



Norwood Young America Planning Commission
Tuesday, December 15, 2015
Norwood Young America City Council Chambers, 310 Elm St. W.
7:00 p.m.

AGENDA

- | | |
|--------------------------------|---|
| Craig
Heher
Chairperson | 1. Call to Order
Pledge of Allegiance |
| Bill
Grundahl
Vice-Chair | 2. Adoption of Agenda |
| Karen
Hallquist | 3. Approve Minutes of November 17, 2015 meeting |
| JR
Hoernemann | 4. Public Hearings |
| Cassandra
Kemp | 5. Old Business
A. Accessory Dwelling Unit Survey Update
B. Family Dollar Site Plan Information
C. Familiarization with NYA Legacy Greenway Plan |
| Mark
Lagergren | 6. New Business
A. 2016 Council Meeting Schedule |
| Charlie
Storms | 7. Commissioner's Reports |
| | 8. Adjourn |

UPCOMING MEETINGS

December 14th, 6:30 p.m. – City Council Meeting – PC Rep: Charlie Storms
December 15th, 5:30 p.m. – Parks & Rec. Comm. Meeting – PC Rep: Karen Hallquist
December 28th, 6:30 p.m. – City Council meeting – PC Rep: JR Hoernemann
January 11th 6:30 p.m. – City Council – PC Rep: Karen Hallquist
January 13th 6:30 p.m. – EDC – PC Rep: Charlie Storms
January 19th 5:30 p.m. – Park & Rec – PC Rep: Karen Hallquist
January 19th 7:00 p.m. – Planning Commission

*Norwood Young America
Planning Commission Minutes
November 17, 2015*

Present: Commissioners Charlie Storms, Craig Heher, Karen Hallquist, Mark Lagergren, Bill Grundahl, and JR Hoernemann.

Absent: Cassandra Kemp.

Staff: City Administrator Steve Helget and Planning Consultant Cynthia Smith Strack.

1. Call to Order

The meeting was called to order by Heher at 7:00 pm. All present stood for the Pledge of Allegiance.

2. Adoption of Agenda

Chairperson Heher introduced the agenda. Strack requested the addition of items relating to a variance request submitted by Family Dollar and inadvertently left off the agenda. She also noted Administrator Helget had requested the addition of an item regarding goals for 2016.

Motion – Motion Storms, seconded by Hallquist, with all in favor to approve the agenda with the requested changes. Motion approved 6-0.

3. Approval of Minutes from the Regular Meeting October 20, 2015

Heher introduced the minutes from the October 20, 2015 meeting.

Motion – Lagergren to approve October 20, 2015 meeting minutes. Second by Hoernemann. With all in favor the minutes were approved 6-0.

4. Public Hearings.

A. Variance: FD NYA MN Faxon Rd LLC

Chairperson Heher introduced the agenda item and explained the public hearing process to those attending. Heher opened the public hearing at 7:09 p.m. and invited Strack to provide an overview of the request.

Strack noted FD NYA MN Faxon Rd LLC filed an application to confirm through a variance the existence of legal non-conforming parking stalls adjacent to the southern lot boundary at 713 Faxon Road. The Applicant is requesting a variance as confirmation; it is not required by the City as the parking stalls are classified as existing, legal non-conforming. The existing parking stalls pre-date the construction of a retail variety store and are less than the required ten (10) feet from a property line.

Strack summarized comments included in a letter from Thomas R. Wentzell an attorney representing Faxon Road Investors, LLC the owner of property at 717 Faxon Road. The letter stated "It is our contention that the area covered by the easement needs to be extended to the western boundary of Lot 2 [Block 1 YA Addition]. We have more recently been involved in the discussion with FD NYA MN Faxon Rd LLC about an amendment to the easement to extend the easement are in such a fashion. It is our understanding that FD NYA MN Faxon Rod LLC has every intention of revising the easement area. As such, we do not object to the approval of the [variance] request. We do, however, want to put the NYA Planning Commission on notice that without an amendment to the easement area the owner, employees, customers, and other invitees of FD NYA MN Faxon Rd LLC do not have a practical route to access the subject parking stalls without crossing my client's property".

The letter further states "We anticipate an amicable resolution of the easement issue with FD NYA MN Faxon Rd LLC, and therefore, do not object to the [variance] request. . ."

Strack noted she would take any questions regarding the request and she would further discuss her findings during the business portion of the agenda.

Heher invited Mitch Phillips representing FD NYA MN Faxon Road LLC to address the Commission.

Phillips introduced himself and noted the variance request was filed for completeness sake and that he understood the legal nonconforming status of the parking stalls. He confirmed work on a joint agreement with the property owner at 717 Faxon Road was well underway and expected to be completed.

The Commission reviewed the exact location of existing joint access easements with Mr. Phillips.

Chairperson Heher asked for public comments for and against the request. No comments were received.

5. Old Business

A. Variance: FD NYA MN Faxon Rd LLC

Chairperson Heher introduced the agenda item. Strack alluded to definitions contained in Chapter 1200.04 of the Code relating to legal non-conforming uses. She noted if the Commission was to contemplate a favorable recommendation it may wish to consider a condition requiring evidence of an cross over/joint access agreement be provided to the City. The agreement would be between the property owner at 717 Faxon Road and the owner of the property at 713 Faxon Road.

Lagergren expressed concern and disappointment about the condition of the parking lot to the immediate west of the subject property. He noted pavement conditions were

deteriorating and that greenspace was nearly non-existent. He noted the property did not belong to the Applicant.

Strack stated that the parking lot and greenspace would be address if/when redevelopment occurred on that site.

Grundahl noted the variance request related to parking stalls that were part of an approved site plan and that had legal nonconforming status.

Motion Grundahl, Second Storms to recommend the City Council approve the variance provided the evidence of an executed agreement between the owner of private property at 713 and 717 Faxon Road was submitted to the City. All voted in favor of the motion.

B. Accessory Dwelling Units.

Chair Heher introduced the agenda item. Strack reviewed the simple survey instrument drafted to distribute as requested.

Heher noted the survey seemed purposeful and succinct. Storms noted a spelling error in question number 3 'and' should be 'an'. Lagergren agreed with Heher and inquired as to how the survey would be distributed.

Strack noted initial distribution to all elected and appointed officials and staff could be a good place to start as they already had an interest in serving the City and the survey would give them a 'heads-up' about what the PC was discussing.

Hoernemann stated the Senior Commission had briefly discussed the concept and supported the measure as did one of the Council Members who was a representative on the Commission.

Heher suggested the correction as noted by Storms be made and the survey be distributed to all elected/appointed officials and staff members.

Helget suggested a question be added to suggest those complete it notify the Commission of any other group or groups they feel may be interested in the issue. Heher suggested that when the survey is made available we add a note to request it passed along to others if the individual completing it thinks another party may be interested.

Helget suggested running a notice in the paper and posting a link on the City website. Lagergren agreed.

Helget suggested emailing the Chamber membership as well. Heher opined the more taking the survey the better the result would be.

Storms inquired as to whether or not anyone knew of existing ADU's in NYA. Heher suggested that if anyone is aware of an existing ADU they should notify the City so a survey could be mailed.

Helget suggested that an additional question be added which would give interested persons an opportunity to leave contact information.

C. Conditional Use Permit Audit Findings.

Chair Heher introduced the agenda item.

Strack provided an overview of each of the zoning classifications.

Lagergren opined overview of the map and districts was important to conduct periodically. He referenced a particular zoning classification.

Strack noted the RC District adjacent to Railroad seems to continually be a source of discussion. She opined at some point in the future the PC may wish to review the District to determine whether or not the classification is effective. She noted the districts should be reviewed following the Comprehensive Plan update.

Hoernemann questioned whether or not he was protected from additional industrial uses as a property owner in the RC District. Strack noted existing industrial uses were 'grandfathered in' but expansion or increased intensity of existing industrial uses was prohibited given their status as legal non-conforming uses.

D. Goals Update.

Chair Heher introduced the agenda item. Strack reviewed the goals/work list for 2015. Helget requested a representative attend the next Council meeting to present report on 2015 goals. Grundahl will be the PC representative.

The Commission held initial discussion regarding 2016 goals which could include:

- Review of/familiarization with the NYA Greenway Plan.
- Update of certain sections of the sign regulations, particularly those relating to volume of directional signage and number of wall signs per building face.
- Perhaps, if directed by the Council, initiate review of individual section of the City Code – not just Chapters 11 (subdivision) & 12 (zoning).
- Prepare for and outline structure of 2018 Comprehensive Plan Update. The 2018 update is mandated by state law and must be consistent with Twin Cities Metropolitan Council 2040 Thrive Plan and Systems Statements.

- Review of/familiarization with the City Code Chapter 11 – Subdivisions of Property.

Additional discussion regarding 2016 goals is to occur at the December meeting.

6. Commissioner's Reports

Hoernemann noted the Senior Commission toured The Haven. Framing and rough-ins were complete.

Lagergren opined the area by Family Dollar looked in disarray. He noted he wanted the area to be an improvement but is disappointed.

Heher noted the Council is working on the budget at this time.

Hallquist reported the Parks and Recreation Commission talked about goals completed in 2015 and will address 2016 goals in December.

Storms supported Lagergren's comments regarding the Family Dollar site.

Heher reported the EDC hired Keith Wicks and Associates to conduct a retail market study to identify what's missing in the City and how to attract it.

Helget reported the new City Clerk began employment with the City.

7. Adjourn

Motion – Grundahl, seconded by Storms all in favor, the meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Steve Helget
Zoning Administrator

To: Chairperson Heher
Members of the Planning Commission
Administrator Helget

From: Cynthia Smith Strack, Consulting Planner

Date: December 8, 2015

Re: Update: ADU Survey

BACKGROUND

At the November Planning Commission meeting we reviewed a draft survey instrument regarding accessory dwelling units. A few minor changes were suggested and distribution to various outlets was requested.

Attached please find a copy of the survey. It was emailed to all Chamber email addresses I have on file on December 7th. In addition it is to be distributed by City staff to all elected and appointed officials and staff. The survey is to be made available in written form for distribution to those without email addresses. A link is to be posted on the City's website and the City Facebook page.

In the event surveys are returned I will plan to bring preliminary results for review at the PC meeting.

ACTION

This item is for information purposes.

NYA Accessory Dwelling Unit Survey

City of Norwood Young America Accessory Dwelling Unit Survey

An accessory dwelling unit (ADU) is a second, smaller dwelling unit added to a lot where a house already exists. ADUs are permanent residences that are 'secondary' or 'accessory' to a primary residence on the same single family lot. ADUs can be attached to or separate from the main residence. An ADU must have its own bathroom and kitchen facilities including a sink, stove, and refrigerator. ADUs are commonly referred to as mother-in-law apartments, accessory apartments, 'granny' flats or carriage/guest houses. At this time ADUs are not allowed in the City of Norwood Young America. The NYA Planning Commission would like to know what residents think about allowing ADU's in the City. Please take a moment to answer the following few questions. Thank you in advance for your input!

1. If the City allowed accessory dwelling units would you be inclined to build one?

- Yes
- No
- Maybe (please explain)

2. For which of the following purposes would you consider establishing a ADU on your property?

- To earn extra income
- Place for a relative to live

Other (please specify)

3. If you were to establish an ADU how much rent would you likely charge?

- Less than \$500 per month
- \$500 to \$750 a month
- \$751 to \$1,000 per month
- More than \$1,000 per month

Other (please specify)

4. Do you have enough room on your property to provide off-street parking if an ADU is established?

- No
- Yes, (please specify where parking would occur)

5. What type of accessory dwelling units would be acceptable in your neighborhood? Check all that apply.

- A basement converted to an ADU
- An addition to an existing house
- A breezeway converted to an ADU
- A manufactured home
- A 'tiny' house (less than 200 square feet in area)
- An apartment over a detached garage/shed
- A second house
- An apartment above an attached garage
- ADU's are not acceptable in my neighborhood

Other (please specify)

6. What types of standards should apply to ADUs in your neighborhood?

- Parking for residents of the ADU should be off of the street
- At least one of the dwellings (either the existing dwelling or the ADU) should be occupied by the owner of the lot
- The size of the ADU should be smaller than the main dwelling unit
- A separate front door to the ADU should be required
- Both the ADU and the existing dwelling should be required to use the same front door
- Detached ADUs like a freestanding guest house or 'carriage' house should not be allowed
- People should not be able to bring a manufactured home in as an ADU
- A 'tiny' house (less than 200 s.f. in area) should not be allowed as an ADU
- Other (please specify)

7. Would you be 'ok' with an ADU next door to you?

- No
- Yes
- Maybe (please specify under what conditions)

8. Should notice be given to neighbors before an ADU is established?

- Yes
- No

9. Do you have an existing structure on your property that could be turned into an ADU?

- No
- Yes, please explain what structure could be turned into an ADU

10. What do you like or not like about the concept of ADUs?

11. Please enter your contact information to receive updates, announcements, and/or be contacted regarding ADU's.

Name

Company

Address

Address 2

City/Town

State/Province

ZIP/Postal Code

Country

Email Address

Phone Number

To: Chairperson Heher
Members of the Planning Commission
Administrator Helget

From: Cynthia Smith Strack, Consulting Planner

Date: December 8, 2015

Re: Review of Family Dollar Site Plan

BACKGROUND

Administrator Helget has indicated a member of the Commission requested review of the site plan for Family Dollar approved in January of 2015 be added to the agenda.

Attached please find a copy of the final site plan and associated documents.

ACTION

This item is for information purposes.



- PLANS.
- PAINT FOR MARKING PAVEMENT SHALL CONFORM TO FEDERAL HIGHWAY MARKING STANDARDS. USE EITHER PROFESSIONAL FAST DRY ACRYLIC TRAFFIC MARKING PAINT OR EQUIVALENT WHITE, BLUE OR YELLOW, WHERE APPROPRIATE. UNLESS OTHERWISE DIRECTED, USE THE FOLLOWING:
 - BLACK TOP OR BITUMINOUS ASPHALT PAVING: USE WHITE COLOR.
 - PORTLAND CEMENT CONCRETE PAVING: USE WHITE COLOR.
 - HANDICAPPED ACCESSIBLE PARKING AND ENTRYPWAYS: USE BLUE COLOR.
 - PROVIDE PAINTED CURBS AT FIRE LANE DESIGNATIONS PER FIRE MARSHAL REQUIREMENTS.
 - APPLY ALL MARKINGS USING APPROVED MECHANICAL EQUIPMENT (WITH PROVISIONS FOR CONSTANT ADJUSTMENT OF PAINT), CAPABLE OF APPLYING THE MARKING WIDTHS AS SHOWN. PROVIDE A MINIMUM NET FILM THICKNESS OF 15 MILS. USE PNEUMATIC SPRAY GUNS FOR HAND APPLICATION OF PAINT. ALL PAINTING EQUIPMENT AND OPERATIONS SHALL BE UNDER THE CONTROL OF THE ENGINEER. TECHNICAL PERSONNEL SHOULD BE FAMILIAR WITH EQUIPMENT AND MATERIALS AND MARKING LAYOUTS.
 - DETAIL PAVEMENT MARKINGS SHALL BE THAT MARKING, EXCLUSIVE OF ACTUAL TRAFFIC LANE MARKING, AT EXIT AND ENTRANCE ISLANDS AND TURNOUTS, ON CURBS, AT CROSSWALKS, AT PARKING BAYS AND AT SUCH OTHER LOCATIONS AS SHOWN. HANDICAPPED PARKING SPACES SHALL BE MARKED BY THE INTERNATIONAL HANDICAPPED SYMBOL, AT INDICATED PARKING SPACES. USE A SUITABLE TEMPLATE THAT WILL PROVIDE A PAVEMENT MARKING WITH TRUE, SHARP EDGES AND ENDS.

SOLVENTBORNE APPLICATION RECOMMENDATION

- SURFACES SHOULD BE CLEAN, DRY AND FREE FROM LOOSE AND PEELING PAINT. DO NOT APPLY WHEN AIR OR SURFACE TEMPERATURES ARE BELOW 32 DEGREES, AND WHEN THE RELATIVE HUMIDITY EXCEEDS 95%.
- THE PRESENCE OF CONCRETE SEALERS OF EFFLORESCENCE ON NEW CONCRETE MAY INTERFERE WITH ADHESION. SEALERS SHOULD BE REMOVED BY EXTENDED WEATHERING, ETCHING OR ABRASIVE BLASTING.
- NO PREVIOUSLY PAINTED LINES MAY BE REPAINTED WITHOUT ADDITIONAL SURFACE PREPARATION PROVIDED THAT THE OLD PAINT IS STILL TIGHTLY ADHERED TO THE SURFACE. MULTIPLE LAYERS OF OLD PAINT WILL EVENTUALLY PEEL AND WOULD REQUIRE REMOVAL.
- NEW ASPHALT SURFACES SHOULD IDEALLY BE ALLOWED TO CURE SEVERAL MONTHS PRIOR TO STRIPING. SOLVENT-BASED PAINT MAY CAUSE THE TARS TO BLEED THROUGH ON NEW ASPHALT OR RECENTLY SEALED ASPHALT. APPLY A TEST STRIPE TO DETERMINE IF NEW ASPHALT HAS CURED SUFFICIENTLY TO ACCEPT STRIPING. STRIPING SHOULD BE APPLIED TO SURFACE, USE A WATERBORNE PAINT FOLLOWING THE RECOMMENDED PROCEDURE.

APPLICATION RATES

THE RECOMMENDED APPLICATION RATE IS 15 MILS NET FILM THICKNESS FOR NEW LINES. FOR REPAINTING OF EXISTING LINES, A THINNER LINE FILM OF 10 MILS IS OFTEN ADEQUATE. EXCEEDING THE RECOMMENDED FILM THICKNESS WILL RESULT IN MUCH SLOWER DRY TIMES AND MAY RESULT IN LIFTING, CRACKING OR POOR ADHESION.

SLIP-RESISTANT ADDITIVE

APPROXIMATELY 8 POUNDS PER GALLON OF SLIP RESISTANT ADDITIVE IS REQUIRED.

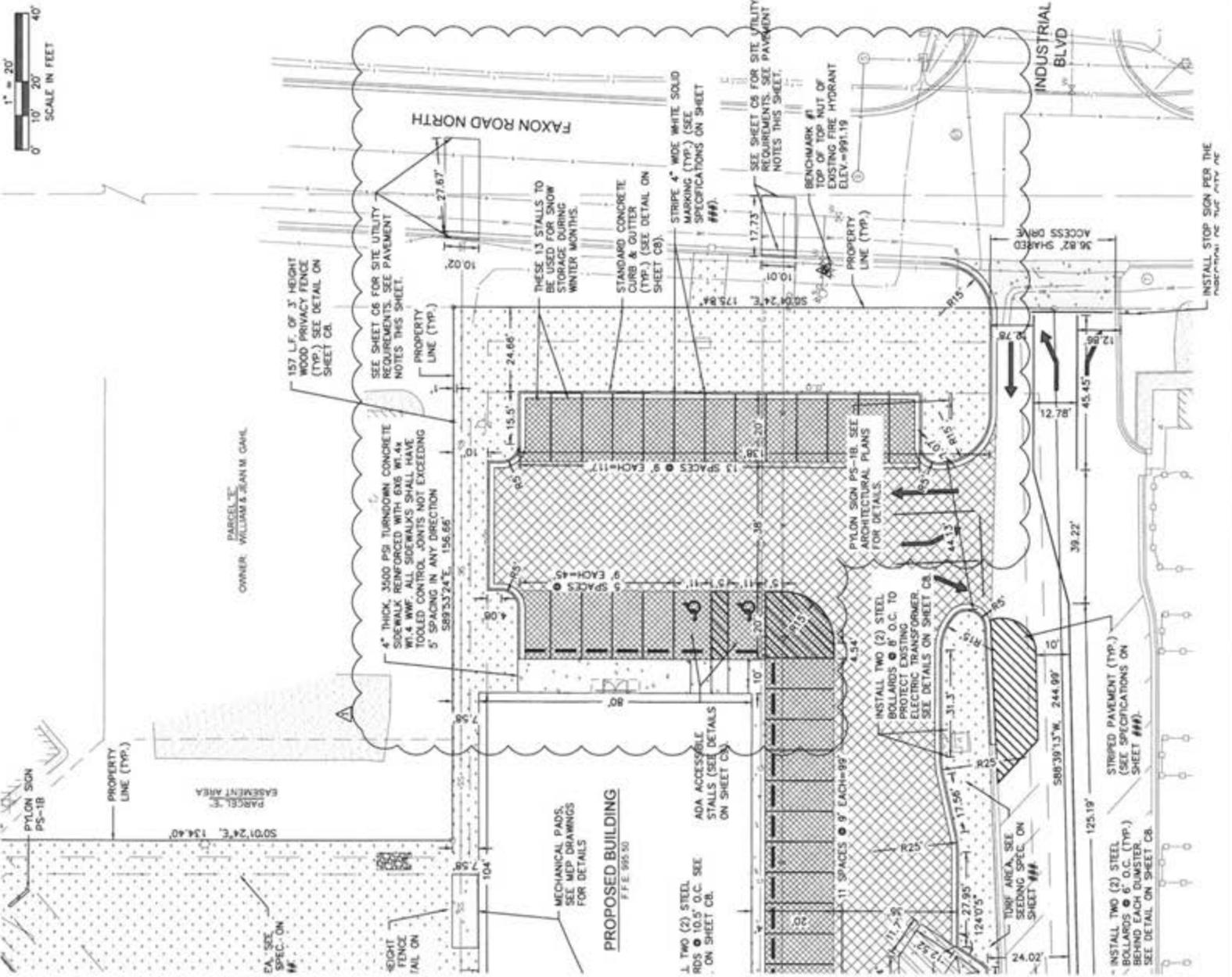
SMUSH#	ITEM#	DESCRIPTION
80000-55931	TM5712	PROMIOR LOW VOC WHITE (ACETONE)
80000-55923	TM5713	PROMIOR LOW VOC YELLOW (ACETONE)
8000056079	TM5628	PROMIOR LOW VOC RED (ACETONE)
800004541	TM5629	PROMIOR LOW VOC BLACK (ACETONE)
800005014	TM5627	PROMIOR LOW VOC YELLOW
8000050312	TM5626	PROMIOR LOW VOC WHITE

TO ACHIEVE THE HANDICAPPED COLOR BLUE, THE ADDITION OF 4 OUNCES OF SHERWIN-WILLIAMS L-2 BLUE COLORANT PER GALLON IS REQUIRED. HANDICAPPED STENCILS ARE AVAILABLE UPON ORDER REQUEST.

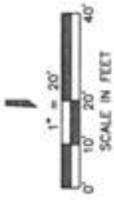
PAVEMENT NOTES:

THE FAXON ROAD PAVEMENT SECTION RESTORATION SHALL MATCH EXISTING PAVEMENT SECTION THICKNESS ENCOUNTERED, BUT SHALL NOT BE LESS THAN 14" OF CL 5 AGGREGATE BASE, AND 6" OF BITUMINOUS, WHICHEVER IS GREATER, UNLESS OTHERWISE APPROVED BY THE CITY. MATERIALS ACCEPTABLE FOR USE INCLUDE THE FOLLOWING:

- AGGREGATE BASE: CL 5, 100% CRUSHED LIMESTONE (MNDOT 2211)
- BITUMINOUS BASE / BITUMINOUS BINDER (NOT MORE THAN 4" THICKNESS): SPWB3308 (MNDOT 2360)
- BITUMINOUS WEAR (MINIMUM OF 2" THICKNESS): SPWEA3408 (MNDOT 2360)
- THE USE OF FULL 6" DEPTH WEAR COURSE WILL BE ALLOWED.
- NO BITUMINOUS LIFT THICKNESS SHALL EXCEED 3".



INSTALL STOP SIGN PER THE NATIONAL MUTUAL OF THE CITY OF



4. ALL TREES SHALL BE CALIPERED AND UNDERSIZED TREES SHALL BE REJECTED.
5. SPECIFIED CALIPER MEASUREMENT FOR TREES SHALL BE MEASURED AT 6" ABOVE THE GRADE.
6. ANY MATERIAL WHICH DIES, OR DEFOLIATES (PRIOR TO ACCEPTANCE OF THE WORK AND WITHIN WARRANTY) WILL BE PROMPTLY REMOVED AND REPLACED.
7. THE CONTRACTOR IS RESPONSIBLE FOR SOIL SAMPLING AND TESTING TO DETERMINE EXACT FERTILIZER REQUIREMENTS AND SOIL AMENDMENTS.
8. PLANTS AND OTHER MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF THE CITY AND LOCAL GOVERNING BODIES. CONFIRM AND INSTALL SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS DRAWN.
9. ALL LAWN AREAS SHALL RECEIVE A MINIMUM 4" OF IMPORTED OR STOCKPILED FINELY GRADED TOPSOIL.
10. THE PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ANY DEVIATION TO THE APPROVED FINAL LANDSCAPE PLAN SHALL REQUIRE THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. LANDSCAPE CONTRACTOR SHALL PROVIDE UNIT COSTS AND POSSIBLE ALTERNATES FOR PLANT MATERIAL TO THE LANDSCAPE ARCHITECT.
11. KILL AND REMOVE ALL EXISTING WEEDS FROM THE SITE AREA PRIOR TO PLANTING.
12. THE ENTIRE SURFACE TO BE SEEDED SHALL BE REASONABLY SMOOTH AND FREE FROM STONES, ROOTS, OR OTHER DEBRIS.
13. ALL AREAS DESIGNATED TO BE HYDROSEDED, GRADED AND DISTURBED DUE TO CONSTRUCTION TRAFFIC SHALL BE SCARIFIED 4" PRIOR TO SEEDING TO ENSURE A FIRM BUT FRILABLE SEED BED.
14. PRIOR TO HYDROSEED GERMINATION, A PRE-EMERGENT HERBICIDE SHALL BE APPLIED. THE CONTRACTOR IS RESPONSIBLE FOR COMPATIBILITY OF HERBICIDE WITH HYDROSEDED PLANT MATERIAL.
15. ALL AREAS WITHIN THE LIMITS OF GRADING, DISTURBED AND FINISH GRADED, WITH THE EXCEPTION OF PLANTING BED AREAS, SHALL BE HYDROSEDED PER THE SPECIFICATIONS USING A TYPE III MULCH AND SHALL OCCUR WITHIN THE SPECIFIED SEEDING SEASON.
16. CONTRACTOR WILL STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR SHALL HAVE OWNERS REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION.
17. THE CONTRACTOR IS RESPONSIBLE FOR COMPLETELY MAINTAINING THE WORK (INCLUDING BUT NOT LIMITED TO: WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF ALL PLANTING AND LAWN AREAS UNTIL TOTAL ACCEPTANCE OF THE WORK BY THE LANDSCAPE ARCHITECT AND OWNER.
18. THE LANDSCAPE CONTRACTOR WILL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. CONTRACTOR WILL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
19. CONTRACTOR SHALL MAKE ALL PRECAUTIONS NECESSARY TO AVOID ANY HYDROSEED OVERSPRAY OCCURRING ON PLANTING BED AREA AND STONE WORK. NO HYDROSEED SHALL OCCUR IN OR ON THESE AREAS.
20. COORDINATE WITH UTILITY COMPANY REGARDING THE SELECTION AND INSTALLATION OF THE ONE-INCH DEDICATED IRRIGATION METER. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS. REFER TO IRRIGATION PERFORMANCE SPECIFICATION.

LANDSCAPE CALCULATIONS:

TREE PLANTING OF ONE (1) TREE PER 1,000 S.F. OF GROSS BUILDING AREA, PLUS BERMING AND SHRUBS.

8,320 S.F. = 8 TREES REQUIRED, PLUS BERMING AND SHRUBS.

PROVIDED = 9 NEW TREES, PLUS BERMING AND SHRUBS.

STEEL EDGING DETAIL

NOT TO SCALE



SHRUBS SHALL BE SLIGHTLY ABOVE GRADE

ENTIRE CONTAINER SHALL BE REMOVED

TAMPED PLANTING SOIL

UNDISTURBED SUBGRADE OR COMPACTED EARTH

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GRAVEL MULCH OVER DEWITT PRO V (OR APPROVED EQUAL) WEED BARRIER FABRIC. MULCH SHOULD NOT BE PLACED NEXT TO THE SHRUB TRUNK. WHERE SHRUBS OCCUR IN BEDS, COVER ENTIRE BED AREA WITH

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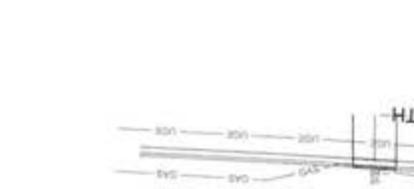
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STEEL EDGING DETAIL

NOT TO SCALE



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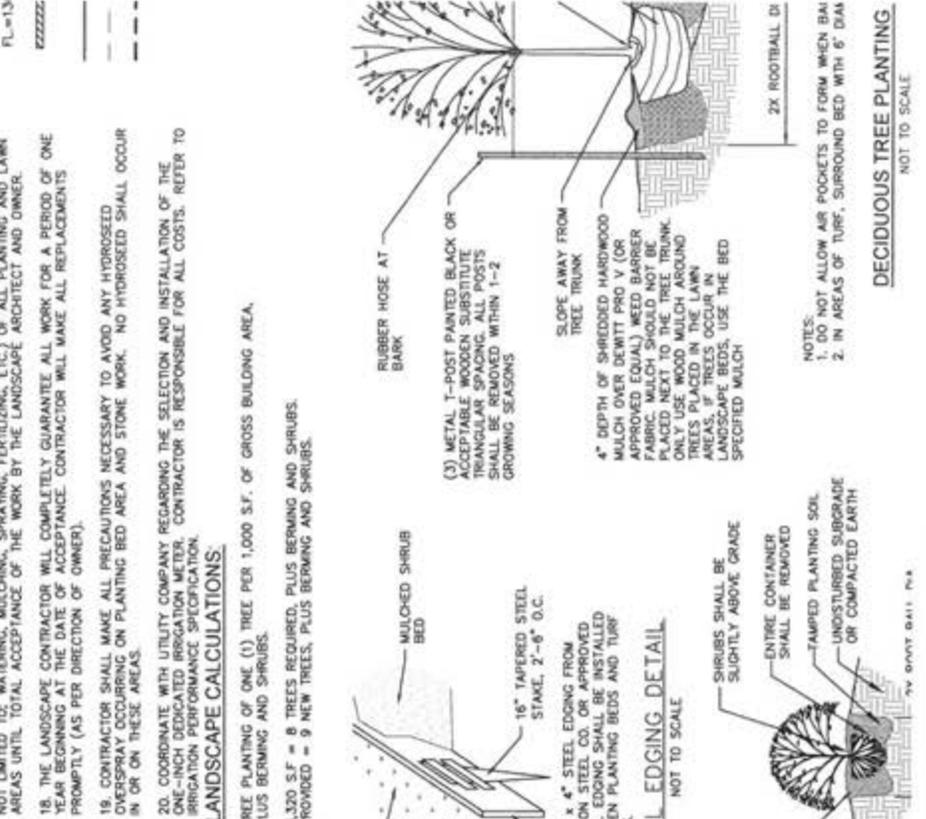
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DECIDUOUS TREE PLANTING

NOT TO SCALE



NOTES:

1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BAK

2. IN AREAS OF TURF, SURROUND BED WITH 6\"/>

3\"/>

GRAVEL MULCH OVER DEWITT PRO V (OR APPROVED EQUAL) WEED BARRIER FABRIC. MULCH SHOULD NOT BE PLACED NEXT TO THE SHRUB TRUNK. WHERE SHRUBS OCCUR IN BEDS, COVER ENTIRE BED AREA WITH

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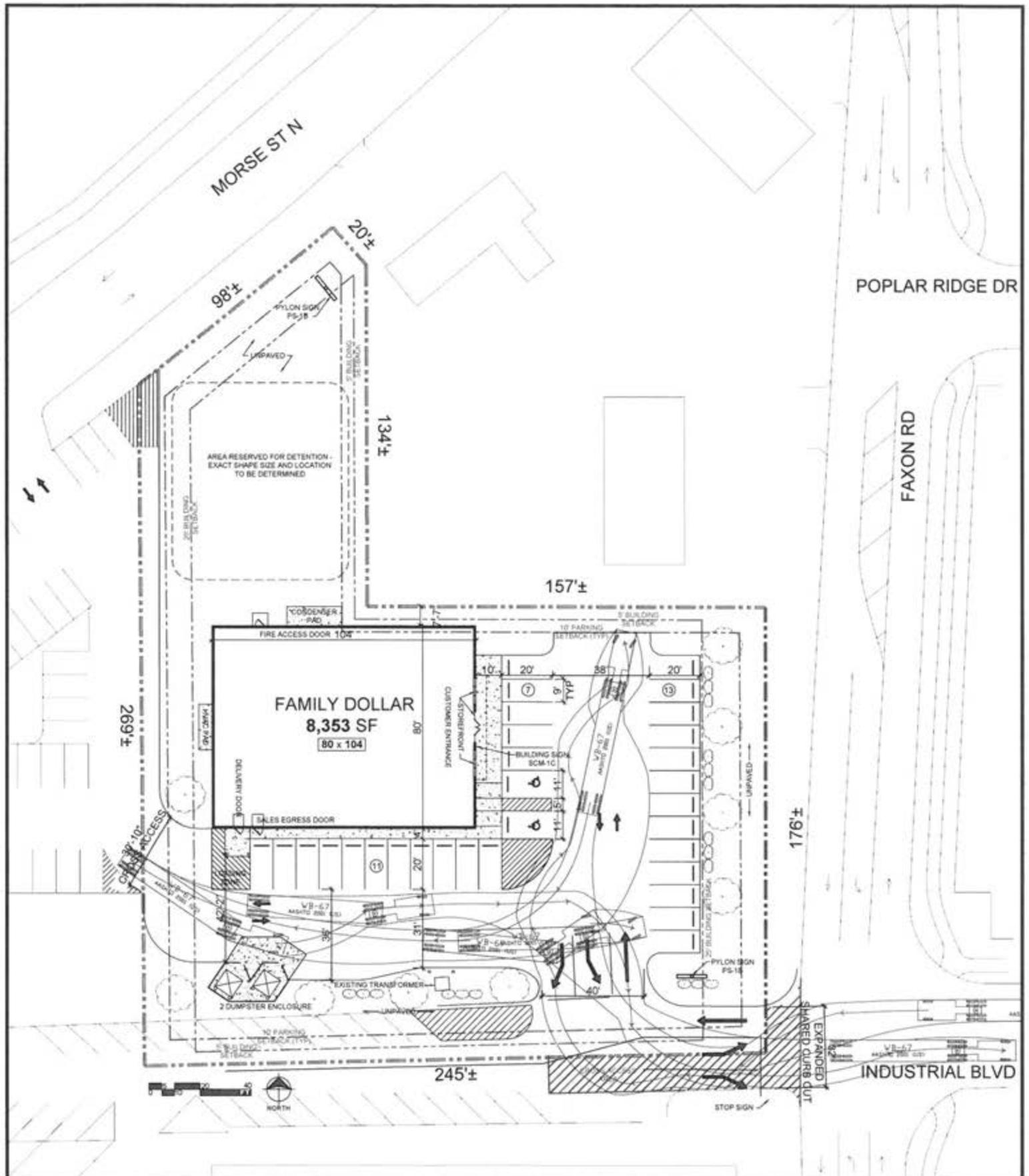
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3\"/>



pb2
 architecture
 +engineering
 Phone 479.636.3545
 Architect of Record
 Bradley J. Phillips
 B.J.Phillips@pb2ae.com

Atwater
 Group
 Phone
 312.332.0690

FAMILY DOLLAR
 Norwood Young America, MN
 NWC Faxon Rd & Industrial Blvd.
 Store #6450 Project #711681
 January 6, 2015

PROPERTY INFORMATION
Zoning: C2
Property Size:

VARIANCES NEEDED
Parking Count
PARKING COUNT
Shown: 31 Required: 42

Preliminary Site Plan



April 21, 2015

Ms. Alicia Metzler
City of Norwood Young America
310 Elm Street W, P.O. Box 59
Norwood Young America MN 55368

VIA EMAIL

RE: Sign Permit Application – Family Dollar 713 Faxon Road

Dear Alicia,

I have reviewed a sign permit submittal for the aforementioned project dated April 9, 2015. The permit was submitted by Mr. Jim Abrahamson who represents Sing Source Creative Solutions, 7660 Quattro Drive, Chanhassen, MN 55317 a subcontractor on the Family Dollar project.

The sign permit application consists of four (4) separate signs, as follows:

1. A 30.5 square foot pylon sign facing south near the intersection of Faxon Road and Industrial Boulevard.
2. A 30.5 square foot pylon sign facing Morse Street.
3. A 102.75 square foot wall sign on the east side of the structure over the main building entrance.
4. A 192.6 square foot wall sign on the north side of the building (no public entry points).

At this time I find additional information is needed so as to determine consistency with the following requirements under Chapter 12 of the City Code:

1. Chapter 1260.08, Subd. 4(C) of the Code establishes the maximum size of a wall sign as ten (10) percent of the façade to which it is affixed. Sign area is defined as "*The entire area within a continuous perimeter enclosing the extreme limits of the sign message and background*". The wall sign to be affixed to the north wall of the structure is proposed to be 190.6 sf. The wall face is approximately 1,768 sf. The proposed sign, therefore, exceeds maximum area for a wall sign in the C-2 District. The area squared calculation method is as required under Chapter 1260.08. It is further noted the location of the proposed sign abuts a residential use. As such light trespass from the sign must not exceed 0.5 (five tenths) of a foot candle at the property line. The light trespass level may be monitored in the event of a written complaint by the fee owner of the residential use. In the event light levels exceed that identified above, compliance with the standard shall be the responsibility of the Applicant and/or the fee owner of the subject commercial property.
2. Illuminated signs must meet the following standards under Chapter 1260.08, Subd. 2 of the Code. Written certification from the sign manufacturer as described on the following page is required. A simple email from the manufacturer certifying compliance with the illumination standards is sufficient.

Subd. 2 Illuminated Signs. *The following standards apply to Illuminated Signs:*

A. Each Illuminated Sign shall:

- 1. Have a Shielded Light Source*
- 2. Not exceed a maximum light intensity of 5000 nits (candelas per square meter) during daylight hours and a maximum light intensity of 500 nits between dusk to dawn as measured from the sign's face at maximum brightness; and*
- 3. Be equipped with (i) an automatic dimmer control to produce the illumination change required by Section 1260.08, Subd. 2, A, 2 above and (ii) a means to immediately turn off the display or lighting if the Illuminated Sign malfunctions.*

B. Prior to the issuance of a sign permit, the applicant shall provide a written certification from the sign manufacturer that the light intensity has been factory pre-set not to exceed the levels specified in Section 1260.08, Subd. 2, A, 2 above.

Upon receipt of revised plan information I will conduct a second review of the permit application. Please retain a copy of this memo for the project file.

Best regards,

Cynthia

Cynthia Smith-Strack, Principal
MDG, Inc.

C: Jim Abrahamson via JimA@sign-source.com
City Administrator Steve Helget via email



April 30, 2015

Ms. Alicia Metzler
City of Norwood Young America
310 Elm Street W, P.O. Box 59
Norwood Young America MN 55368

VIA EMAIL

RE: Sign Permit Application – Family Dollar 713 Faxon Road

Dear Alicia,

I have reviewed a revised sign permit submittal for the aforementioned project dated April 29, 2015. The permit was submitted by Mr. Jim Abrahamson who represents Sing Source Creative Solutions, 7660 Quattro Drive, Chanhassen, MN 55317 a subcontractor on the Family Dollar project.

I find the proposed sign conditions identified in my memo dated April 21, 2015 have been sufficiently addressed and all four signage elements are now consistent with Code requirements. The Applicants are commended for submitting such detailed information promptly.

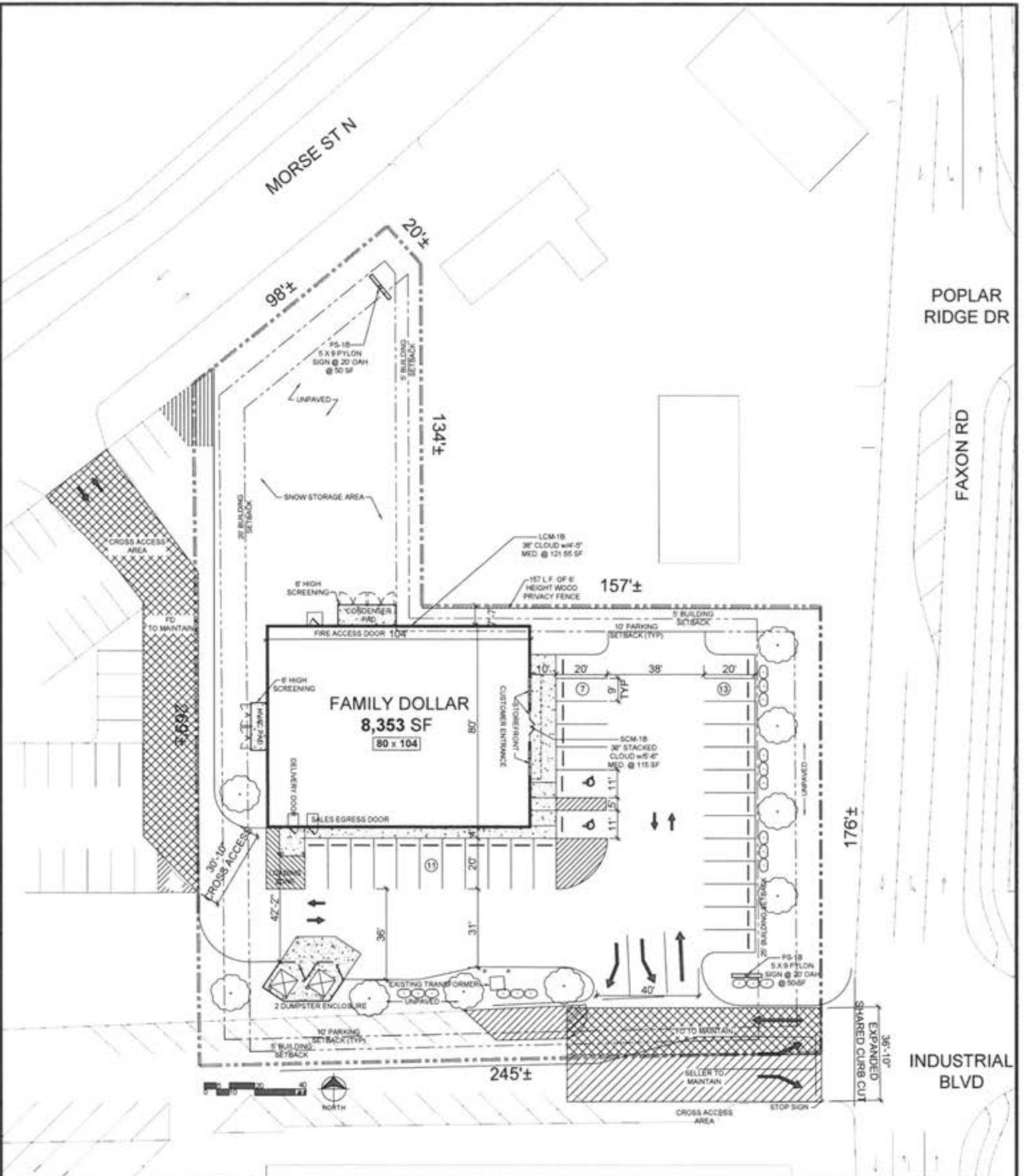
As such the sign permit application is approved for zoning purposes. Please forward the permit for review by the Building Official at your earliest convenience. Please retain a copy of this memo for the project file.

Best regards,

Cynthia

Cynthia Smith-Strack, Principal
MDG, Inc.

C: Jim Abrahamson via JimA@sign-source.com
City Administrator Steve Helget via email



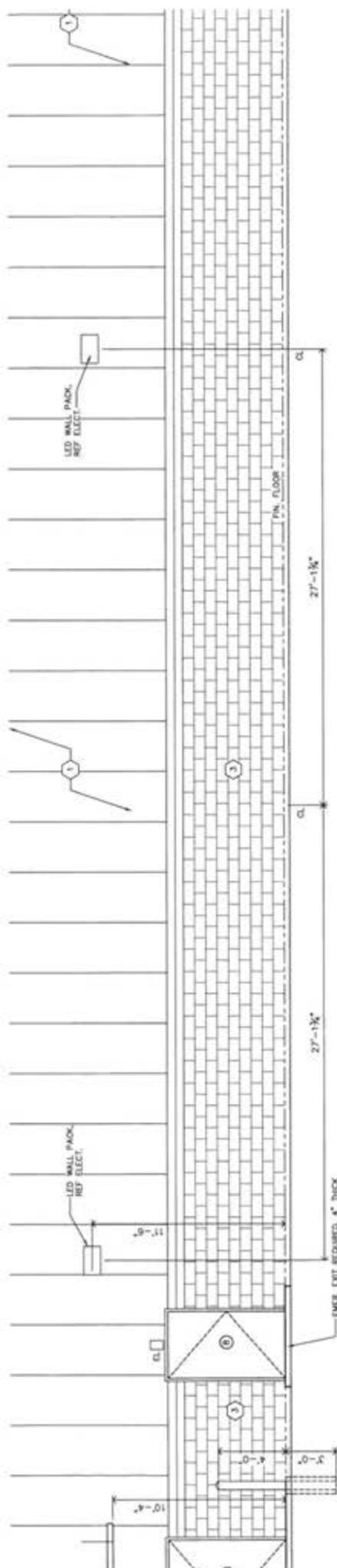
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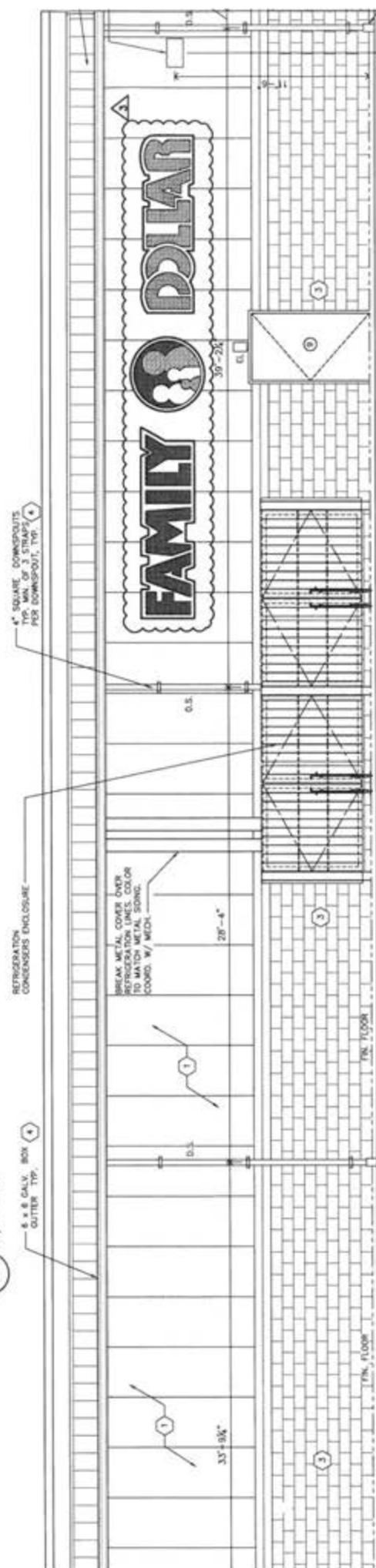
FAMILY DOLLAR
 Norwood Young America, MN
 NWC Faxon Rd & Industrial Blvd.
 Store #6450 Project #711681
 April 29, 2015
 Preliminary Site Plan

PROPERTY INFORMATION
Zoning: C2
Property Size: 1.25 Acres ± 54,623 SF ±

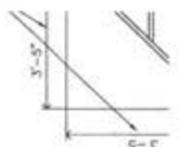
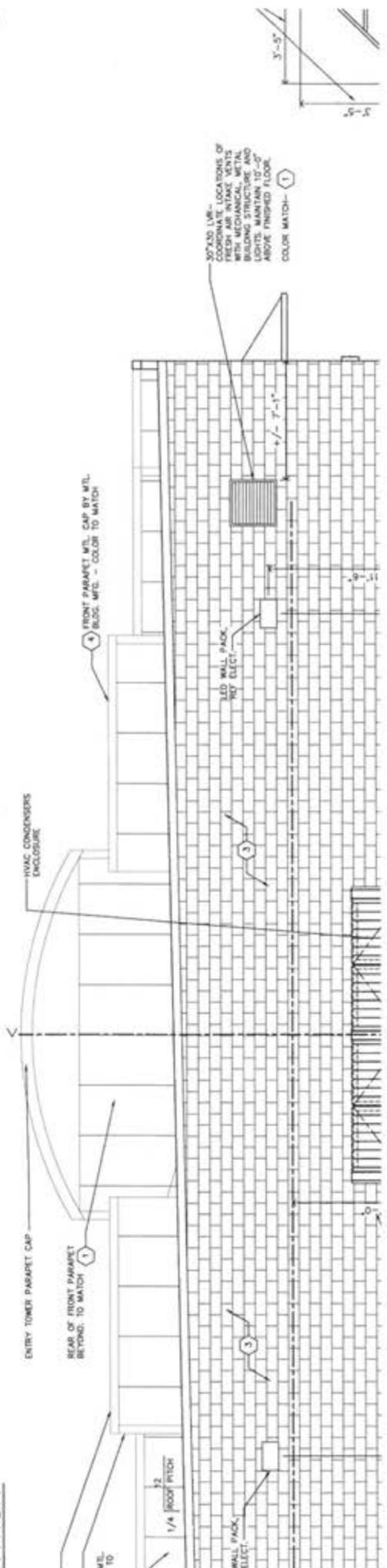
VARIANCES NEEDED
Parking Count
PARKING COUNT
Shown: 31 Required: 42



3 LEFT SIDE ELEVATION
 1/4" = 1'-0"



VATION



To: Chairperson Heher
Members of the Planning Commission
Administrator Helget

From: Cynthia Smith Strack, Consulting Planner

Date: December 8, 2015

Re: NYA Greenway Plan

BACKGROUND

The Planning Commission 'dusting off' of a 2010 Greenway Plan on the 2015 work list. Attached please find a pdf of a presentation reviewed at an open house just prior to plan adoption. In addition I'm attaching the executive summary from the plan. I will also bring two copies of the bound document to the meeting and request Administrator Helget bring any bound copies which the City may have.

ACTION

This item is for information purposes.

NYA LEGACY GREENWAY EXECUTIVE SUMMARY

NEED:

The 2008 Norwood Young America Comprehensive Plan Update (CPU) envisioned a greenway system linking five natural environment lakes within the CPU planning area to existing parks, trails, and community gathering places. This Legacy Greenway Plan builds on the vision from the 2008 CPU by further defining the scope of a greenway system for the City of Norwood Young America.

NYA's leaders have embraced the concept of a Legacy Greenway for its potential to connect places within the community to nature, to each other, and to spots where the community gathers for different occasions. Leaders view these connections as being integral to the retaining a sense of small-town, community atmosphere and quality of life.

The need for and benefits of multi-purpose greenways are clear and convincing. Formal studies confirm greenways: contribute to livable communities, preserve natural landscapes (rural atmosphere), encourage physical activity, provide recreational benefits, promote alternative transportation, and draw visitors/tourists. (Lerner & Poole, 1999), (Lindsey, Maraj, & Kuan, 2001), (Moore, Graffe, Gitelson, & Porter, 1992), (Ryan Snyder Associates, 2009), (Greenways, 2009), (Service, 1995), (Krizek & Johnson, 2006), (Minnesota, 2009)

The origin of greenways dates back to late 19th Century planning theories such as the "City Beautiful Movement". Greenways are interconnected systems of linear parks and open spaces which may include trail, conservation, economic development, and educational components. The NYA Legacy Greenway will be similar to the Chain of Lakes Byway connecting five lakes and Theodore Wirth Park in Minneapolis. Through the NYA Legacy Greenway future generations will inherit a system of contiguous open spaces in public places, abundant natural resources, and traditional transitions from city to countryside. Like hubs and spokes in a wheel the greenway will connect important natural attributes (e.g. green infrastructure) to important public gathering places such as business centers, educational/religious institutions, and public buildings (e.g. gray infrastructure).

Ultimately, this effort is simply about leaving NYA as good as or better than the previous generation found it. Through the Legacy Greenway Project an invaluable public amenity will be created and inherited by future generations. The NYA Legacy Greenway will not succeed if it is only a City or a public project. The expansive vision and undertaking requires community ownership and regional participation to ensure the effort is passed on to future generations.

NYA LEGACY GREENWAY EXECUTIVE SUMMARY

PURPOSE/INTENT

The 2008 Norwood Young America Comprehensive Plan Update (CPU) envisioned a greenway system linking five natural environment lakes within the CPU planning area to existing parks, trails, and community gathering places. This Legacy Greenway Plan builds on the vision from the 2008 CPU by further defining the scope of a greenway system for the City of Norwood Young America.

This Plan comprises the first formal rendering of the Legacy Greenway and provides a framework for how the community will proceed to carry out the project. It is also an accumulation of information and a record of decisions.

The Legacy Greenway Plan has been developed for the following purposes:

1. To connect residents, workers, and visitors in Norwood Young America to nature and each other through an accessible, local system of multi-purpose greenways.
2. To preserve, protect, maintain, or enhance Norwood Young America's greatest natural resources, historic properties, and cultural amenities which together lend themselves to creating 'rural atmosphere'.
3. To increase the quality of life within Norwood Young America by inducing physical activity, promoting community wellness, and preserving 'small town atmosphere' evident in community places and gathering spaces.
4. To promote economic prosperity and tourism.
5. To give youth a further reason to stay in the community or to move back to the community after completing post-secondary education.

The intent of this Legacy Greenway Plan is to:

1. To protect quality public water resources, wetlands, wildlife habitat, trees and forests, water quality, and steep slopes; and to assist in prevention of excessive erosion and flooding.
2. To provide a framework for balancing public access to greenways allowing for enjoyment of natural resources and the need to limit access to preserve, protect, enhance, or maintain said resources.
3. To provide conceptual trail connections within the City and to County and Regional trails.
4. To provide conceptual greenway connections to major community facilities, open space, and natural resource areas in the area.
5. To provide a general framework and goals for property acquisition and development as development occurs, redevelopment occurs, as property owners join the project, or as the City has the capacity or need to expand.

NYA LEGACY GREENWAY EXECUTIVE SUMMARY

EFFECT:

Essential to this Plan is the understanding an interconnected greenway will not be formed in the near term or in a singular effort, but rather assembled over a period of decades as new development occurs or property owners join the Legacy Greenway effort.

The Legacy Greenway Plan will not change the use of property or what property owners can expect from their property over the coming years. This plan is simply a collection of ideas and alternatives to be used as a means to reaching a collective legacy vision. The Legacy Greenway will be assembled as development occurs, redevelopment projects are undertaken within existing urban areas, and/or as property owners opt to join the effort.

Locally, property owners can expect to notice shading of corridors on conceptual maps and descriptions of locations within the conceptual area. Property owners should understand the value of their property will not decrease due to the conceptual plan. Conservation and/or legacy-minded property owners are, in fact, highly encouraged to participate in the implementation and assembly of the Greenway as mutual goals are present.

The community and property owners should also understand this concept plan does not represent precisely where a greenway connection will or will not be located in the future. This plan is based on the best information available at the time of assembly and used to identify desired connections.

Likewise, this Conceptual Plan does not identify precisely what will be included in the greenway in any given area. Decisions regarding whether or not a specific trail component, access, or amenity will be included will be made as segments of the greenway are assembled based on the guidance provided herein. For example, this plan will identify areas where preservation of unique features is the prevailing goal; access could be a distant secondary goal or disallowed if such access could negatively impact the preservation goal. Similarly, if continuation of hunting/fishing opportunities is a primary concern, said guidance will be included in this Plan.

Ultimately, the community, property owners, and decision-makers should consider the collective value of the Legacy Greenway and collaboration when addressing individual desires or opinions. Although it is not possible to assure each individual viewpoint is reflected in this Plan, community outreach and participation is a cornerstone of this planning effort.

NYA LEGACY GREENWAY EXECUTIVE SUMMARY

SUMMARY OF REPORT:

The purpose of this document is to provide for a greenway system linking five area lakes and existing/proposed parks, sidewalks, trails, business centers, public facilities, and community gathering spaces.

The Plan is based on an examination of existing systems and information including: lakes, sidewalks/trails, stormwater structures, drainageways, wetlands, woodlands, commercial centers, parks/open space, utility easements, and public properties.

Additional background information includes social/demographic trends, types of greenway and trail facilities, a discussion of natural areas, and availability of potential project stakeholders.

A Conceptual Legacy Greenway Map and connectivity and continuity priorities are included in Section Two of the Plan.

Section Three identifies roles/responsibilities for development of the Legacy Greenway including the establishment of a nonprofit entity to further plan implementation. Various project leadership scenarios and potential regional partners are also identified in this Section.

Section Four incorporates goals, objectives, and policies relating to the establishment of the Legacy Greenway Corridor. Said goals, objectives, and policies are consistent with those included in the 2008 NYA Comprehensive Plan Update and are meant to be employed as a policy framework for project administration and implementation decisions.

Section Five provides for Plan implementation and identifies project resources available to assist leadership in moving the Legacy Greenway vision forward.

NYA GREENWAYS PROGRAM Open House





Why are we here?

to tell you about ...

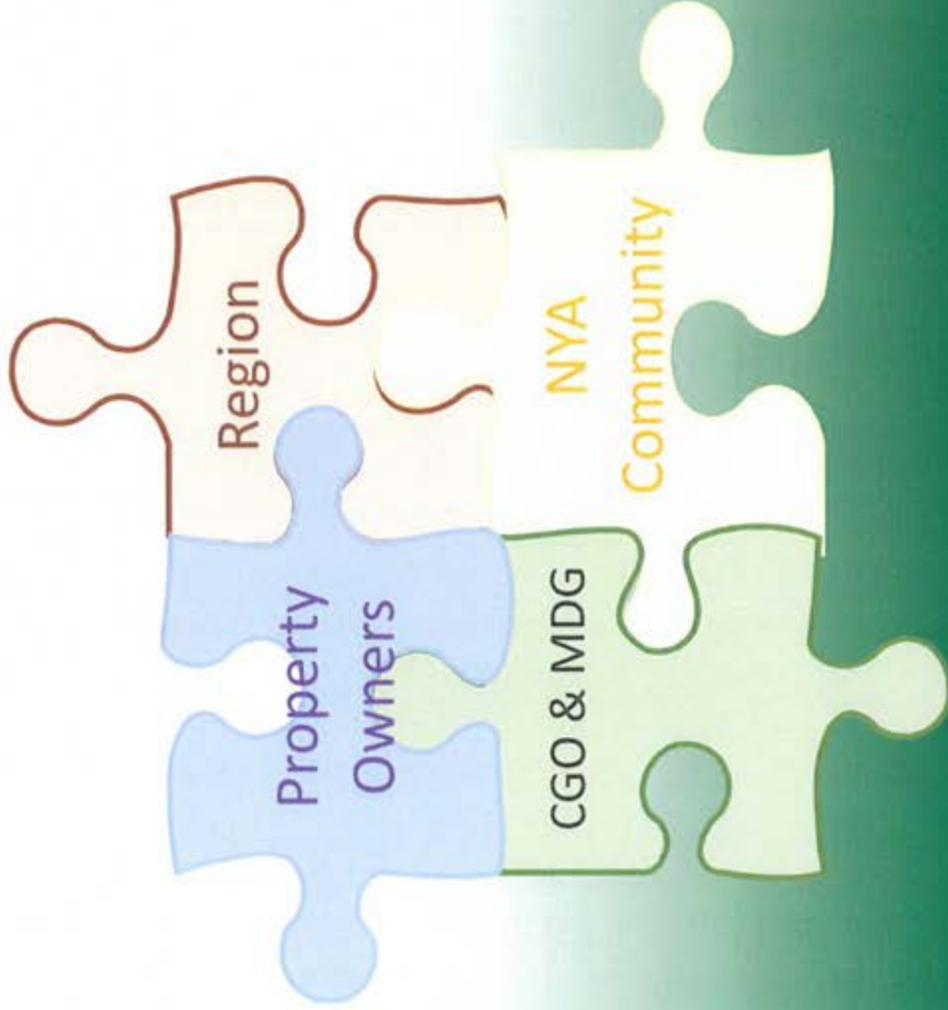
NYA LEGACY GREENWAY





Who's Involved

collaboration



CGO = Community Growth Options Grant Program

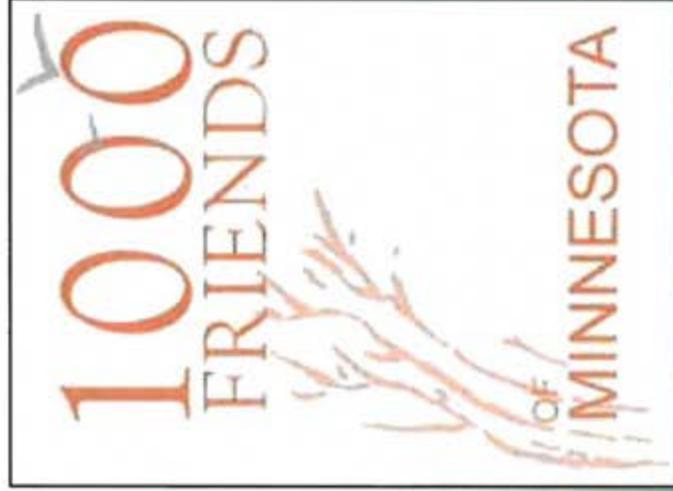
MDG = Municipal Development Group, Consulting Municipal Planning Firm



July 6, 2009



Concept Plan Project Made Possible By



THE MCKNIGHT FOUNDATION



July 6, 2009



Why A Legacy Greenway? It's about leaving something ...

Connect You to

nature and your neighbors via your backyard

Give Kids

A reason to stay in NYA or move back

Preserve

NYA's greatest natural assets

Promote

Tourism, quality of life, physical activity, and community wellness



July 6, 2009



Why A Legacy Greenway? It's about leaving something ...

The concept of connecting open spaces and special places through public linear greenways/trails has been around for over a century. The origin of greenways dates back to late 19th Century planning theories such as the “City Beautiful Movement”.

Fredric Law Olmstead designed Boston’s ‘Emerald Necklace’ and coined the term parkway in 1865. Benton MacKaye proposed the Appalachian Trail in 1921. The President’s Commission on Americans Outdoors in 1986 reported “. . . if greenways truly captured the American spirit, they could eventually form the corridors that connect open spaces, parks, forest, and deserts – and Americans – from sea to shining sea”.

In the 1990’s the Mayors of both Denver and Pittsburgh characterized the creation and maintenance of greenways as their cities’ most important economic revitalization program. In 1997, the Minnesota Department of Natural Resources issued a “Greenprint” for the metropolitan area. The Greenprint includes areas within NYA.

The 2008 NYA Comprehensive Plan embraces a vision which includes a greenway connecting five area lakes to community gathering spots.



July 6, 2009



Why A Legacy Greenway? It's about leaving something ...

NYA's leaders have embraced the concept of a Legacy Greenway for its potential to connect places within the community to nature, to each other, and to spots where the community gathers for different occasions. Leaders view these connections as being integral to the retaining a sense of small-town, community atmosphere and quality of life.

The benefits of multi-purpose greenways are clear and convincing. Formal studies confirm greenways: contribute to livable communities, preserve natural landscapes (rural atmosphere), encourage physical activity, provide recreational benefits, promote alternative transportation, and draw visitors/tourists.



July 6, 2009



You Need to Know

About the *greenway* . . .

THE LEGACY GREENWAY WILL NOT CHANGE THE USE OF YOUR PROPERTY!

The City of Norwood Young America's 2008 Comprehensive Plan Update included a vision of a multiple purpose greenway connecting five lakes with existing and future parks, trails, public uses, and activity generators. This is a project that is being initiated in 2009 but will ultimately be inherited by future generations, that's why it's referred to as a LEGACY greenway. The greenway will be assembled as development occurs and/or as property owners opt to join the effort. The Legacy Greenway Project will in no way, shape, or form disrupt the current use of property. The City is not seeking to purchase or take property.



July 6, 2009



You Need to Know

About the *greenway* . . .

WHAT IS A 'GREENWAY'?

The origin of greenways dates back to late 19th Century planning theories such as the "City Beautiful Movement". Greenways are interconnected systems of linear parks and open spaces which may include trail, conservation, economic development, and educational components. The NYA Legacy Greenway would be similar to the Chain of Lakes Byway connecting five lakes and Theodore Wirth Park in Minneapolis. Through the NYA Legacy Greenway future generations will inherit a system of contiguous open spaces in public places, abundant natural resources, and traditional transitions from city to countryside. Like hubs and spokes in a wheel the greenway will connect important natural attributes (e.g. green infrastructure) to important public gathering places such as business centers, educational/religious institutions, and public buildings (e.g. gray infrastructure).



July 6, 2009



You Need to Know

About the *greenway* . . .

WHY YOU SHOULD CARE!

This effort is simply about leaving a place as good or better than you found it. Through the Legacy Greenway Project an invaluable public amenity will be created and inherited by future generations. The NYA Legacy Greenway will not succeed if it is only a CITY or a PUBLIC project. The expansive vision and undertaking requires COMMUNITY OWNERSHIP and REGIONAL participation. YOU need to be involved so the project is passed on to future generations. OUTSIDE FUNDING required for the project will only be attracted by demonstrated COMMUNITY SUPPORT.



July 6, 2009



How You Can Help

Get involved by . . .

Filling out a Response Card & Selecting:

- Participating in the development of a concept plan
- Helping form a NYA Legacy Greenway Non-profit Agency
- Asking my County and State Officials to support the Project
- Talking to your friends and neighbors about creating a legacy greenway
- Hosting a neighborhood meeting about how to connect to the NYA Legacy Greenway
- Attending meetings
- Offering constructive advice to the Mayor and Council, the Planning Commission, and the Park/Recreation Commission
- Not letting this effort be shelved
- Giving the NYA Legacy Greenway the 'legs' it needs to succeed
- Talking to my children and grand children about this effort, ask them to be involved
- Staying informed



July 6, 2009



How You Can Help

Get involved by . . .

Host a Meeting!

The purpose of the "Meeting in a Box" is to get you & people you know talking about a LEGACY GREENWAY!

We'll give you a 'TO GO' Box with all the material you need for a meeting!

You provide refreshments & invite guests

Size of your gathering doesn't matter

When your meeting is finished, just return the box to City Hall

If you are willing to host an event, please inform Chelsea or Cynthia



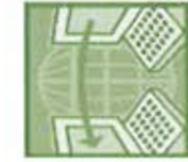
July 6, 2009



Community involvement the priority



write to us



www



business card



tell us



visit with us



email us



call us

"Be the change that you want to see in the world"
Mahatmas (Mahatma) Gandhi



July 6, 2009





Community involvement more info

888-7MDG INC

www.municipaldevelopmentgroup.com

staff@municipaldevelopmentgroup.com

651-312-1000

Extension 211

www.1000fom.org

vmorrell@1000fom.org

952-467-1800

calger@cityofnyc.com



July 6, 2009



Questions or comments

we're listening



March 24, 2009



2016 Planning Commission Representatives Schedule for City Council Meetings

<u>Month</u>	<u>Meeting Dates</u>	<u>Commissioner</u>
January	11 th , 25 th	Karen Hallquist
February	8 th , 22 nd	Mark Lagergren
March	14 th , 28 th	Mark Lagergren
April	11 th , 25 th	Karen Hallquist
May	9 th , 23 rd	Karen Hallquist
June	13 th , 27 th	JR Hoernemann
July	11 th , 25 th	JR Hoernemann
August	8 th , 22 nd	Bill Grundahl
September	12 th , 26 th	Bill Grundahl
October	10 th , 24 th	Charlie Storms
November	14 th , 28 th	Charlie Storms
December	12 th , 27 ^{th*}	JR Hoernemann

*Tuesday after Christmas

Note: Meeting dates are subject to change and do not include any special meetings or workshops.

2015 Goals:

- A. Update of zoning language related to home occupations – COMPLETED.
- B. Update of zoning language relating to accessory structures – COMPLETED.
- C. Establish dwelling unit minimum sizes – COMPLETED.
- D. Driveway standards – COMPLETED
- E. Landscaping standards – COMPLETED
- F. Nuisance Ordinance update – COMPLETED
- G. Administrative Review/Permits Procedures (ordinance update) – COMPLETED
- H. Review of/familiarization with the Official Zoning Map. COMPLETED
- I. Provide for aging in place through the use of accessory apartments. CURRENTLY DISCUSSING
- J. Update of certain sections of the sign regulations, particularly those relating to volume of directional signage and number of wall signs per building face.

2016 Goals (initial discussion, to be refined/edited)

- A. Review of/familiarization with the NYA Greenway Plan. ON DECEMBER AGENDA
- B. Update of certain sections of the sign regulations, particularly those relating to volume of directional signage and number of wall signs per building face.
- C. Perhaps, if directed by the Council, initiate review of individual section of the City Code – not just Chapters 11 (subdivision) & 12 (zoning).
- D. Prepare for and outline structure of 2018 Comprehensive Plan Update. The 2018 update is mandated by state law and must be consistent with Twin Cities Metropolitan Council 2040 Thrive Plan and Systems Statements.
- E. Review of/familiarization with the City Code Chapter 11 – Subdivisions of Property.