ plan. Most members had reviewed the policies. Salkowski provided a brief overview of the policies from the NEQ plan.

Mike Messina asked the other Committee Members what they felt the role/purpose of the Township was and what they see as their future. There was brief discussion. Salkowski noted that the Minnesota annexation laws give one of the few reviews of the differences between townships and cities.

IV. Review Maps and Determine Transition Area

Schut noted that the City of Maple Lake has not been doing a lot of annexation. They have an orderly annexation agreement in place with Maple Lake Township and the Township has a good relationship with the City.

Salkowski indicated the City of Maple Lake Comprehensive Plan was done very well and lays out a rational description of the need for growth areas and staging. The Maple Lake Township orderly annexation area and the County's previous land use plan already include most of what the City is showing for future growth. The only area not already shown in the County Plan is the area in yellow on the handout map, on the west side of the City in Albion Township.

Messina indicated within the last few months the City has been discussing running sewer and water down the middle of the yellow area on the map in order to open this area up for development. Uecker noted there is area within the current City limits that is currently undeveloped. He asked how long the plan is in place for and the answer is 15 to 20 years.

It was noted that adding land into a transition area doesn't mean it will be annexed immediately.

Uecker will take the maps and policies back to the Town Board to see if adding the area that Maple Lake is showing for growth can be added into the transition area. Based on his understanding of prior discussions and the size of the area, it should not be a problem.

There was a consensus that the proposed transition area as mapped was acceptable to all three townships and the City, and no further meetings would be necessary.

Miscellaneous

Salkowski provided an overview of where the other committees are at with their work. He indicated the Natural Resource Committee will be having an open house on October 1st. The Aggregate Committee work has been more difficult to pin down and they are still working hard at putting something together. The Annandale Transition Area Committee has established a transition area around Annandale and is done meeting.

A question was asked regarding the status of 1 per 20 density. Salkowski indicated the County is still looking at this but have not made any decisions. There are 1000s of 1 per 40 eligibilities that haven't been used in the County. The County is in the process of figuring out exactly how many 1 per 40s are available in every township so that the impacts of changing to 1 per 20 can be assessed.

Meeting adjourned at 3:30 PM.