

JOINT WORKSHOP OF CITY COUNCIL AND PLANNING COMMISSION

COUNCIL CHAMBERS
1670 STIEGER LAKE LANE
VICTORIA, MINNESOTA

MINUTES

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CALL TO ORDER

Mayor Funk called the regular City Council meeting to order at 5:31p.m.

Roll Call:

Council Members Present: Mayor Tom Funk; Council members Judy Black, Tom Gregory Deb McMillan, and Tom Vogt.

Planning Commission Members Present: Shane Blazer, Laura Moore, Scott Stensland, John Brownlee, John Wichmann, John Iverson, Jerret Coon, and MaryJo Garre

No Steering Committee members (excluding the Council and Planning Commission already noted above) were present.

Staff Present: City Manager Dana Hardie, Community Development Director Pat Smith, Senior Planner Paul Moretto

Others Present: Landform representatives Darrin Lazan, Mark Nolan and Emily Osthus.
Two members of the public were present.

WORKSHOP ITEMS

Flex-Employment Small Area Plan Kick-Off Meeting

Mr. Lazan and Mr. Nolan of Landform presented a project overview stressing the focus this evening will be on process and community engagement. Target completion for study is December 2019.

Mr. Nolan expressed the process includes performing site analysis of the 300 acres in the area, development of framework plan (outlining goals and objectives for the area) and development of implementation plan including any zoning or regulatory changes to implement the plan. Community engagement will include two developer round tables, and a public open house in addition to the steering committee.

Mr. Nolan shared that a market research report has been completed by Maxfield Research. Immediate demand for business and industrial uses currently exist. There is growing demand for office use (specifically retail) in the long-range forecast as more jobs and household growth occur in the city and surrounding areas. The report will provide a basis for the study and analysis. Mr. Nolan shared that commercial/industrial vacancy rates in the southwest metro are low and the community to the east of Victoria is planning a business park in the area adjacent to Victoria's study area that does not include housing. These items could be considered a competitive advantage for Victoria.

Council and Planning Commission discussed goals for the study with a desire to see this area develop as an employment center. It was noted that transportation and transit will be key in creating jobs. Mr. Nolan indicated that the city will need to be thoughtful about corridor access and an internal roadway network that will work for the community and support the development goals of the city. Mr. Lazan shared that the process will look at how housing opportunities will integrate with the commercial uses and at the same time allow for flexibility to respond to development demand (ie. ensuring the ability to respond to a single, large-scale user).


Benefits of developing this area were discussed, including recognition that development will create jobs for people who live in Victoria and that commercial development will increase the tax base. Mr. Lazan expressed that generally, housing tax base is less than commercial and creates a higher demand on city services whereas commercial development falls under a higher tax rate, typically has higher values and creates a lesser demand on city services.

To prepare for best and highest development in this area, Mr. Lazan recommended the city continue to be engaged with the county on transportation and transit needs, including access points. Recognizing that all the parcels in the study area are privately owned, the city will need to be mindful of how to create partnerships with landowners to help them participate. Mr. Lazan also suggested the city think about the types of economic development programs the city will deploy to attract the types of development the city is targeting for this area. Mr. Lazan indicated that a marketing plan will not be a part of this Study but marketing will be discussed with staff as a post-study item for future consideration.

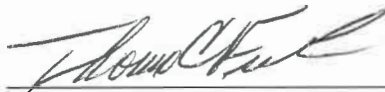
ADJOURNMENT

On a motion by Council Member McMillan, seconded by Council Member Black, to adjourn at 6:26 p.m.
Motion carried unanimously.

ATTEST:



Dana Hardie, City Manager



Thomas C. Funk, Mayor