

# Lake Elmo Airport

## Joint Airport Zoning Board (JAZB)



23 January 2020

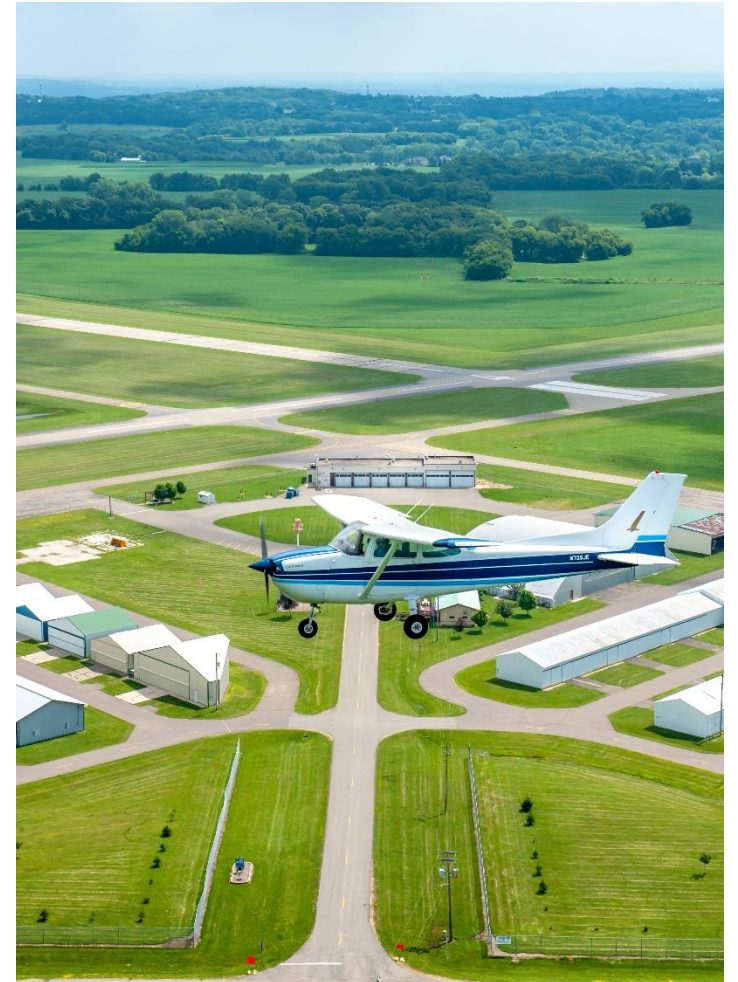
Public Hearing – Draft Airport Zoning Ordinance Overview

# Briefing Agenda

- Purpose & Goals
- Overview of the Draft Airport Zoning Ordinance
- Next Steps

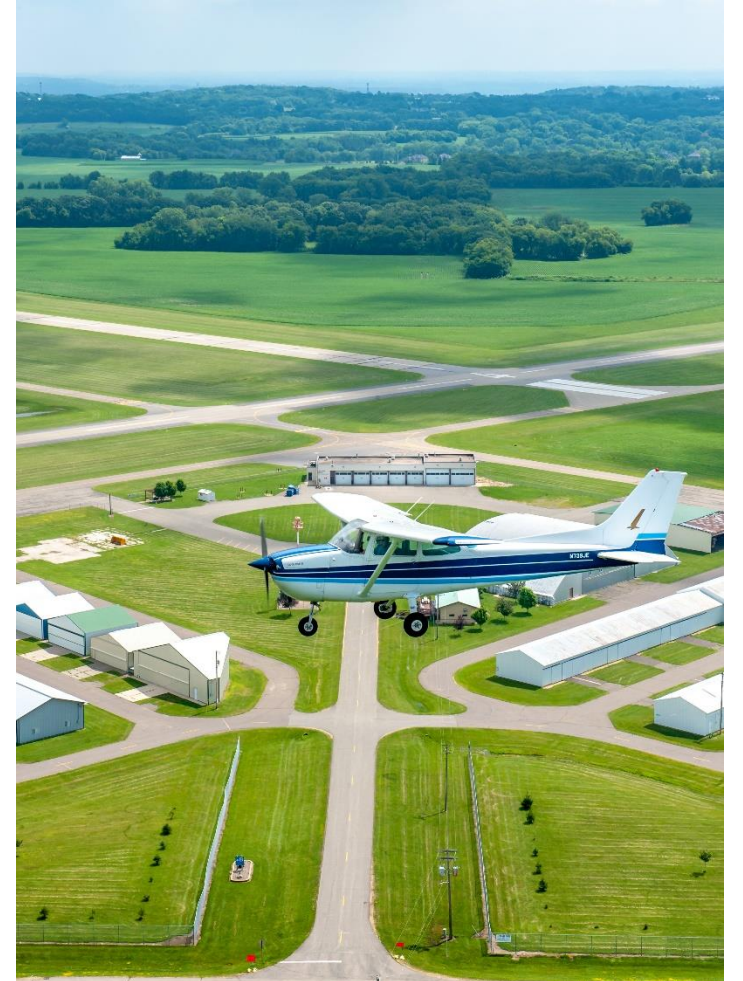
**Terminology Key:**

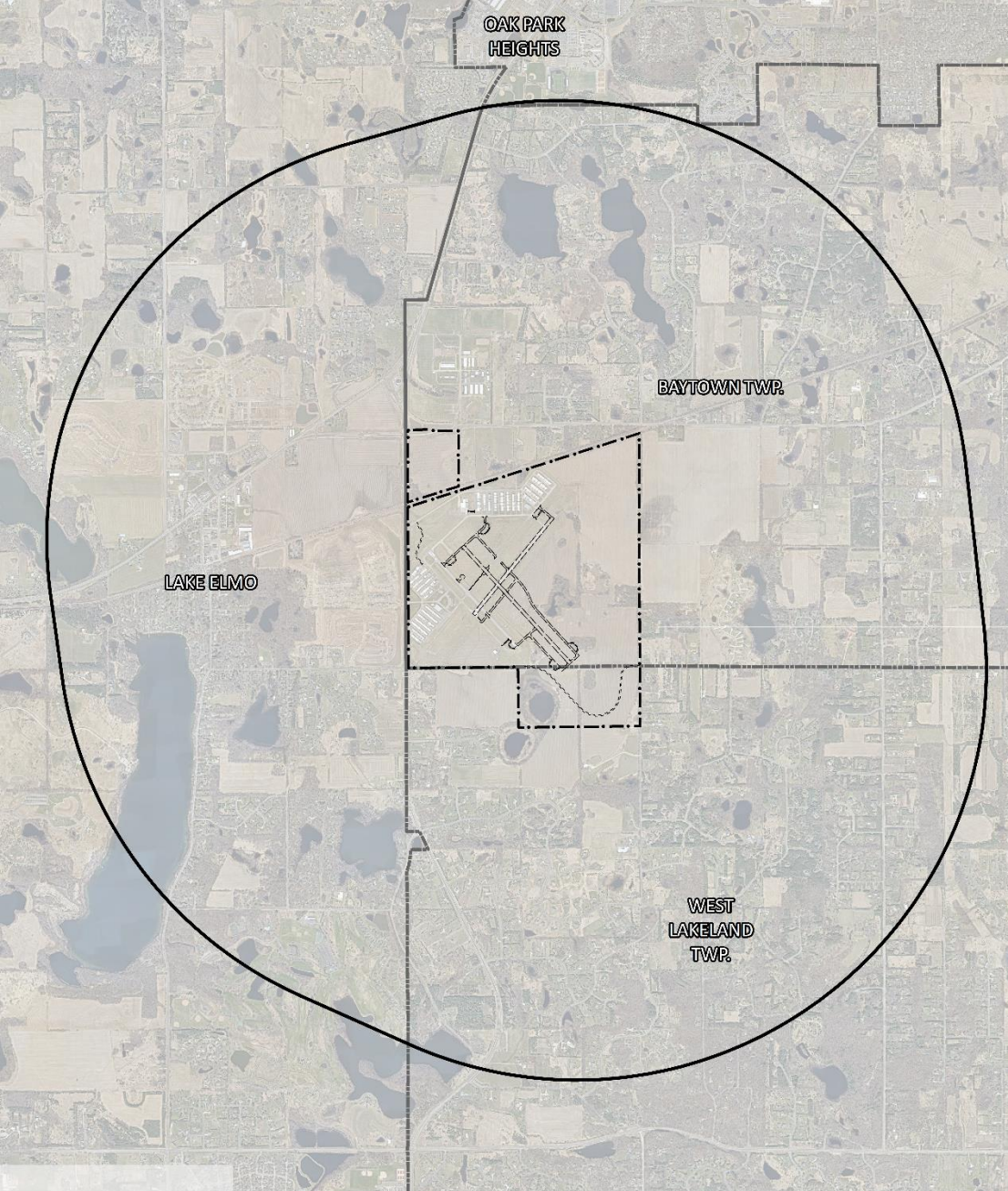
- JAZB = Joint Airport Zoning Board
- MnDOT = Minnesota Department of Transportation, Office of Aeronautics
- FAA = Federal Aviation Administration
- 21D = Airport Code for Lake Elmo Airport



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
# JAZB Purpose & Goals

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 Airport Zoning Study Area

 21D Property

0 1,300 2,600 5,200  
Feet

# JAZB Purpose & Goals

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.

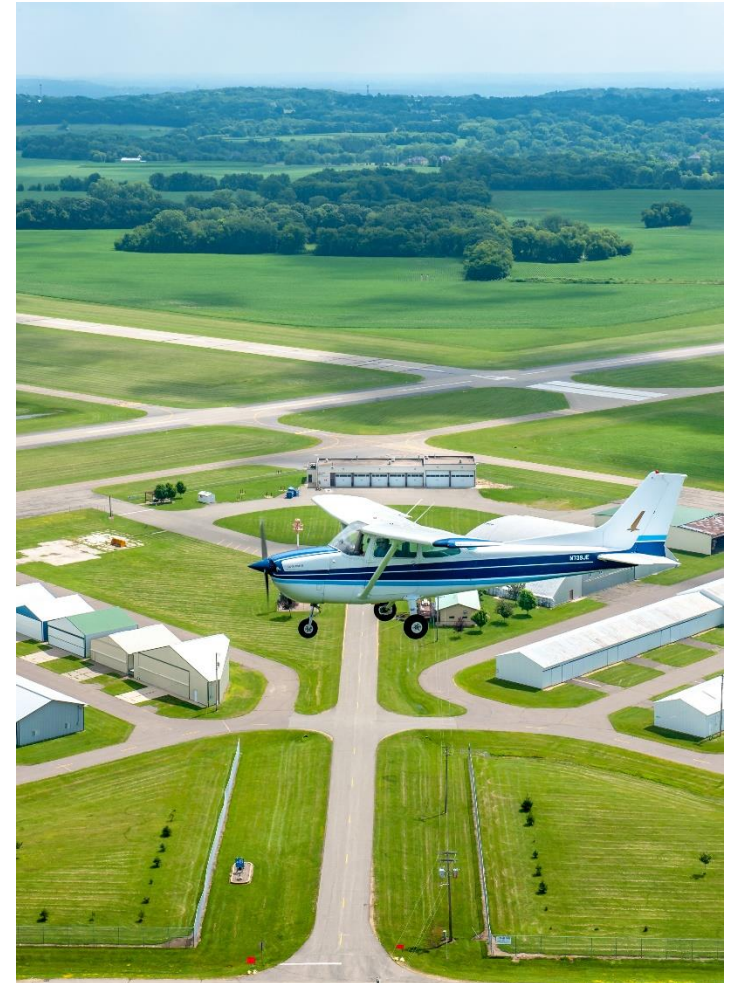


## **JAZB Goals**

- Develop an Airport Zoning Ordinance for review and approval by the MnDOT Commissioner of Transportation
- Subsequent adoption of the Airport Zoning Ordinance by the JAZB and then local municipalities
- Ensure that the Airport Zoning Ordinance is developed in a manner that includes meaningful stakeholder engagement

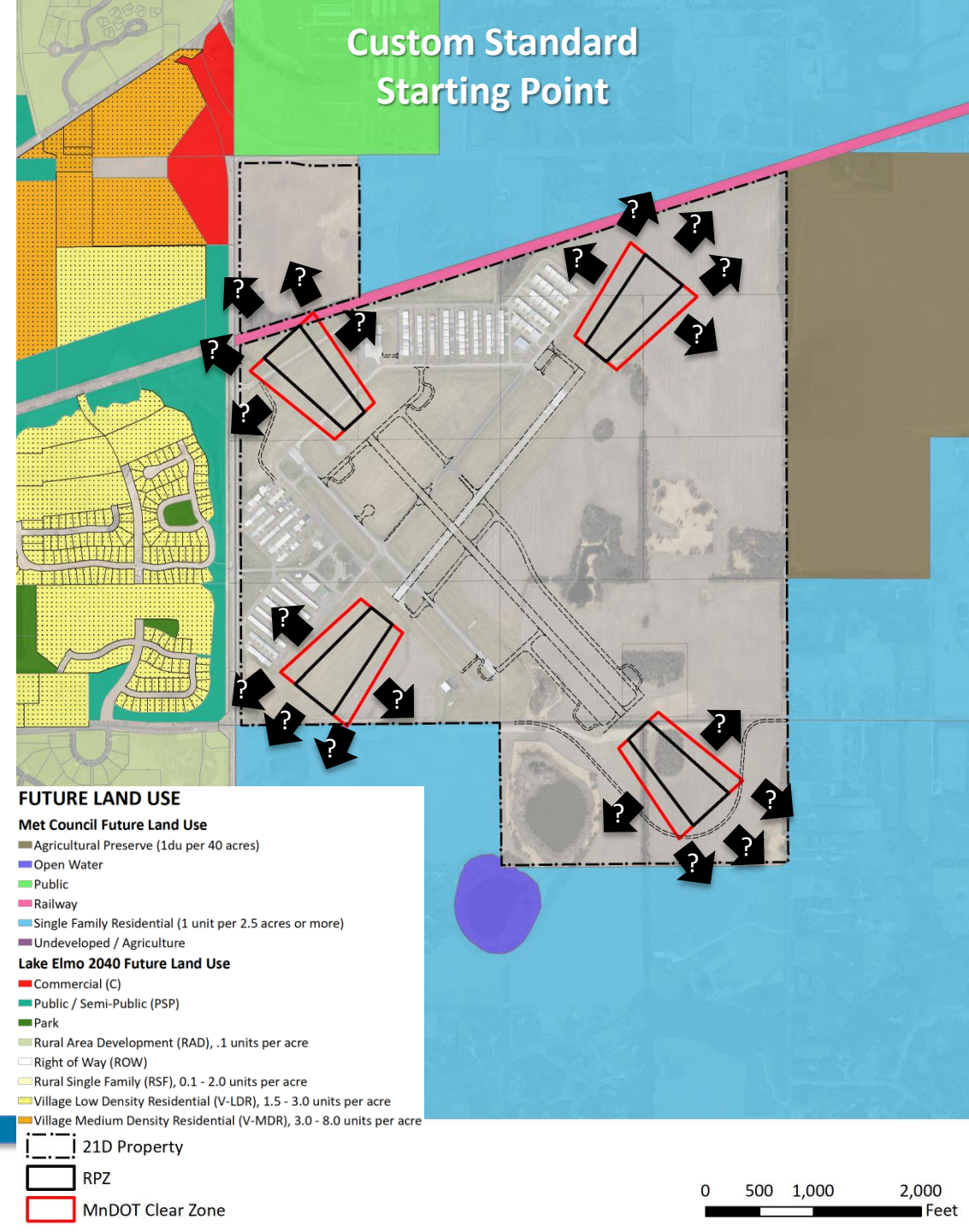
# Briefing Agenda

- Purpose & Goals
- **Overview of the Draft Airport Zoning Ordinance**
- Next Steps

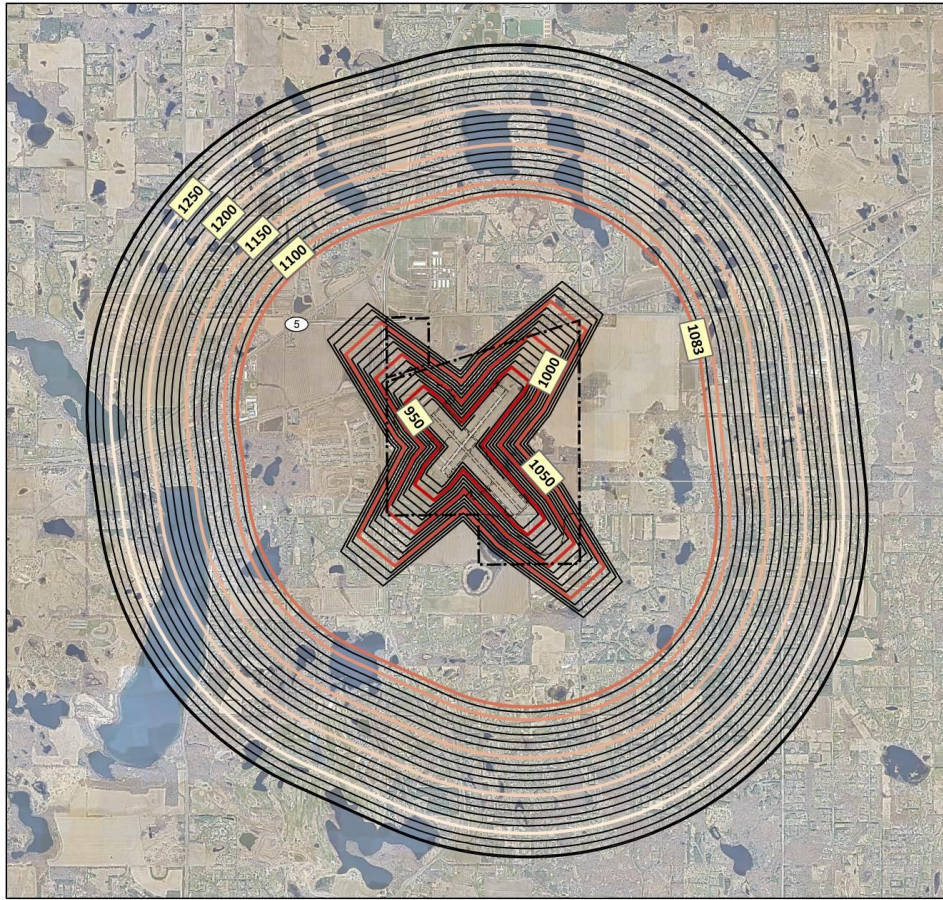


# Custom Standard Factors

1. Location of the airport, the surrounding land uses, and the character of neighborhoods in the vicinity of the airport
2. Airport's type of operations and how the operations affect safety surrounding the airport
3. Accident rate at the airport compared to a statistically significant sample, including an analysis of accident distribution based on the rate with a higher accident incidence
4. Planned land uses within an airport hazard area, including any applicable platting, zoning, comprehensive plan, or transportation plan
5. Any other information relevant to safety or the airport



# Draft Airport Zoning Ordinance

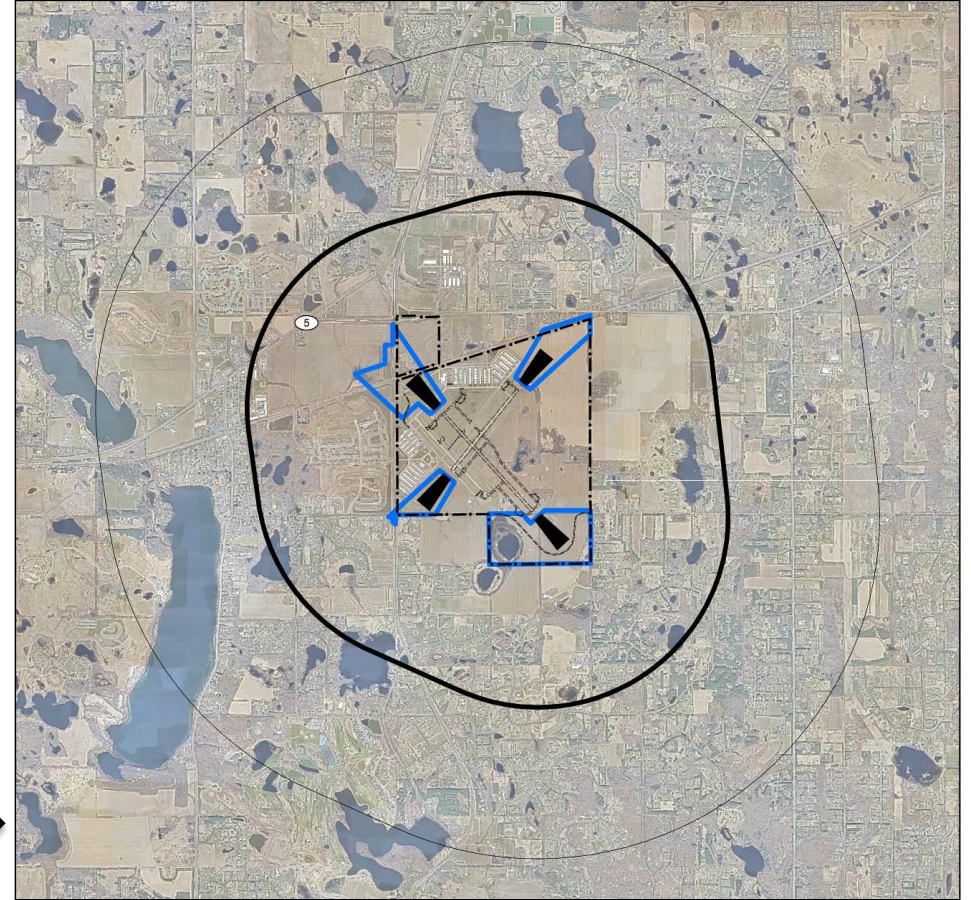


Two primary components

Height Limitations  
(Section IV)



Land Use  
Limitations  
(Section V)

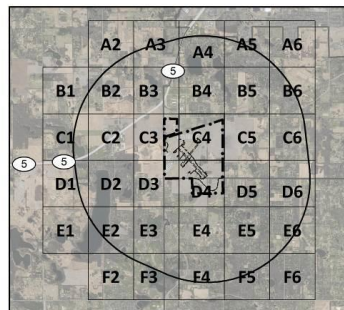


## 21D Airspace Zones

A - Index Sheet

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

0 2,250 4,500 Feet

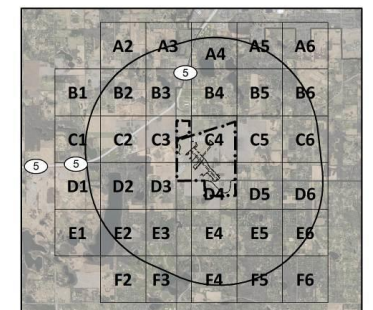


## 21D Safety Zones

SZ - Index Sheet

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

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

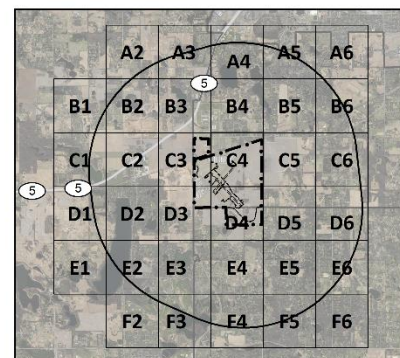


## 21D Airspace Zones

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

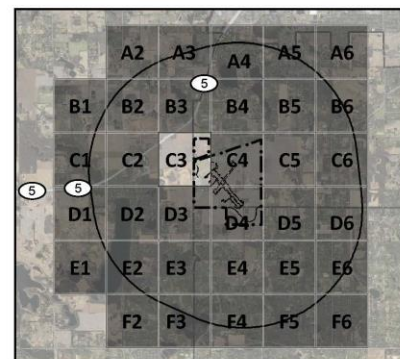


### 21D Airspace Zones

A - C3

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

0 400 800 Feet

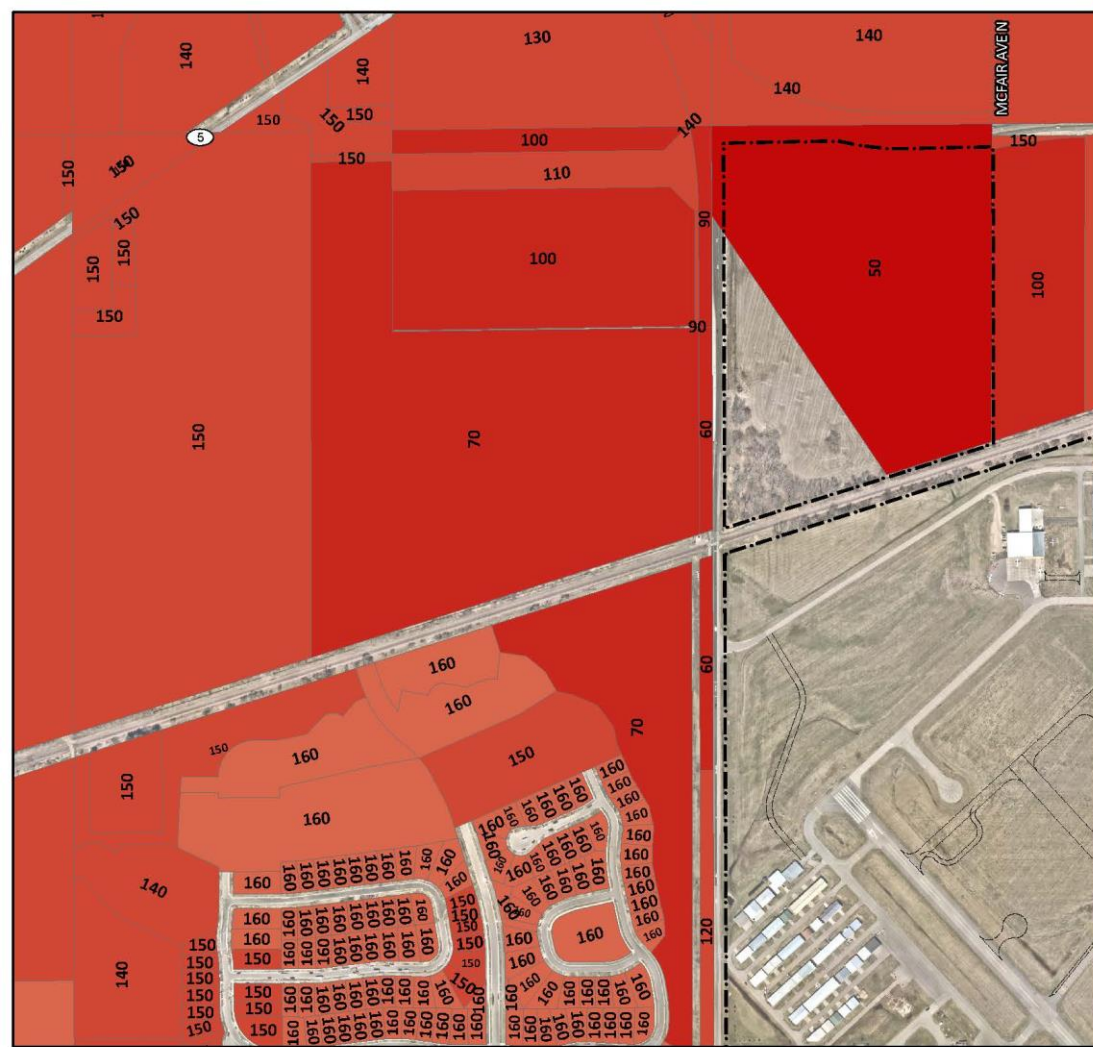


# Airspace Zone (Height)

## Maximum Construction Height Without Permit

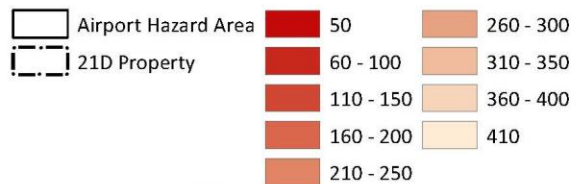
Establishes a height per parcel up to which an Airport Zoning Permit is not needed for new construction

- 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

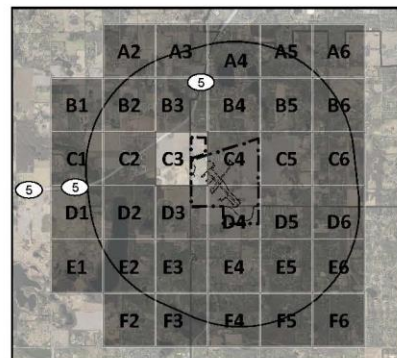


### 21D Maximum Construction Heights Without Permit

MCH - C3



0 400 800 Feet



# Safety Zones (Land Use)

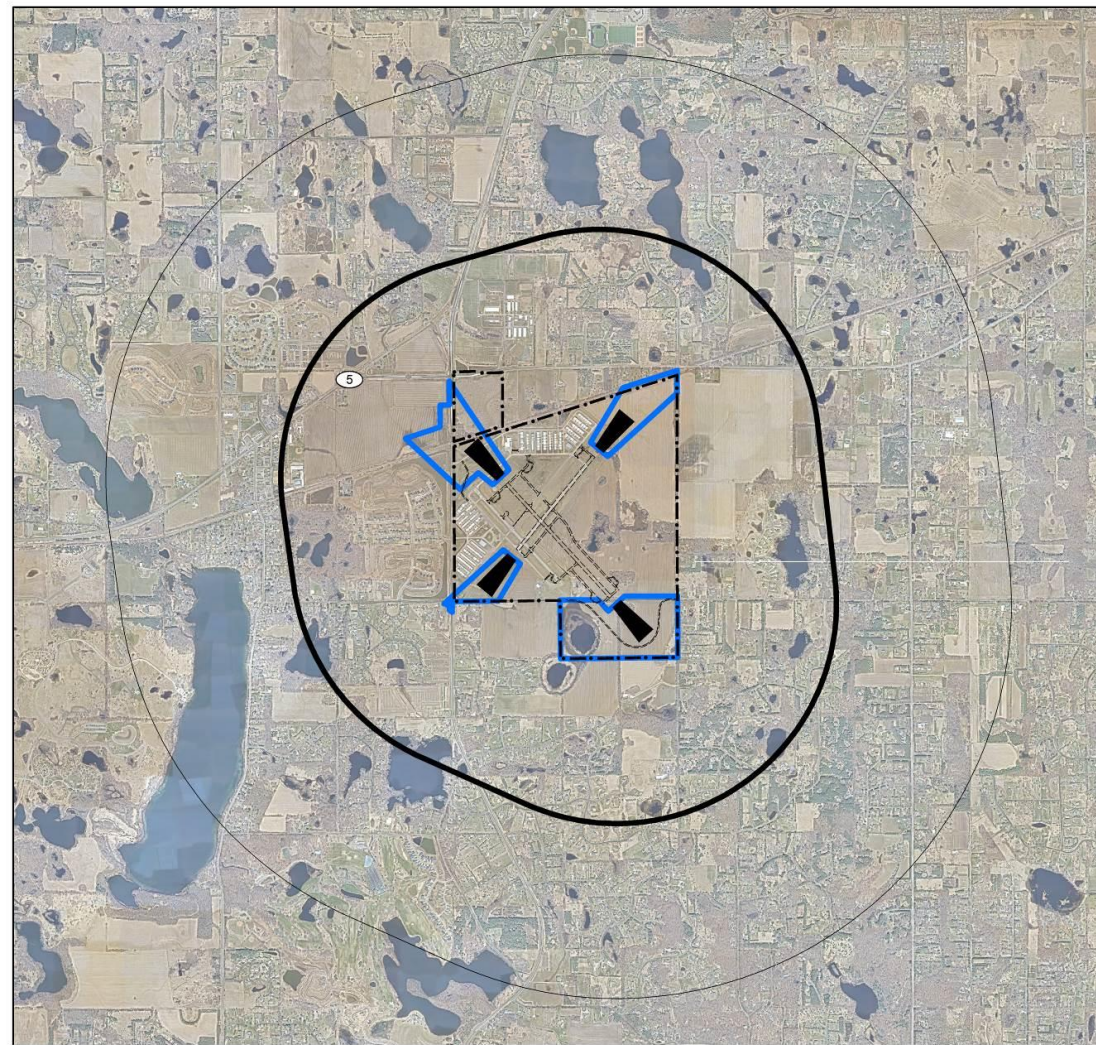
## JAZB Safety Zone Overview

### JAZB Safety Zone 1

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

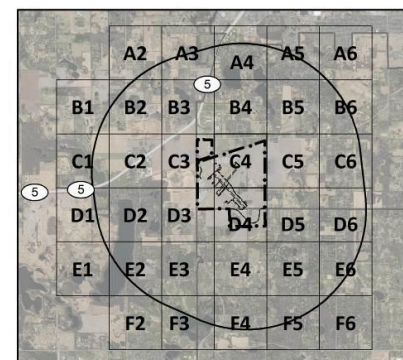
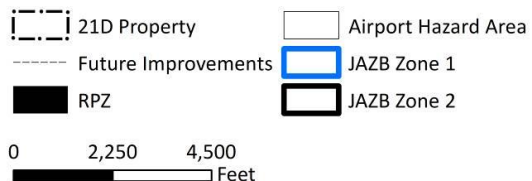
### JAZB Safety Zone 2

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



## 21D Safety Zones

SZ - Index Sheet

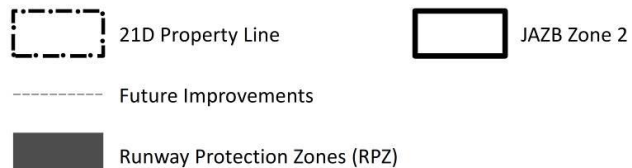
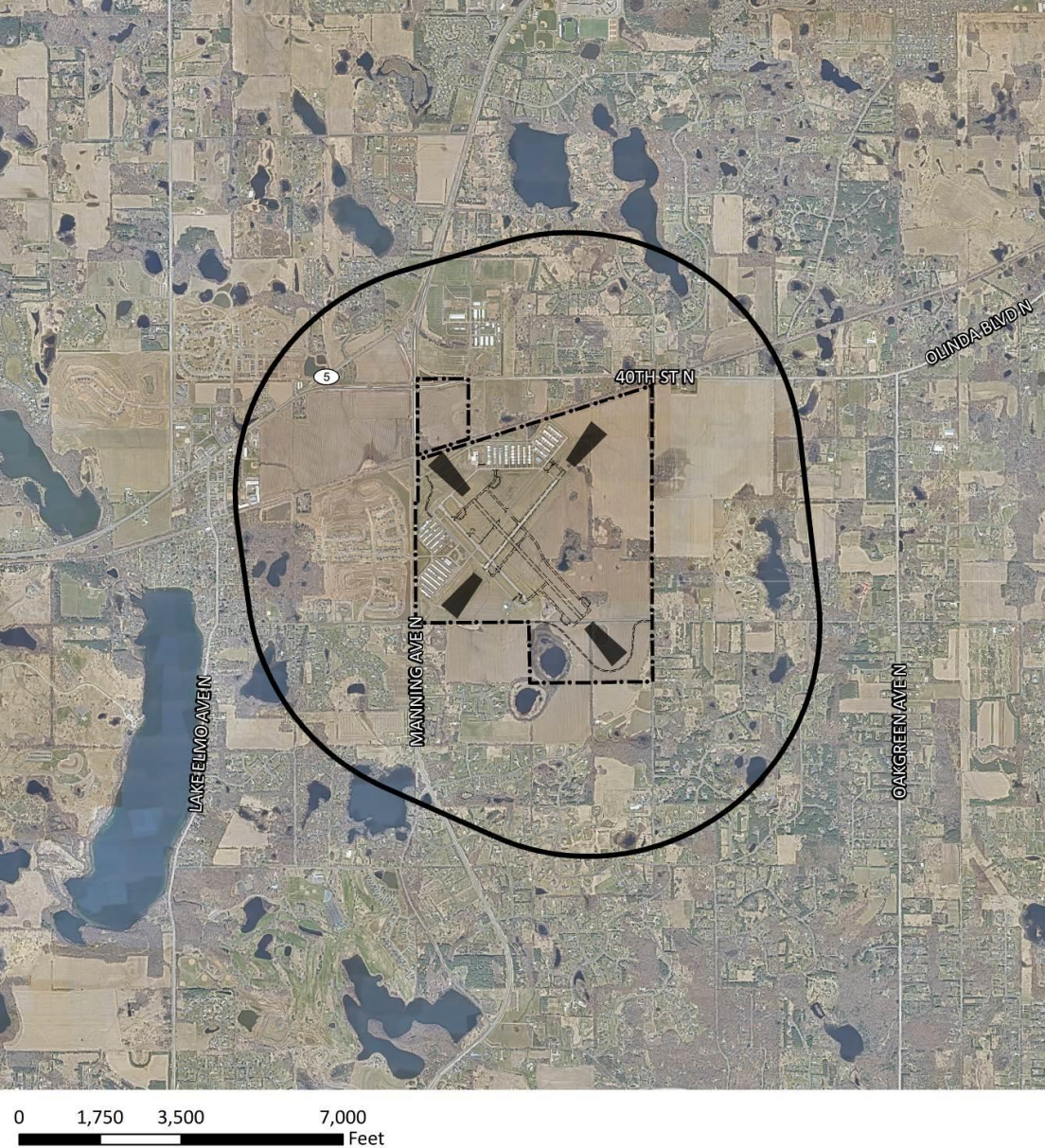


# Safety Zones (Land Use)

## 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

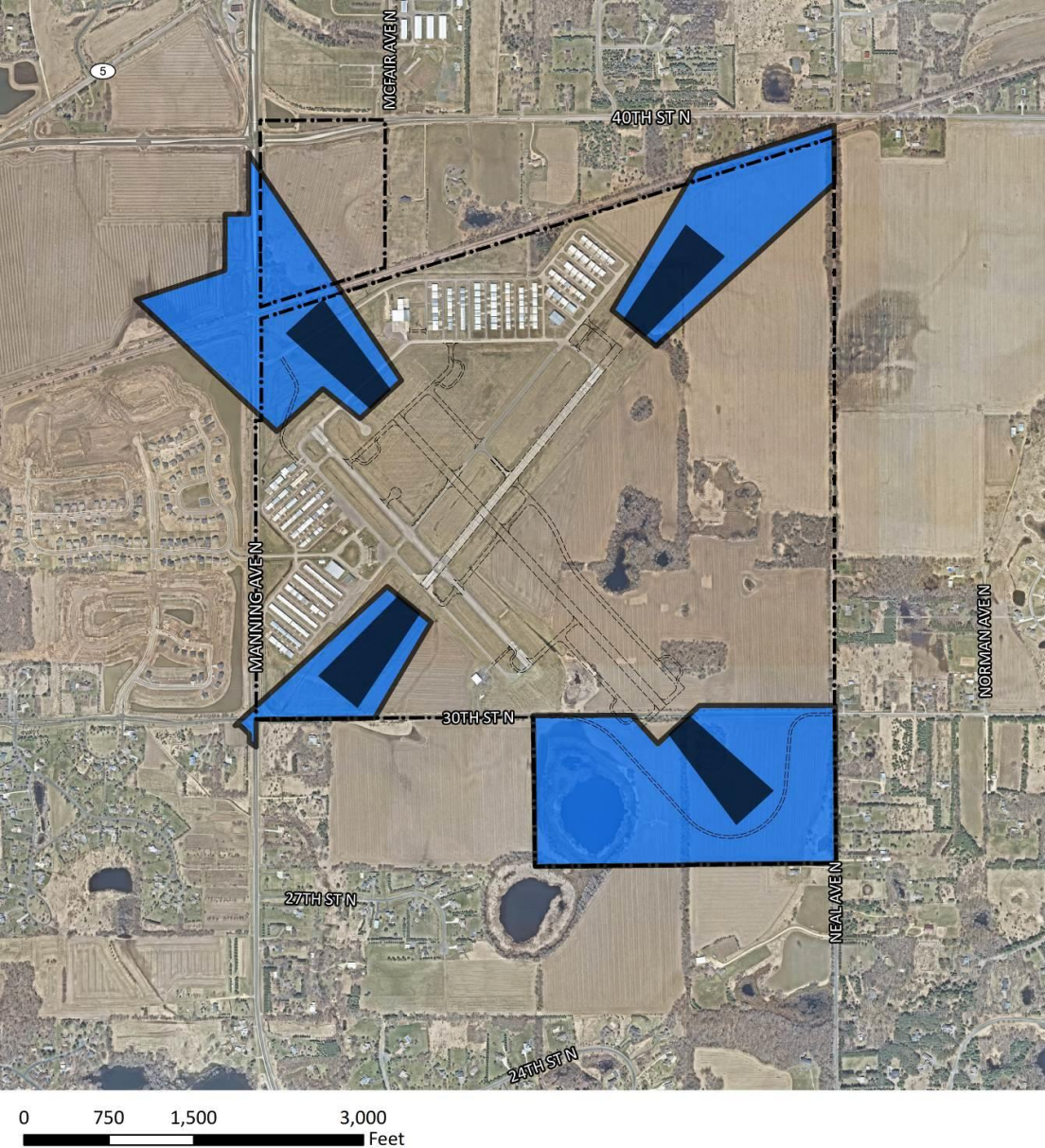


# Safety Zones (Land Use)

## 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



# Draft Airport Zoning Ordinance

DRAFT 01/06/20

## 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 28<sup>th</sup> Avenue South  
Minneapolis, Minnesota 55450

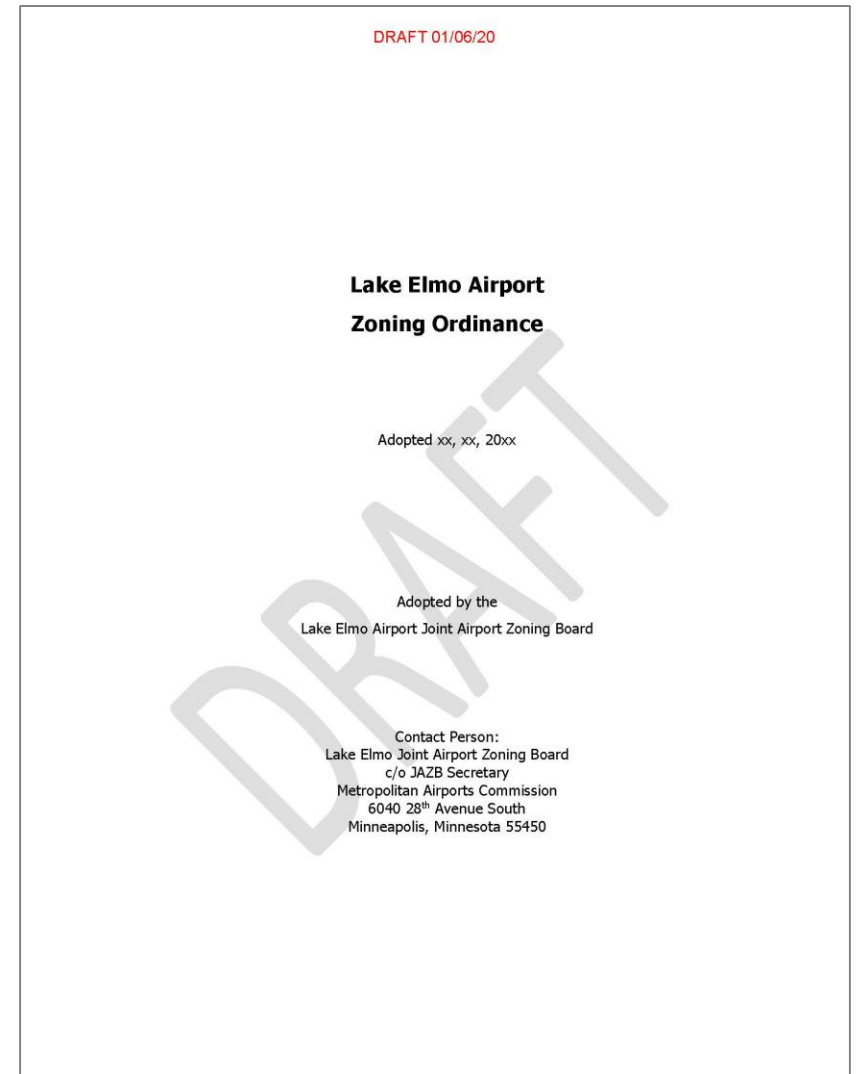
DRAFT

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# Draft Airport Zoning Ordinance

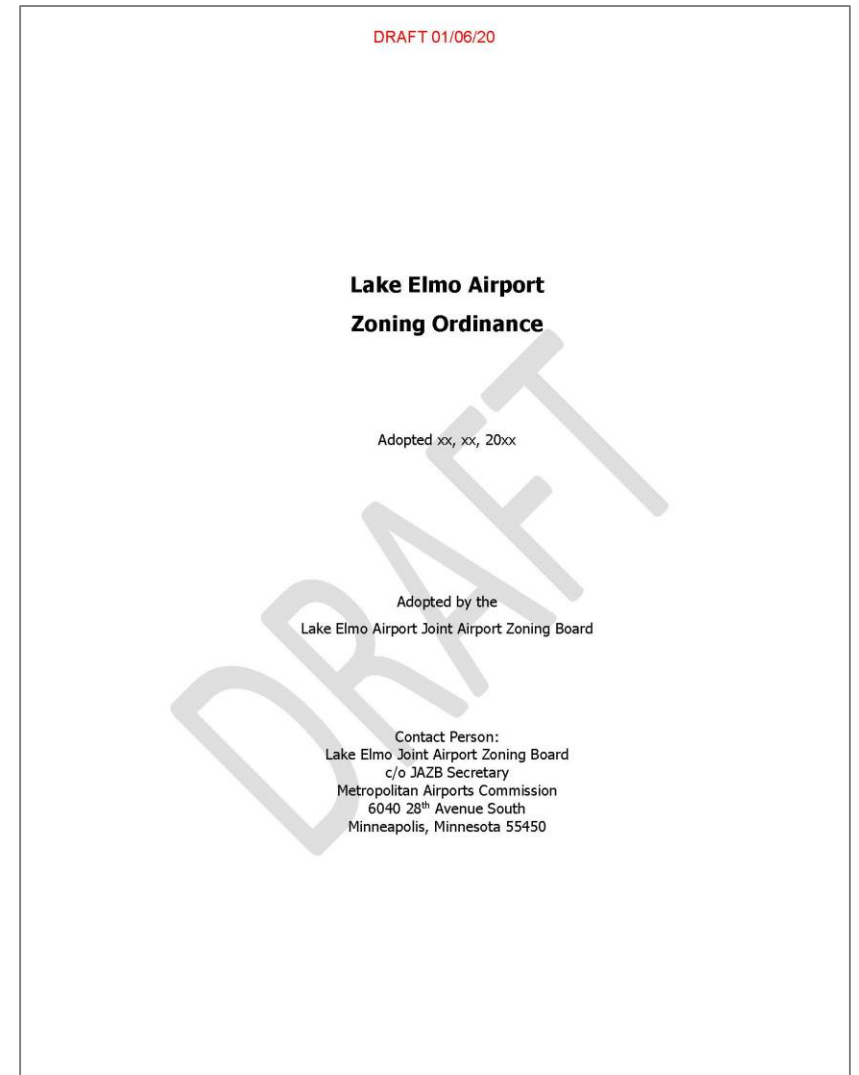
- Zoning Maps (Section VI)
  - Exhibits and Plates collectively make up the Airport Zoning Map
- Nonconforming Uses (Section VII)
  - Allows both nonconforming structures and nonconforming uses that are in existence at the time the ordinance becomes effective
- Airport Zoning Permits (Section VIII)
  - 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.





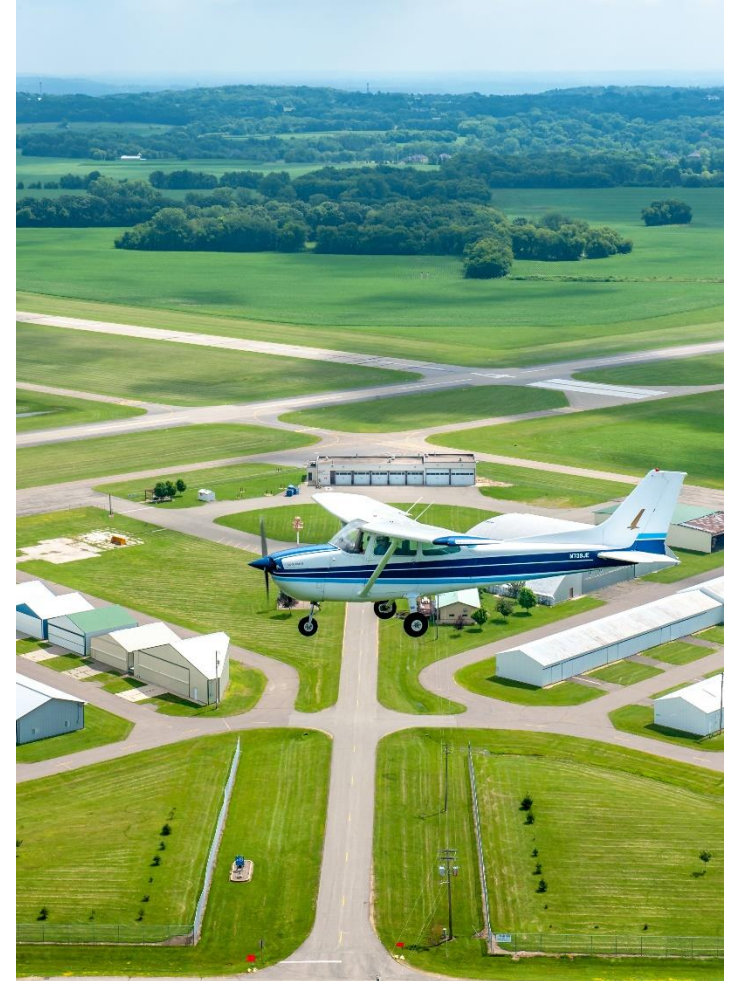
# Draft Airport Zoning Ordinance

- 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)



# Briefing Agenda

- Purpose & Goals
- Overview of the Draft Airport Zoning Ordinance
- **Next Steps**



# Next Steps / Timeline

## Next Steps

- Public comment period ends on February 7, 2020
- JAZB reviews comments submitted during public comment period
- JAZB schedules next meeting to:
  - Review public comments and proposed responses
  - Consider submittal of Draft Airport Zoning Ordinance to MnDOT for review
- Submit Draft Airport Zoning Ordinance to MnDOT



**Comments can be sent to:**  
Secretary to Lake Elmo Joint Airport Zoning Board  
c/o Metropolitan Airports Commission  
6040 28th Avenue South  
Minneapolis, MN 55450  
-- or --  
emailed to: [lake-elmo.zoning@mspmack.org](mailto:lake-elmo.zoning@mspmack.org)

# Lake Elmo Airport

## Joint Airport Zoning Board (JAZB)



Thank you for attending tonight!