

Lake Elmo Airport

Joint Airport Zoning Board (JAZB)

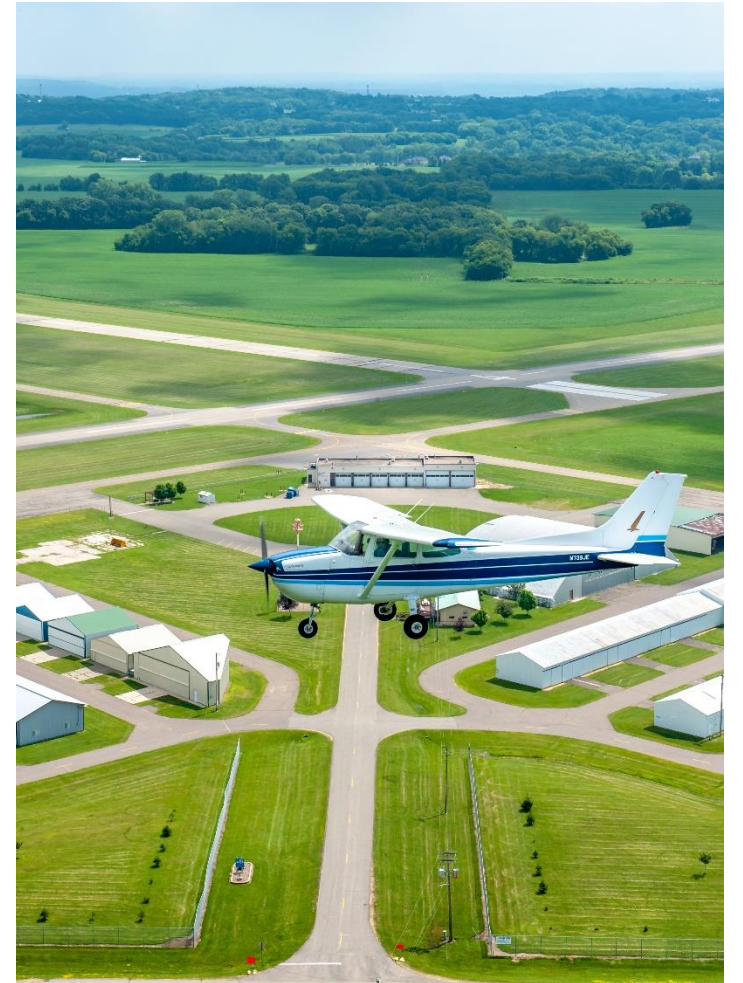


05 December 2019

JAZB Meeting #4

Meeting Agenda

- **Chair Opening/Remarks**
- Approval of Minutes from October 17, 2019 Meeting
- JAZB Formation Items
- Presentation of Draft Airport Zoning Ordinance Materials
- Public Comments
- Board Discussion on Draft Airport Zoning Ordinance Materials
- Establish Next Meeting Date
- Adjourn



JAZB Overview

Through a collaborative process, the JAZB seeks to develop an airport zoning ordinance that achieves a balance between providing for a reasonable level of safety while allowing for compatible community development.

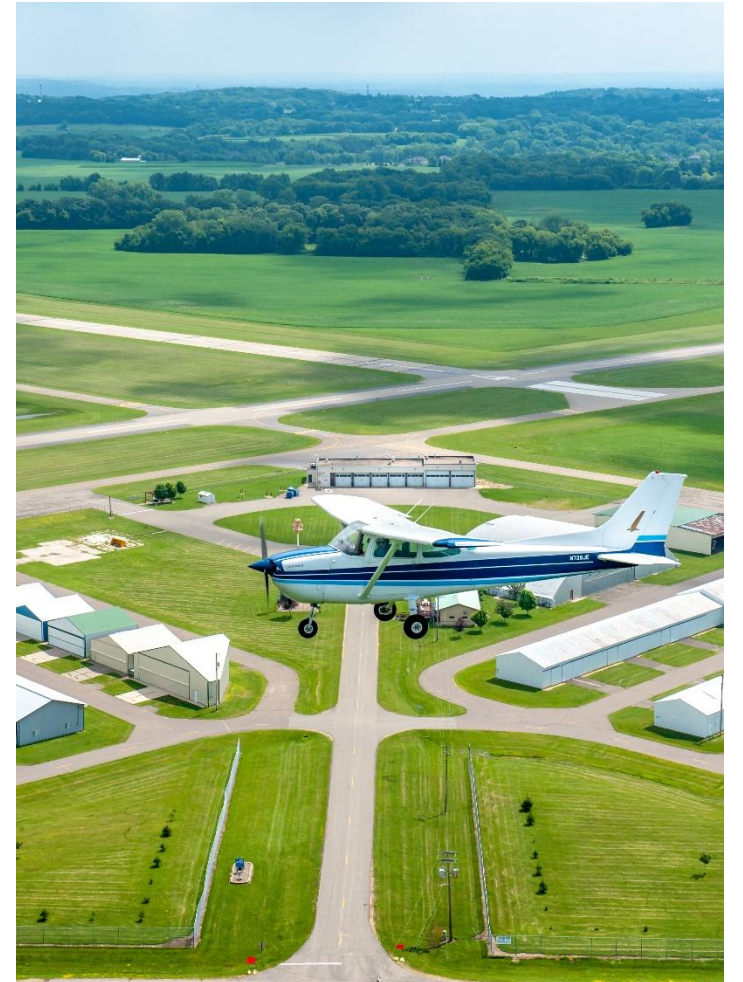
JAZB Goals

- Develop an Airport Zoning Ordinance for review and approval by the MnDOT Commissioner of Transportation
- Develop an Airport Zoning Ordinance that achieves a balance between providing for a reasonable level of safety while allowing for compatible community development
- Ensure that the Airport Zoning Ordinance is developed in a manner that includes meaningful stakeholder engagement



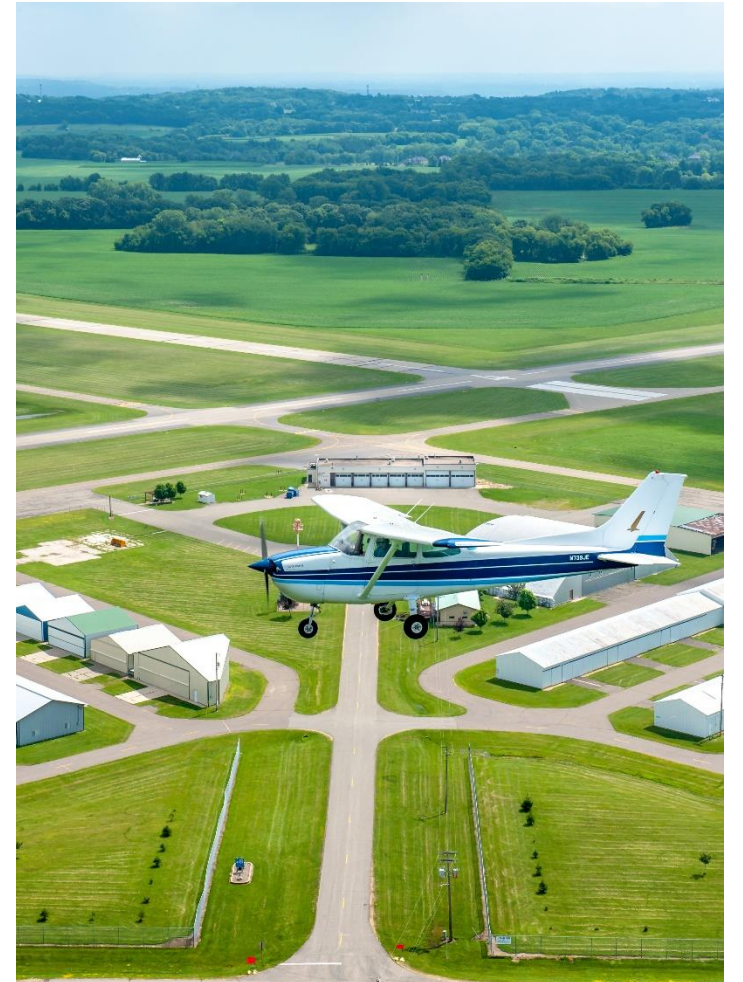
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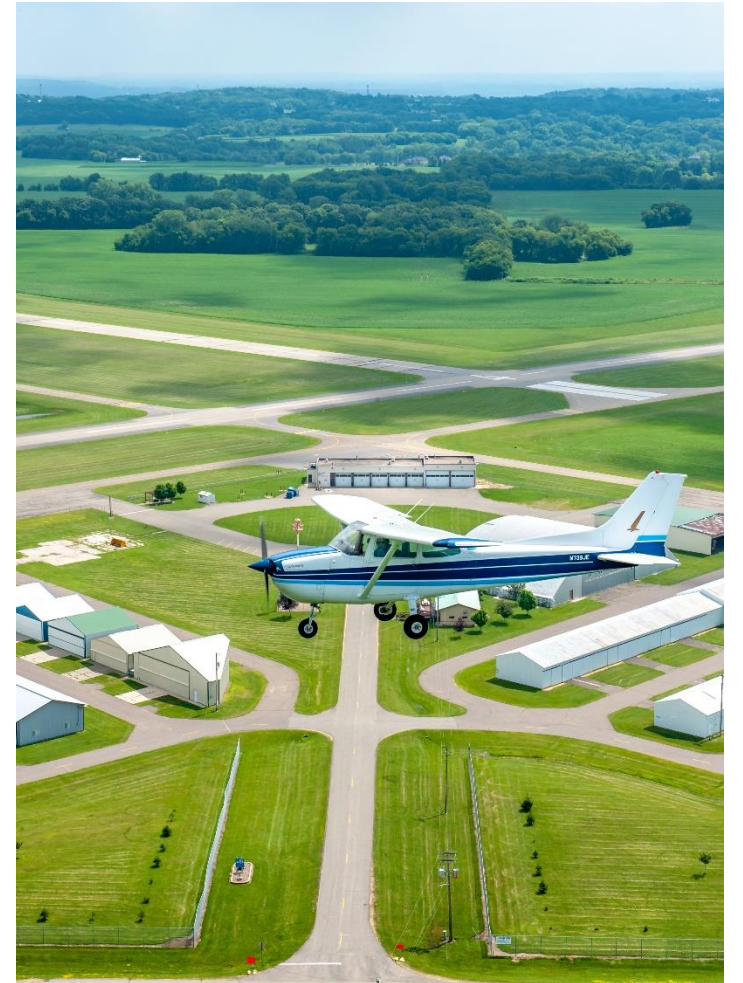
JAZB Formation Items

- Ratification of JAZB Actions from June 25, August 29, and October 17, 2019 meetings



Meeting Agenda

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Draft Airport Zoning Ordinance

Lake Elmo Airport Zoning Ordinance

Adopted xx, xx, 20xx

Adopted by the
Lake Elmo Airport Joint Airport Zoning Board

Contact Person:
Lake Elmo Joint Airport Zoning Board
c/o JAZB Secretary
Metropolitan Airports Commission
6040 28th Avenue South
Minneapolis, Minnesota 55450

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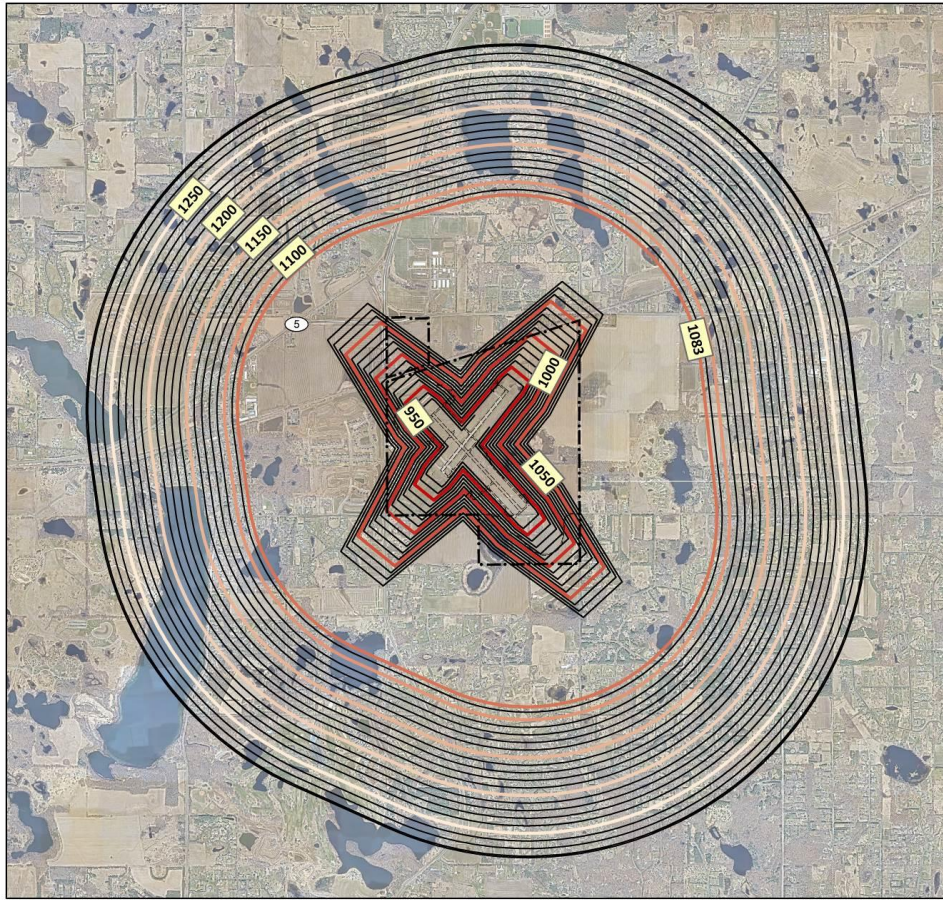
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Draft Airport Zoning Ordinance

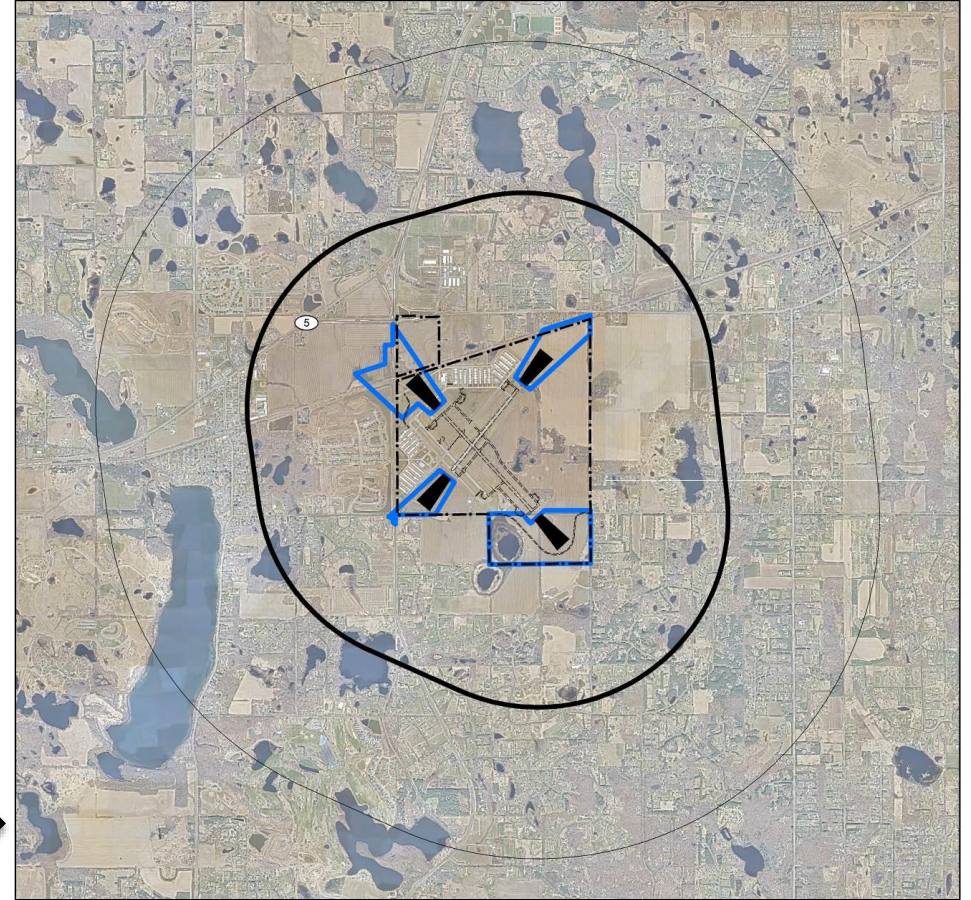


Two primary components

Height Limitations
(Section IV)



Land Use
Limitations
(Section V)

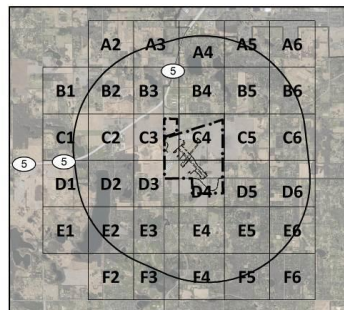


21D Airspace Zones

A - Index Sheet

- 21D Property
- Airport Hazard Area
- Part 77 Contours

0 2,250 4,500 Feet

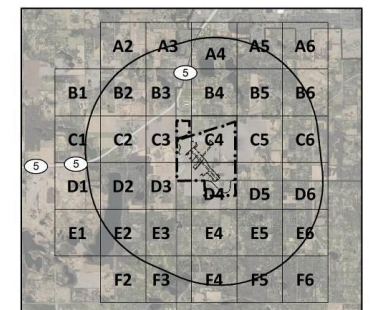


21D Safety Zones

SZ - Index Sheet

- 21D Property
- Airport Hazard Area
- JAZB Zone 1
- JAZB Zone 2
- RPZ
- Future Improvements

0 2,250 4,500 Feet



Airspace Zone (Height)

Height limitations imposed by Zoning Ordinance

Based on FAA Airspace criteria

- Limits the height of structures and vegetation (trees) under airspace surfaces
- Penetrations to the Airspace Zones will require a variance issued by a Board of Adjustment
- Requires compliance with FAA Obstruction Evaluation process

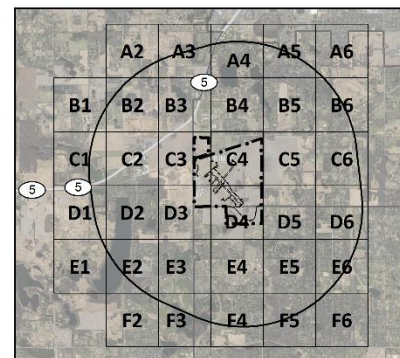


21D Airspace Zones

A - Index Sheet

- 21D Property
- Airport Hazard Area
- Part 77 Contours

0 2,250 4,500 Feet



Airspace Zone (Height)

Height limitations imposed by Zoning Ordinance

Based on FAA Airspace criteria

- Grid maps in the Draft Ordinance show airspace surface heights in 10-foot intervals
- Heights are expressed as mean sea level, not above ground level
- More specificity provided on Maximum Construction Height Without Permit maps

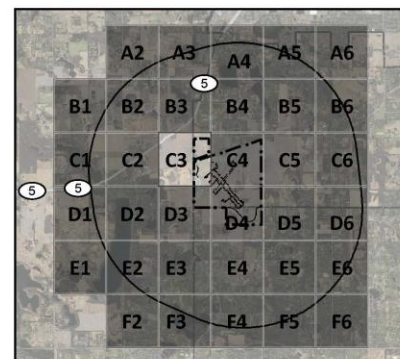


21D Airspace Zones

A - C3

- 21D Property
- Airport Hazard Area
- Part 77 Contours

0 400 800 Feet

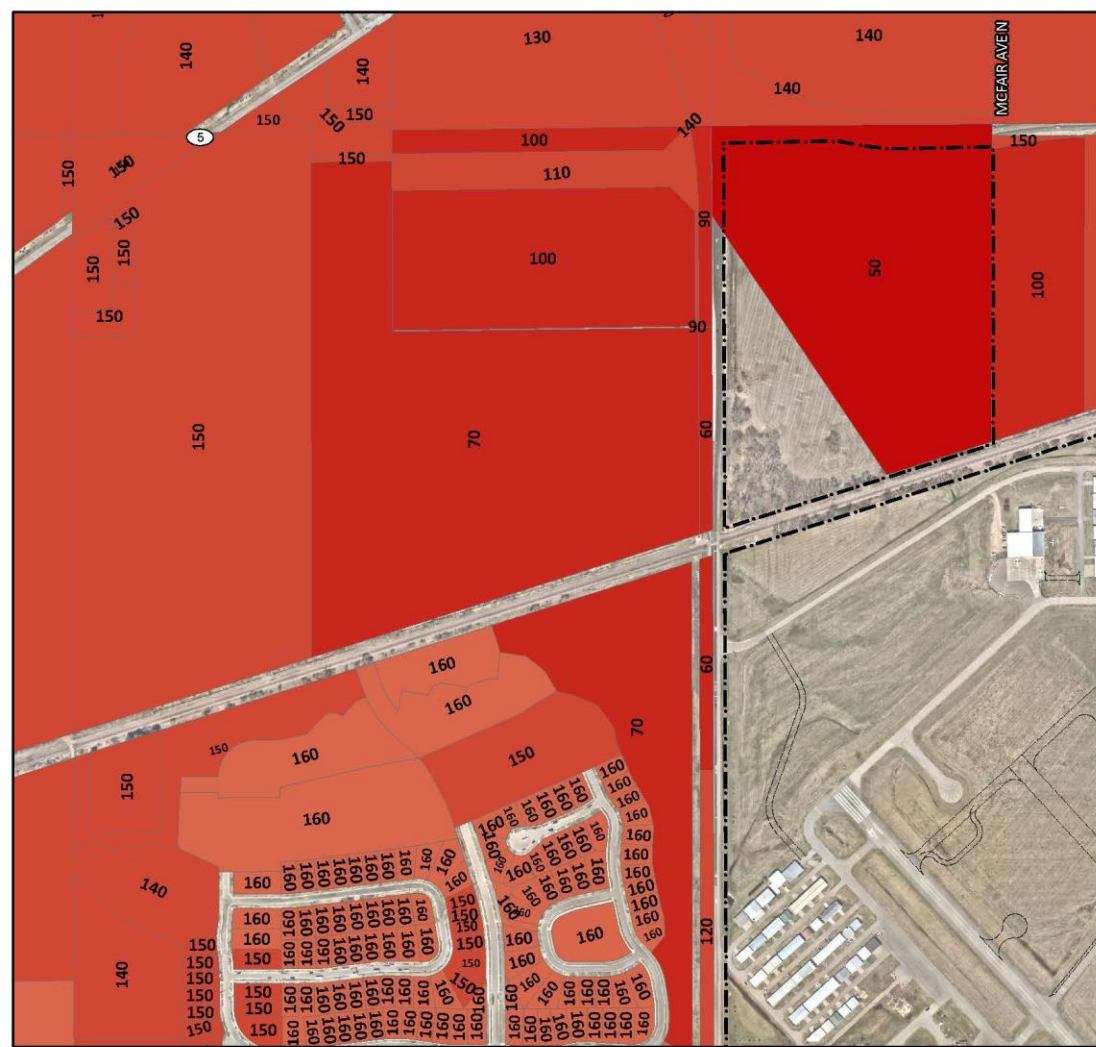


Airspace Zone (Height)

Maximum Construction Height Without Permit

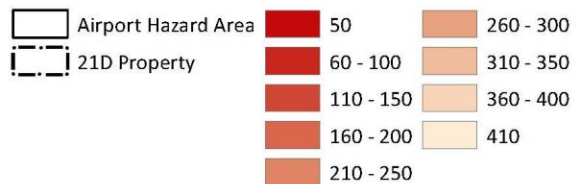
Establishes a height per parcel up to which an Airport Zoning Permit is not needed for new construction

- Used updated 1-foot airspace contours and more precise ground elevation contours
- Provides a buffer to Airspace Zones
- Heights are expressed above ground level
- Exceeding the Maximum Construction Height Without Permit will require an Airport Zoning Permit from the City Zoning Administrator

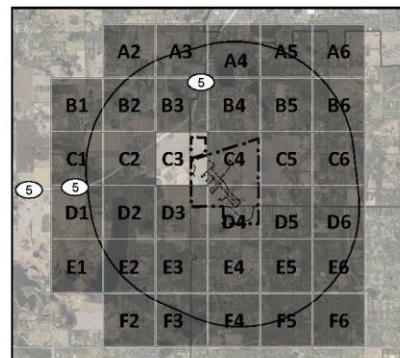


21D Maximum Construction Heights Without Permit

MCH - C3



0 400 800 Feet



Safety Zones (Land Use)

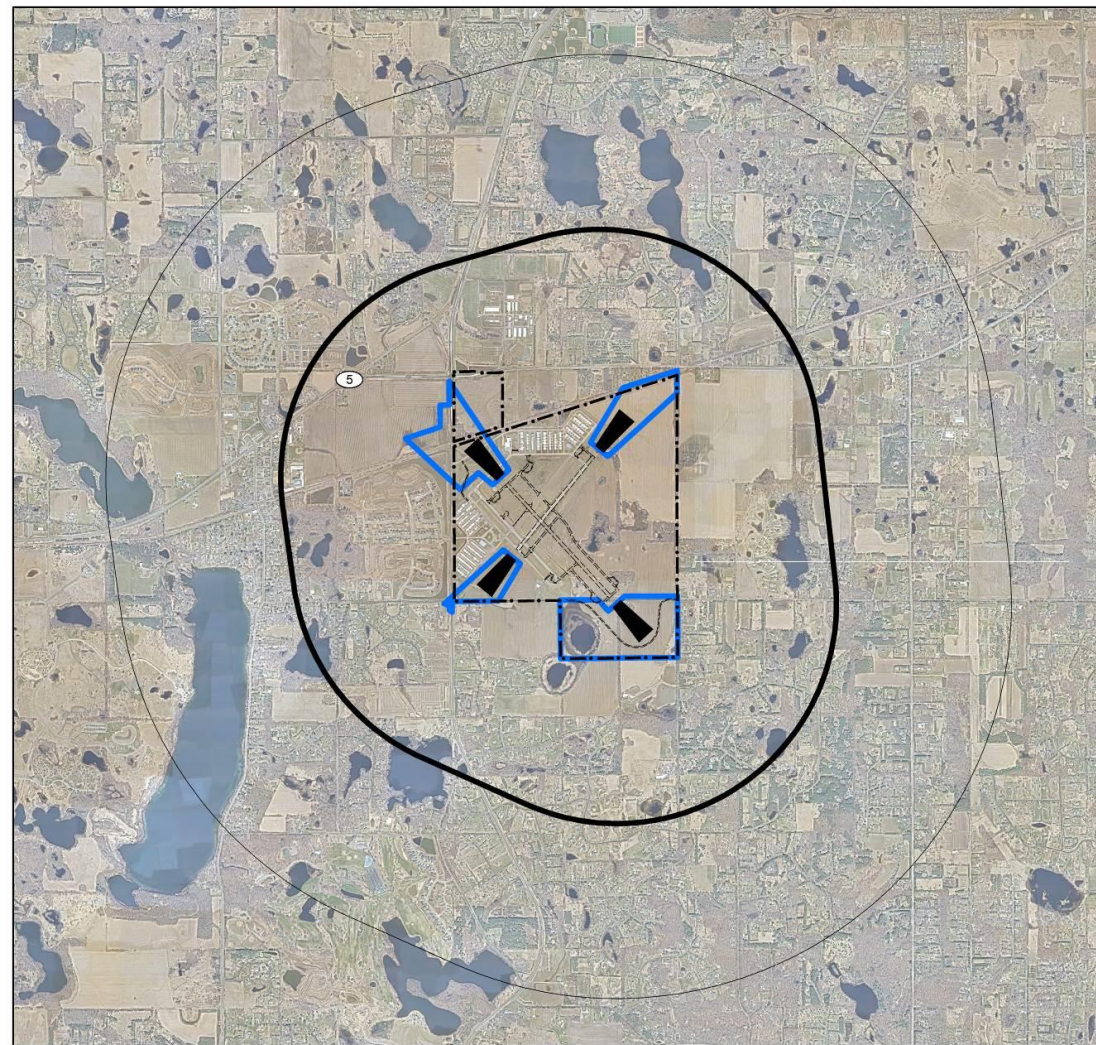
JAZB Safety Zone Overview

JAZB Safety Zone 1

- More restrictive safety zone
- Prohibits the development of buildings
- Prohibits land uses that attract assemblies of people

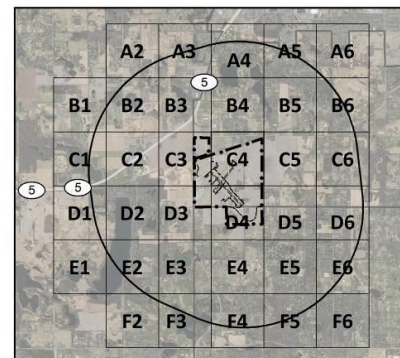
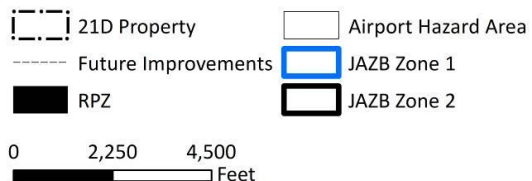
JAZB Safety Zone 2

- Less restrictive zone
- General land use restrictions against flight interference



21D Safety Zones

SZ - Index Sheet

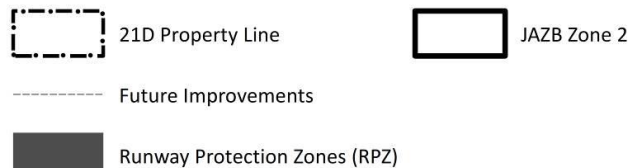
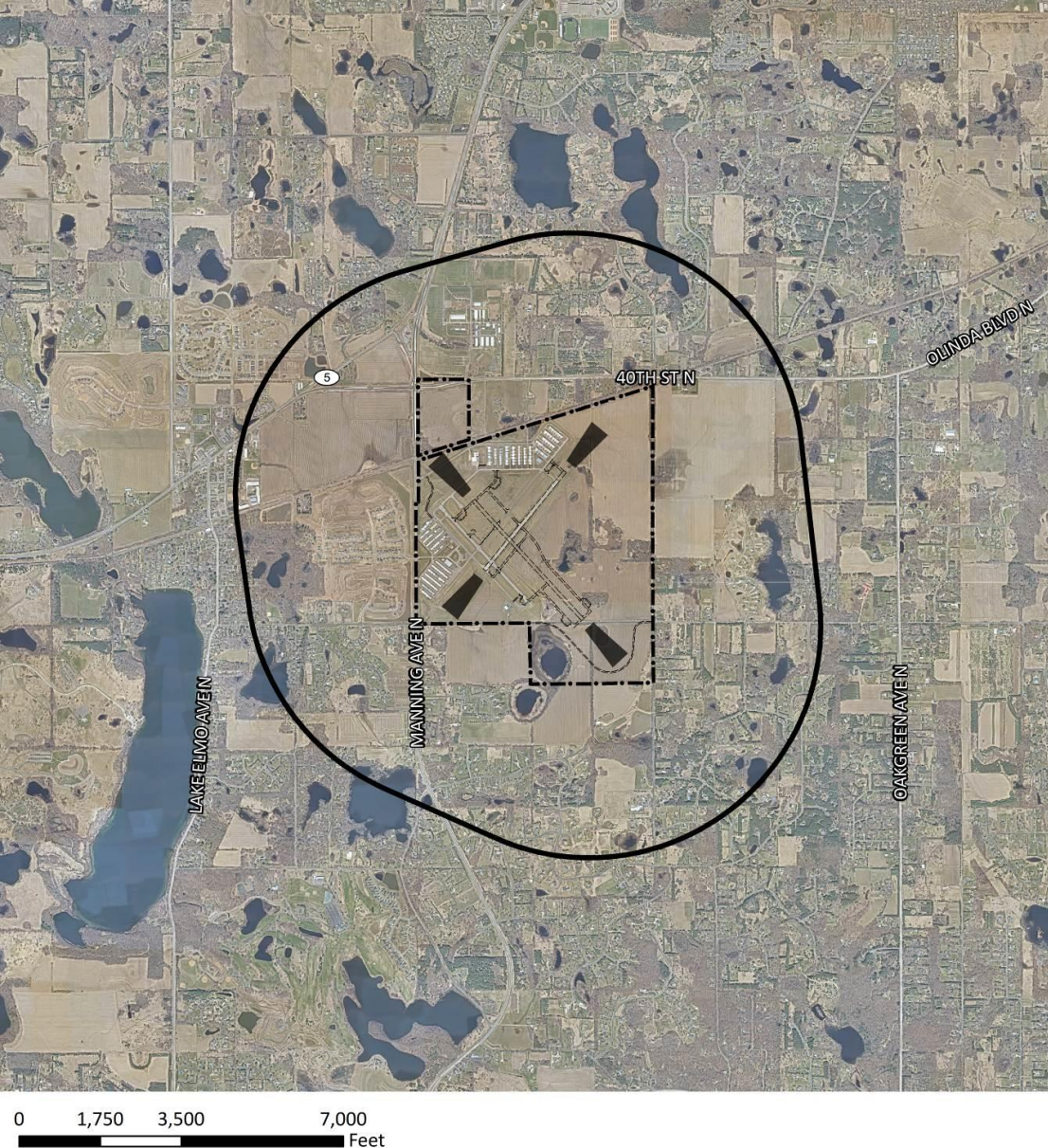


Safety Zones (Land Use)

JAZB Safety Zone 2

Black ellipsoid line

- General prohibitions against land uses that:
 - Create or cause interference with the operations of radio or electronic facilities
 - Create or causes interference with radio or electronic communications between the airport and aircraft
 - Make it difficult for pilots to distinguish between Airport lights and other lights
 - Result in glare in the eyes of pilots using the airport
 - Impair visibility in the vicinity of the airport
 - Is deemed a hazard to air navigation by FAA or MnDOT
 - Otherwise endanger the landing, taking off, or maneuvering of aircraft in the runway approach areas.
- These apply to Safety Zone 1 as well

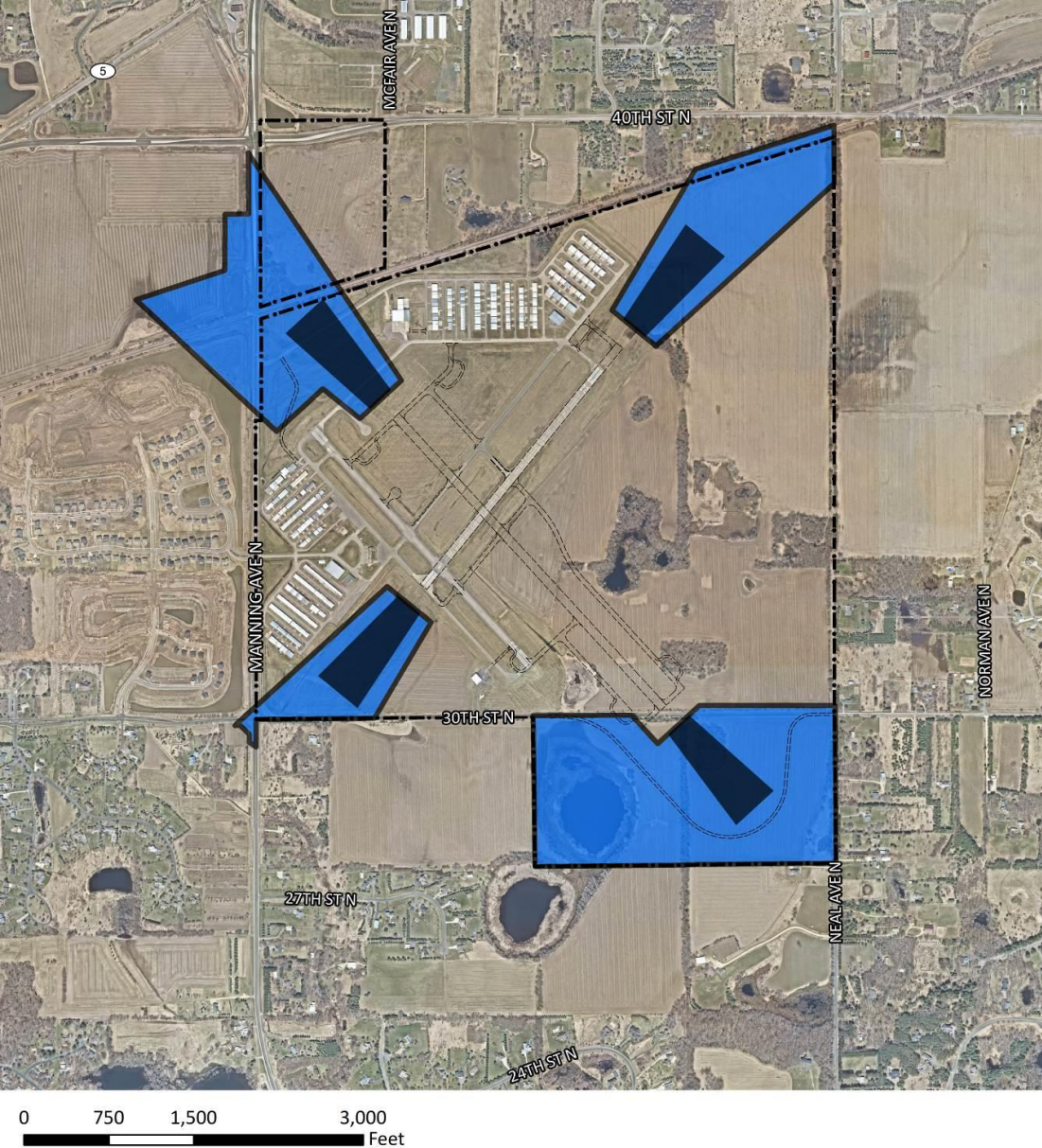


Safety Zones (Land Use)

JAZB Safety Zone 1

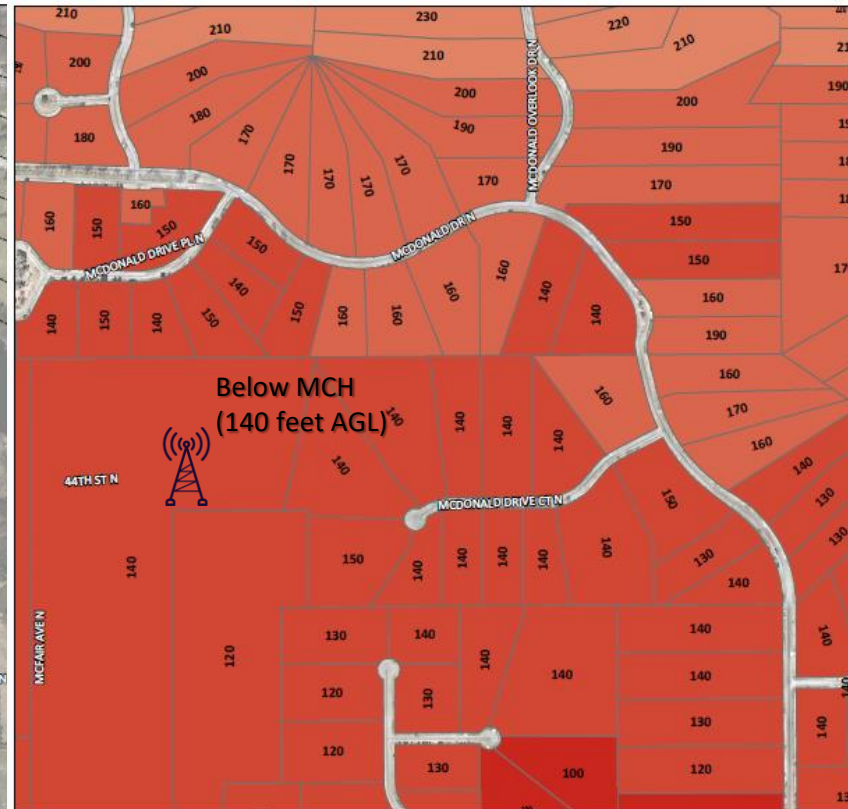
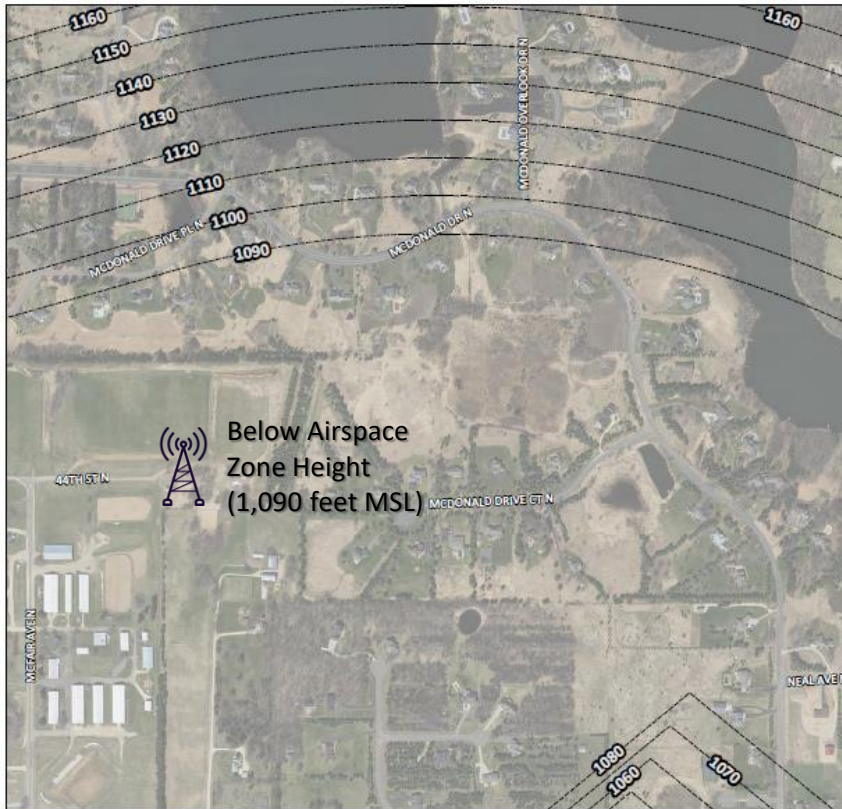
Blue shading

- More restrictive safety zone
 - Comprised of airport-owned property and off-airport property not guided for occupant use
- Prohibits the following:
 - Buildings
 - Exposed transmission lines and similar land use structural hazards
 - Uses that create, attract, or bring together an assembly of persons
- Allows:
 - Agricultural activities
 - Light outdoor recreation (non-spectator)
 - Vehicle parking
 - Approved aeronautical activities



Example Use of Zoning Maps

Proposed cell tower at Washington County Fairgrounds (929-foot ground elevation MSL, 130-foot AGL tower, total height 1,059 feet MSL)

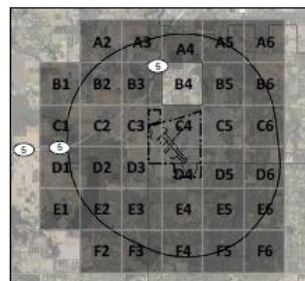


21D Airspace Zones

A - B4

- 21D Property
- Airport Hazard Area
- Part 77 Contours

0 400 800 Feet

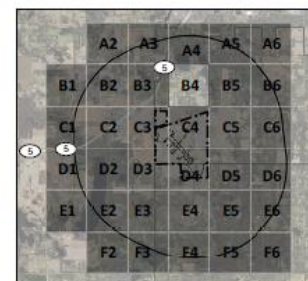


21D Maximum Construction Heights Without Permit

MCH - B4

- Airport Hazard Area
- 21D Property
- 50
- 60 - 100
- 110 - 150
- 160 - 200
- 210 - 250
- 260 - 300
- 310 - 350
- 360 - 400
- 410

0 400 800 Feet

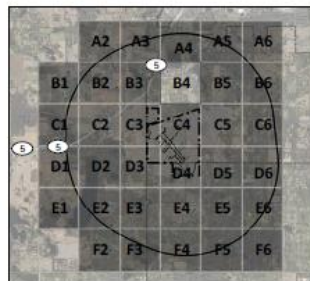


21D Safety Zones

SZ - B4

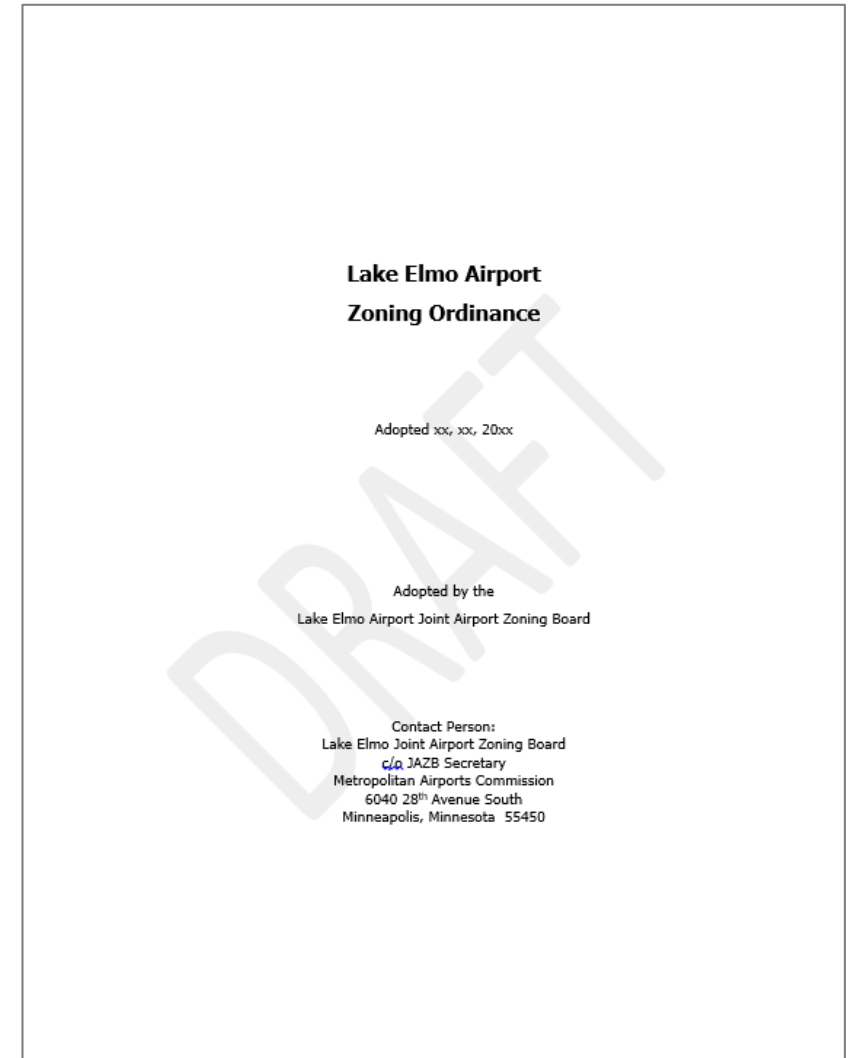
- 21D Property
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- RPZ
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- JAZB Zone 1
- JAZB Zone 2

0 400 800 Feet



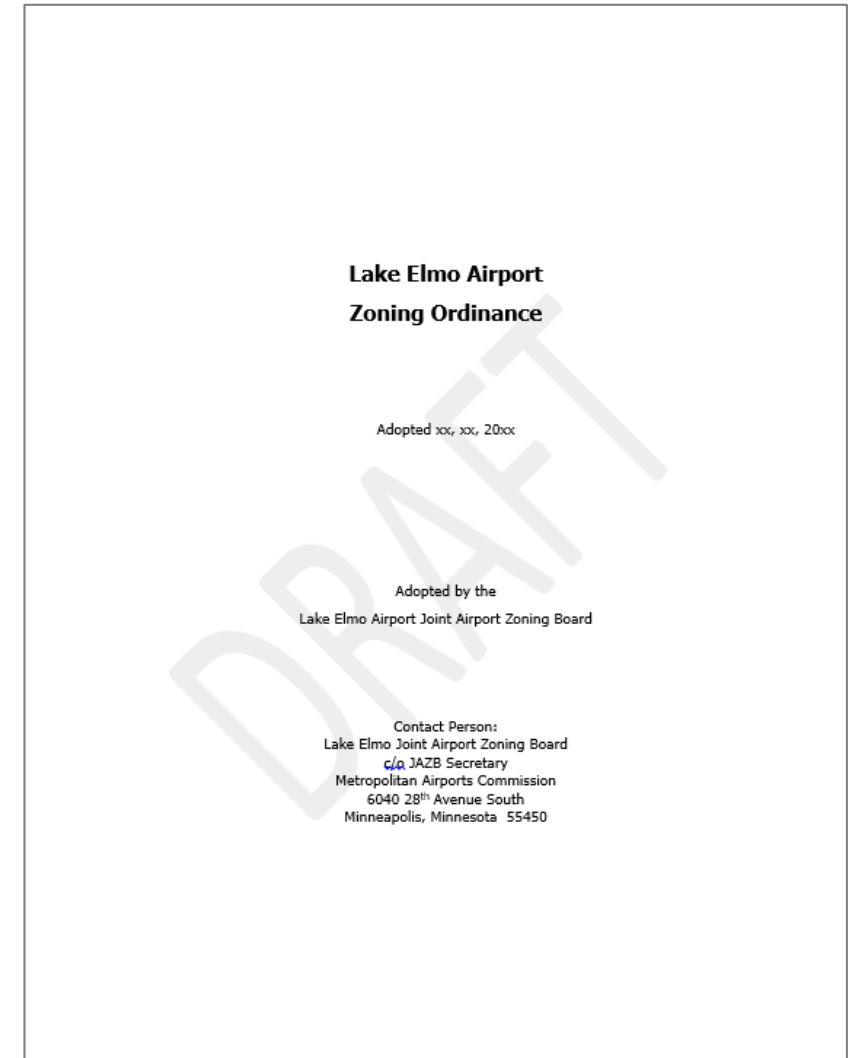
Draft Airport Zoning Ordinance

- Zoning Maps (Section VI)
 - Exhibits and Plates collectively make up the Airport Zoning Map
- Nonconforming Uses (Section VII)
 - Allows both nonconforming structures and nonconforming uses that are in existence at the time the ordinance becomes effective
 - Example: Power pole on west side of Manning Avenue just south of railroad tracks
- Airport Zoning Permits (Section VIII)
 - Permits granted by municipal Zoning Administrator
 - Applicable within Airspace and Safety Zones
 - Only required for modifications to nonconforming structures, and for existing and new structures that exceed the Maximum Construction Height Without Permit elevation.



Draft Airport Zoning Ordinance

- Variances (Section IX)
 - Variances granted by a Board of Adjustment, appointed by MAC
 - Required for use of property in violation of any provision of the Ordinance
- Zoning Administrator (Section XI)
 - Designated as the official responsible for municipal zoning in each jurisdiction
 - Duty to administer and enforce the provisions of the Ordinance
- Other Sections
 - Hazard Marking and Lighting (Section X)
 - Board of Adjustment (Section XII)
 - Appeals and Judicial Review (Sections XIII and XIV)
 - Penalties and Other Remedies (Section XV)
 - Relation to Other Laws, Regulations, and Rules (Section XVI)
 - Severability (Section XVII)



Draft Airport Zoning Ordinance

Next Steps

- JAZB Approval of Draft Ordinance for Public Review/Hearing
- Initiate Public Comment Period
- Hold Public Hearing #1 during Comment Period

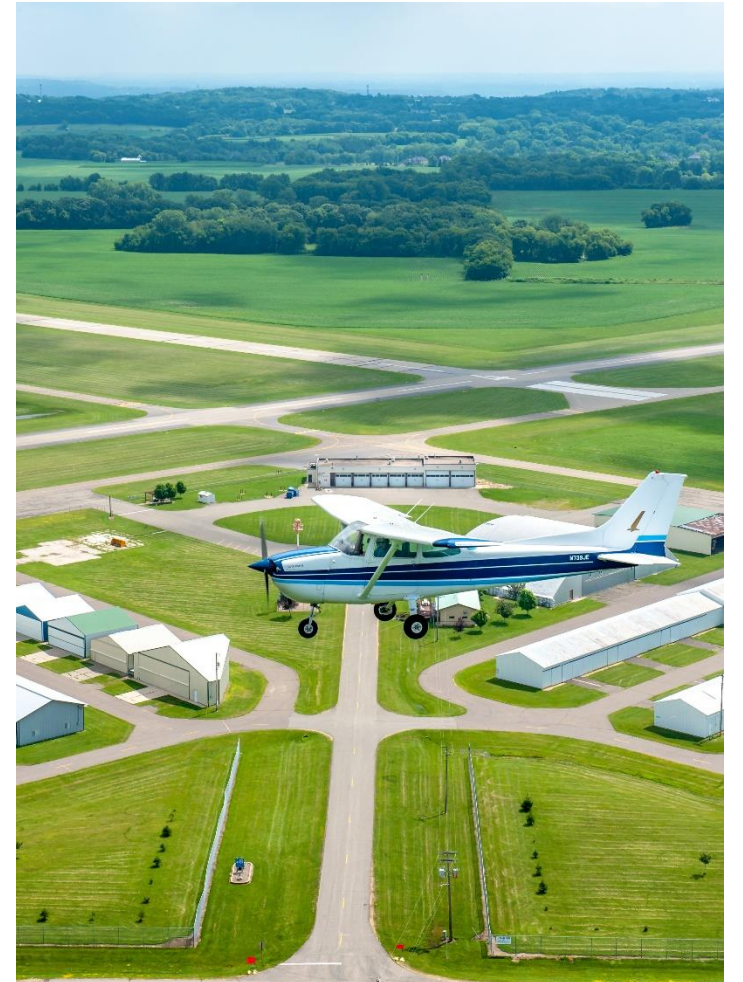
Public Hearing #1 Notification Elements

- Newspaper Notices (5-15 days before Public Hearing)
- Written Notices (10 days before Public Hearing)
 - Mail to Municipalities and Property Owners
 - MAC GovDelivery distribution list
 - JAZB Webpage
- Hard copy distribution of the Draft Ordinance for public inspection



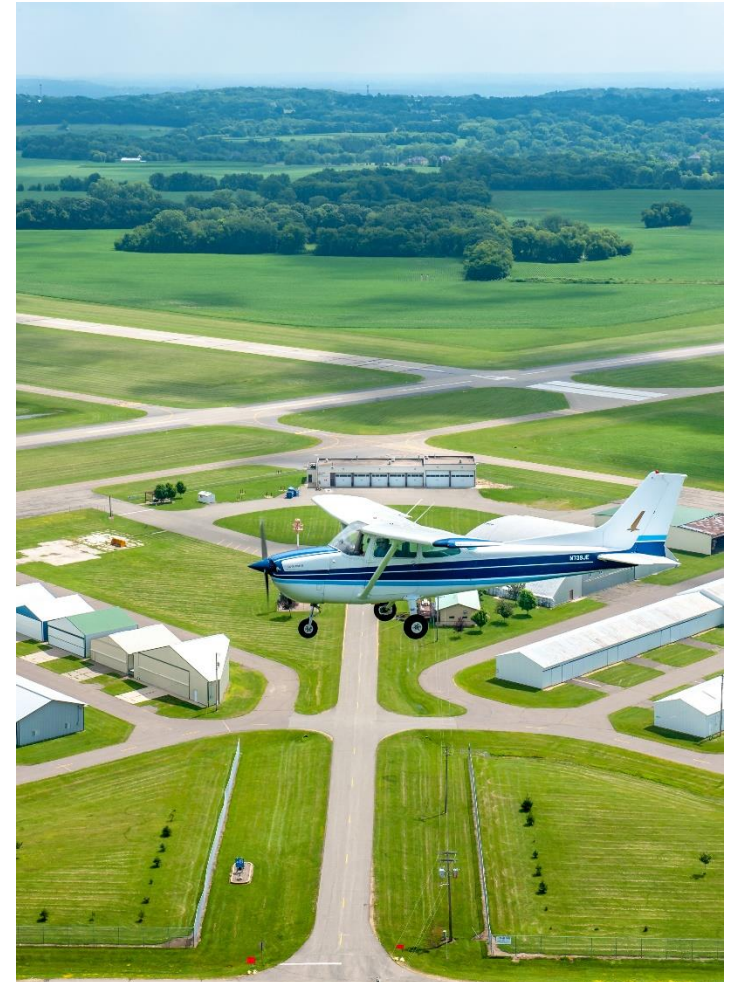
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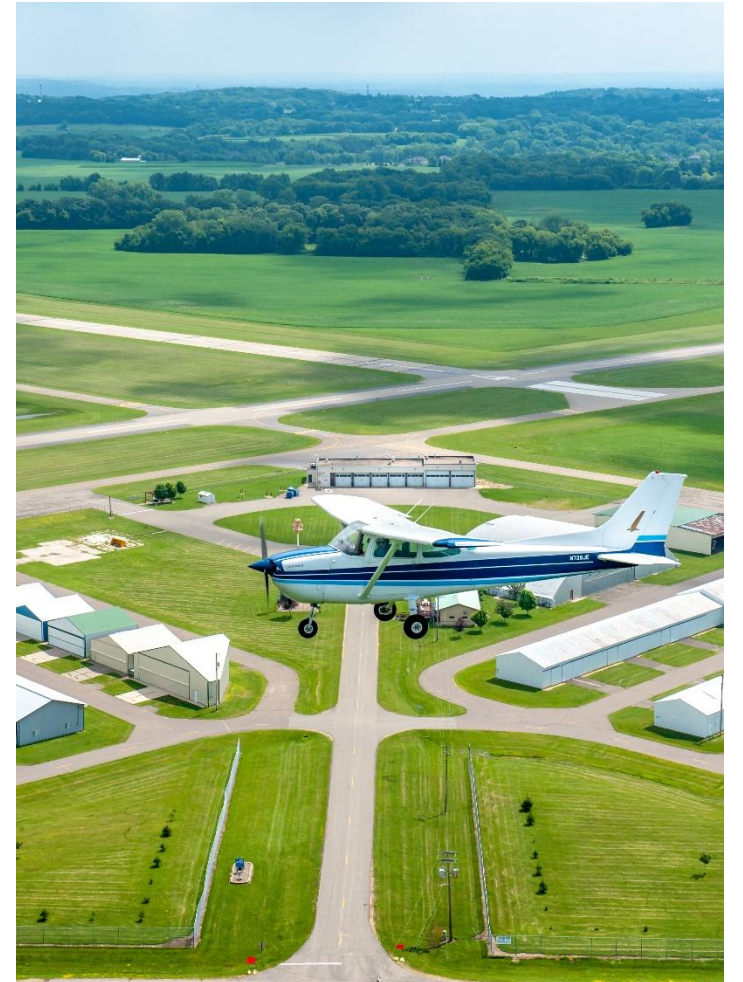
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Meeting Outlook

Meeting 1 (June 25, 2019): ✓

- Welcome and Agenda Overview
- Board Member Introductions
- JAZB Overview
- Selection of Chairperson
- Organizational Logistics
- Goals for Lake Elmo Airport JAZB
- Summary of New State Airport Zoning Statute
- Initial Meeting Plan

Meeting 2 (August 29, 2019): ✓

- Presentation and Work Session – Custom vs. Commissioner’s Standards
- Board member input on zoning standard selection

Board Selection of Custom Standard Process

Meeting 3: ✓

- Presentation of Custom Zoning Factors and Methodology
- Presentation of Example Custom Zone for Discussion

CUSTOM STANDARD



Meeting 4:

- Presentation of Draft Airport Zoning Ordinance Materials
- Timeline for Approval of Draft Lake Elmo Airport Zoning Ordinance for Public Hearing #1

PUBLIC COMMENT PERIOD AND HEARING

Meeting Outlook

JAZB Steps After Public Comment Period and Hearing #1

Review Public Hearing comments and responses (Hearing Officers' Report) ←

JAZB Approval to submit Draft Airport Zoning Ordinance to MnDOT

Receive/Review MnDOT comments

MnDOT Approval/Revisions Not Needed

- Presentation of Final Airport Zoning Ordinance
- Adoption of Final Airport Zoning Ordinance
- Municipal/Township Incorporation and Administration

MnDOT Disapproval/Revisions Needed

- Presentation of Proposed Revisions
- Approval of Supplemental Public Hearing
- Supplemental Public Hearing →

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