



Crystal Airport Joint Airport Zoning Board

October 12, 2022 – Meeting #5



Agenda

- **Chair Opening/Remarks**
- Approve Minutes of July 13, 2022 Meeting
- JAZB Purpose & Role
- Presentation of Draft Airport Zoning Ordinance Materials
- Public Comments
- Board Discussion on Draft Airport Zoning Ordinance Materials
- Airport Zoning Procedural Steps
- Adjourn



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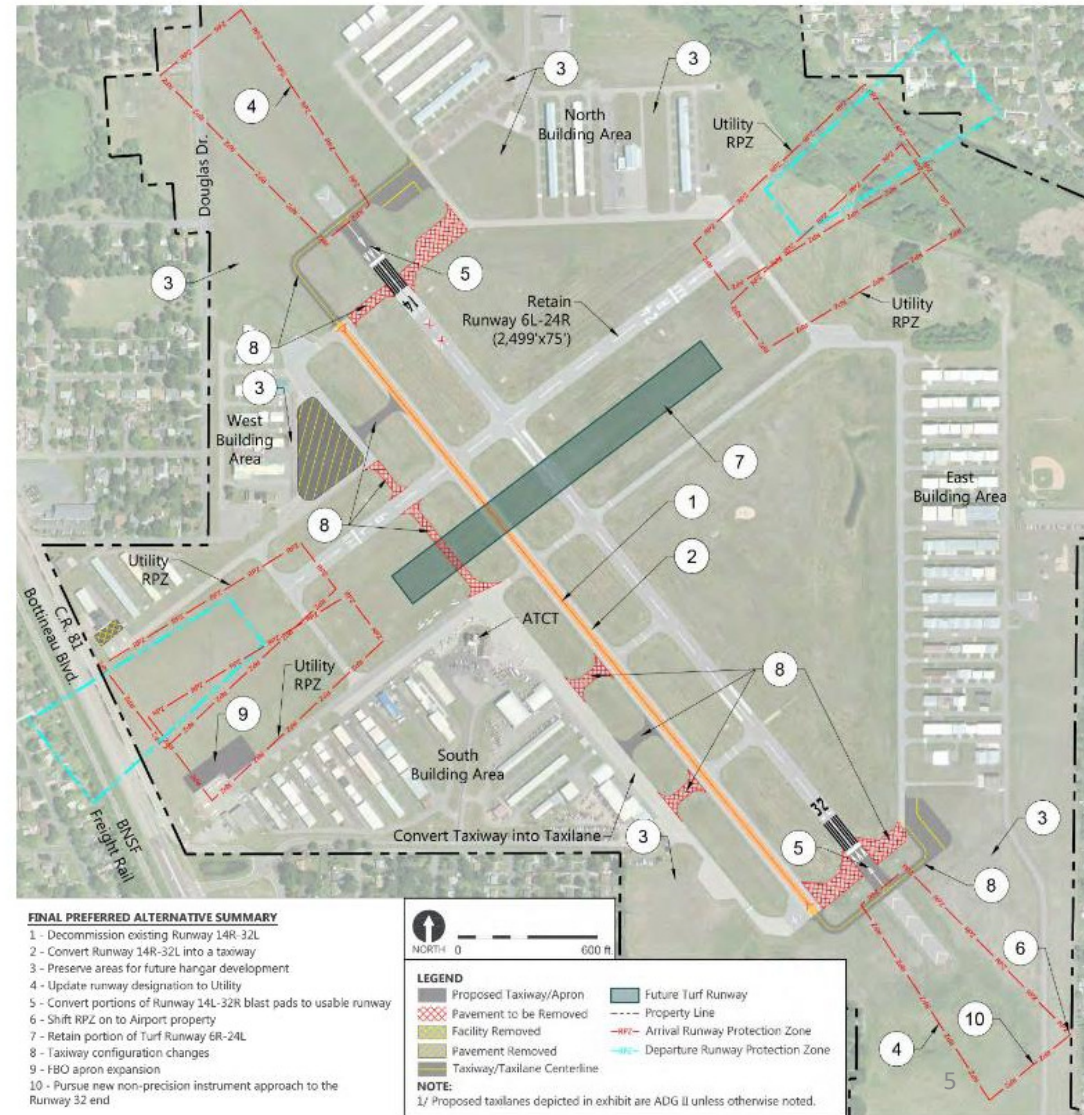
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JAZB Purpose & Role

- The Minnesota State Legislature revised its zoning statute in 2019.
- The MAC completed improvements at the airport in 2020, which:
 - Lengthened the main runway
 - Converted the parallel runway to a parallel taxiway
 - Shortened the turf runway

Figure ES-4: 2035 LTCP Final Preferred Alternative



JAZB Purpose & Role

- **Purpose:** Through a collaborative process, the JAZB seeks to develop an airport zoning ordinance that achieves a reasonable level of safety while considering compatible community development and the social and economic costs of restricting land uses.
- **Role:** The JAZB considers the requirements of Minnesota Statutes in developing airport zoning regulations, provides opportunity for public input, submits the proposed regulations to MnDOT for approval, adopts the final regulations, and transmits the regulations to affected municipalities for incorporation into local zoning codes.



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Draft Airport Zoning Ordinance

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Crystal Airport Zoning Ordinance

Adopted xx, xx, 20xx

Adopted by the
Crystal Airport Joint Airport Zoning Board

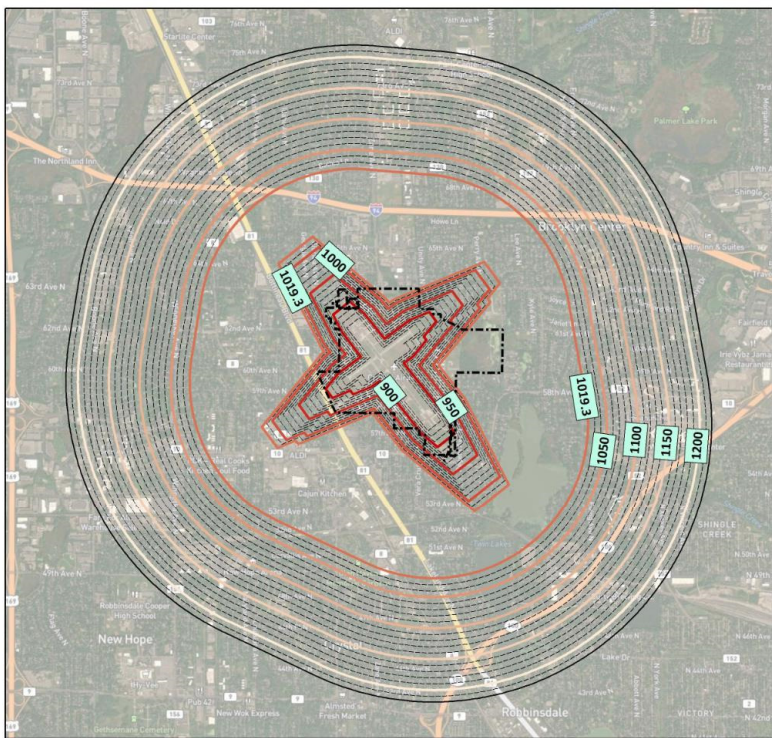
Contact Person:
Crystal Joint Airport Zoning Board
c/o JAZB Secretary
Metropolitan Airports Commission
6040 28th Avenue South
Minneapolis, Minnesota 55450

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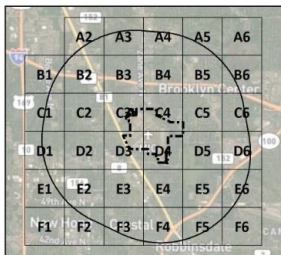
Draft Airport Zoning Ordinance



MIC Airspace Zones
A - Index Sheet

- MIC Property Line
- Airport Hazard Area
- - - Part 77 Contours

0 2,200 4,400 Feet

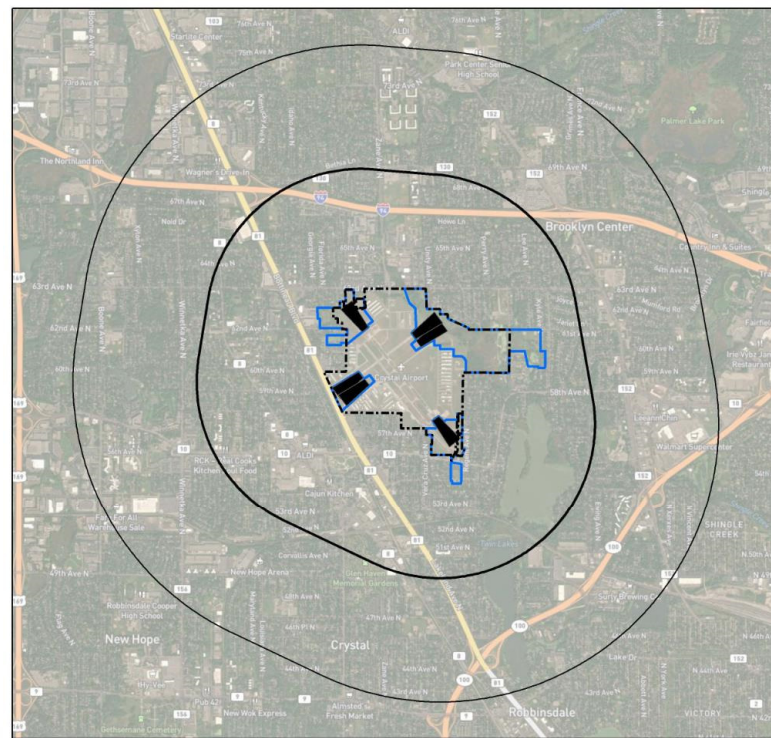


Two primary components

Height Limitations (Section IV)



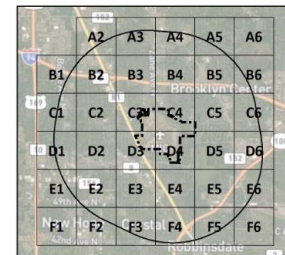
Land Use Limitations (Section V)



MIC Safety Zones
SZ - Index Sheet

- MIC Property Line
- Airport Hazard Area
- MIC RPZ
- JAZB Zone 1
- JAZB Zone 2

0 2,200 4,400 Feet

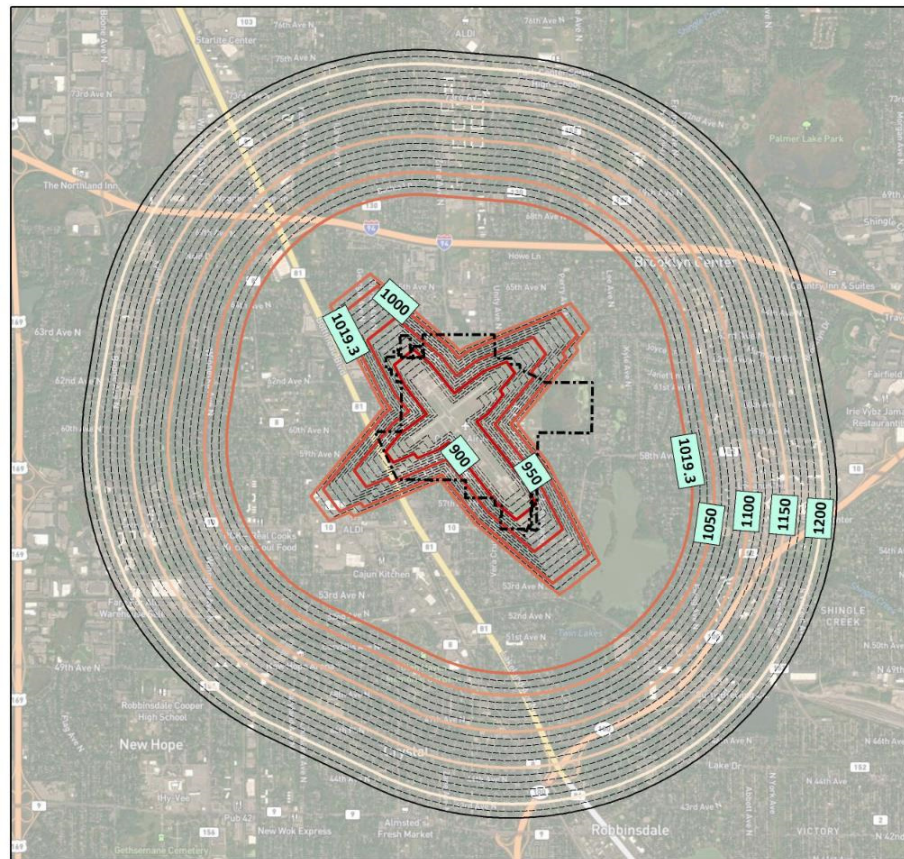


Airspace Zone (Height)

Height limitations imposed by Zoning Ordinance

Based on FAA Airspace criteria

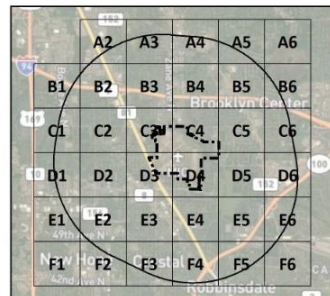
- Limit the height of structures and vegetation (trees) under airspace surfaces
- Penetrations to the Airspace Zones will require a variance issued by a Board of Adjustment
- Requires compliance with FAA Obstruction Evaluation process



MIC Airspace Zones A - Index Sheet

- MIC Property Line
- Airport Hazard Area
- Part 77 Contours

0 2,200 4,400 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

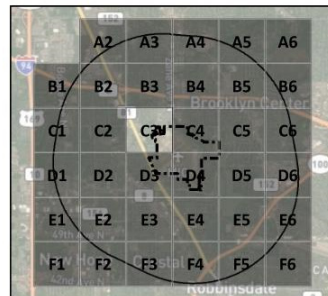


MIC Airspace Zones

A - C3

- MIC Property Line
- Airport Hazard Area
- Part 77 Contours

0 450 900 Feet

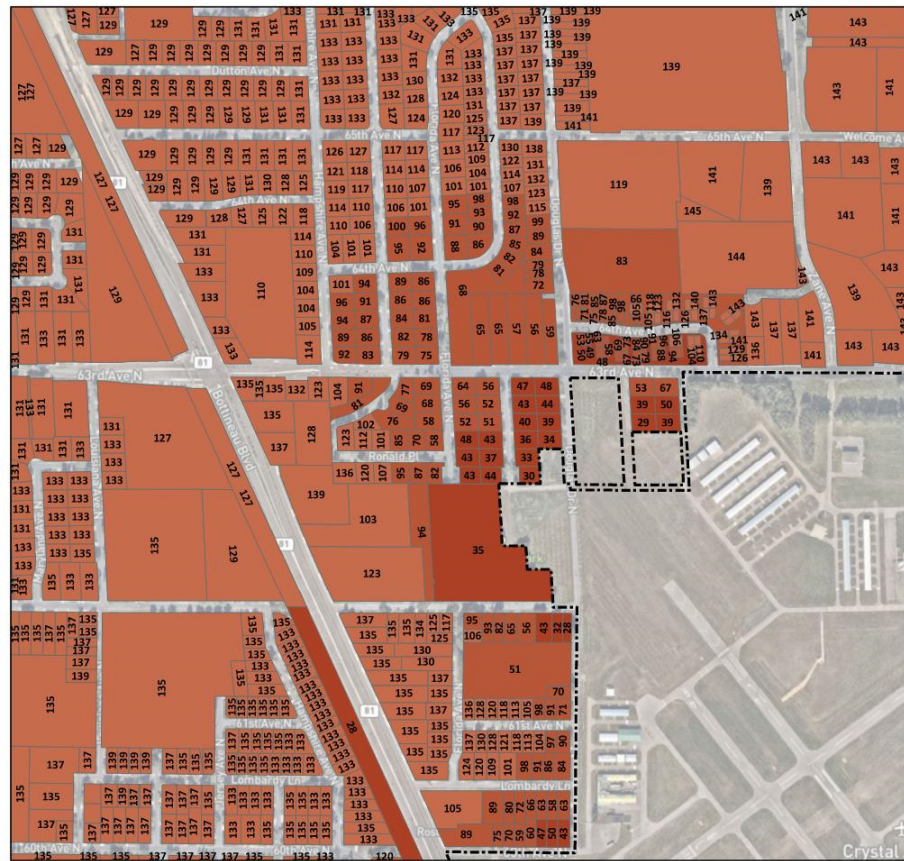


Airspace Zone (Height)

Maximum Construction Height Without Permit

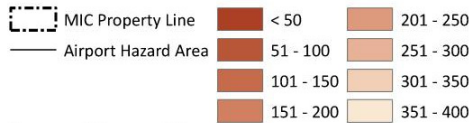
Establishes a height per parcel up to which an Airport Zoning Permit is not needed for new construction

- Used updated 1-foot airspace contours and more precise ground elevation
- Provides 10-foot 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

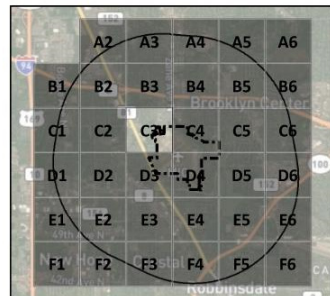


MIC Maximum Construction Height Without a Permit

MCH - C3



0 450 900 Feet



Safety Zones (Land Use)

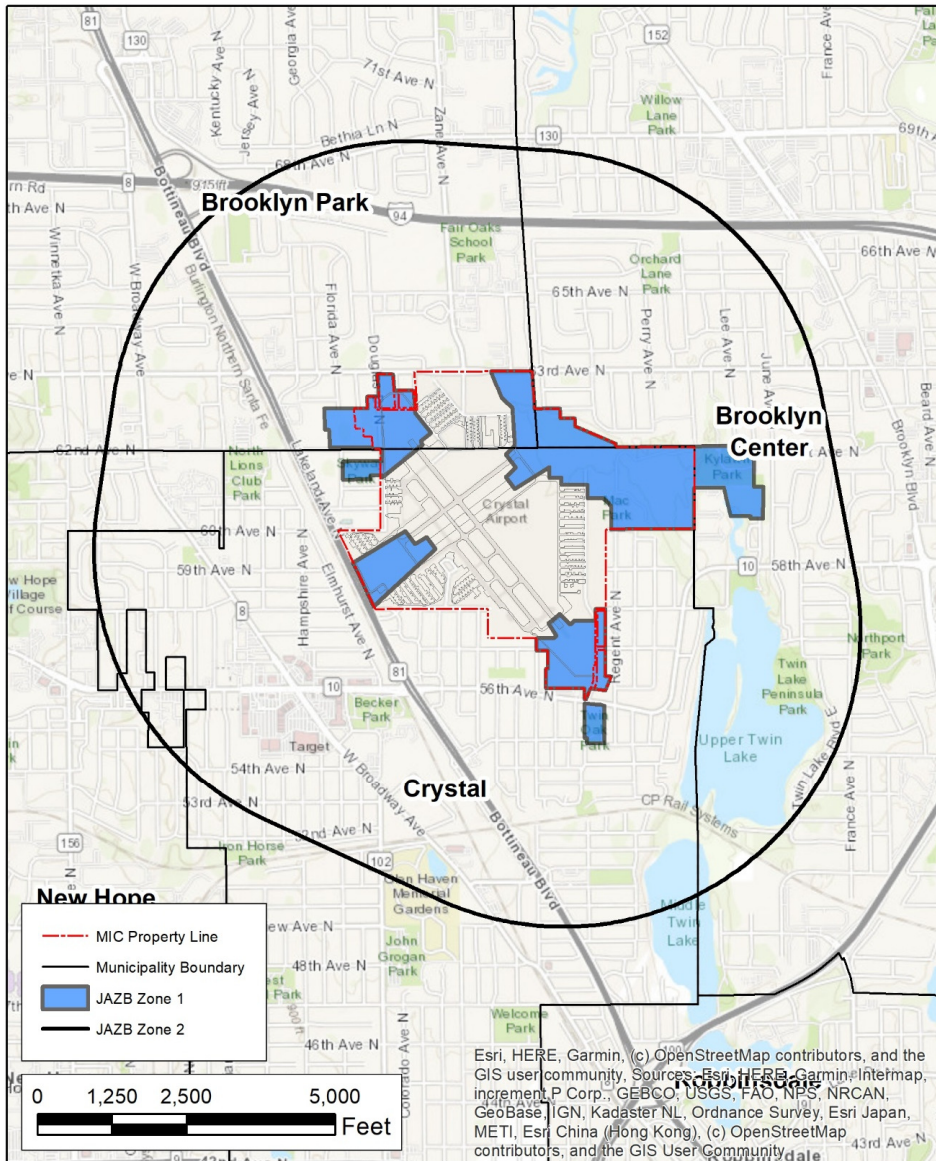
JAZB Safety Zone Overview

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

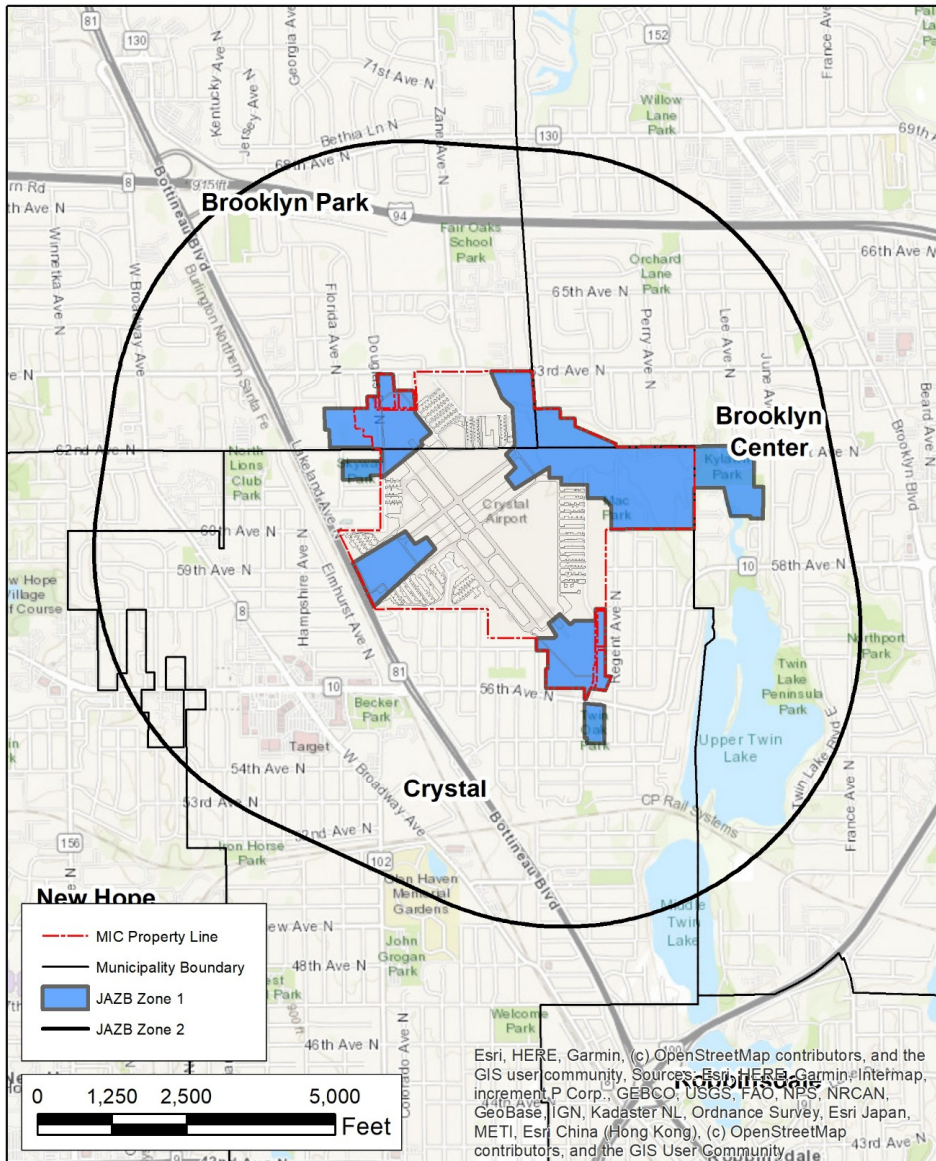


Safety Zones (Land Use)

JAZB Safety Zone 2

Black ellipsoid line

- General prohibitions against land uses that:
 - Create or causes interference with the operations of radio or electronic facilities
 - Create or causes interference with radio and 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 area
- These apply to JAZB Safety Zone 1 as well

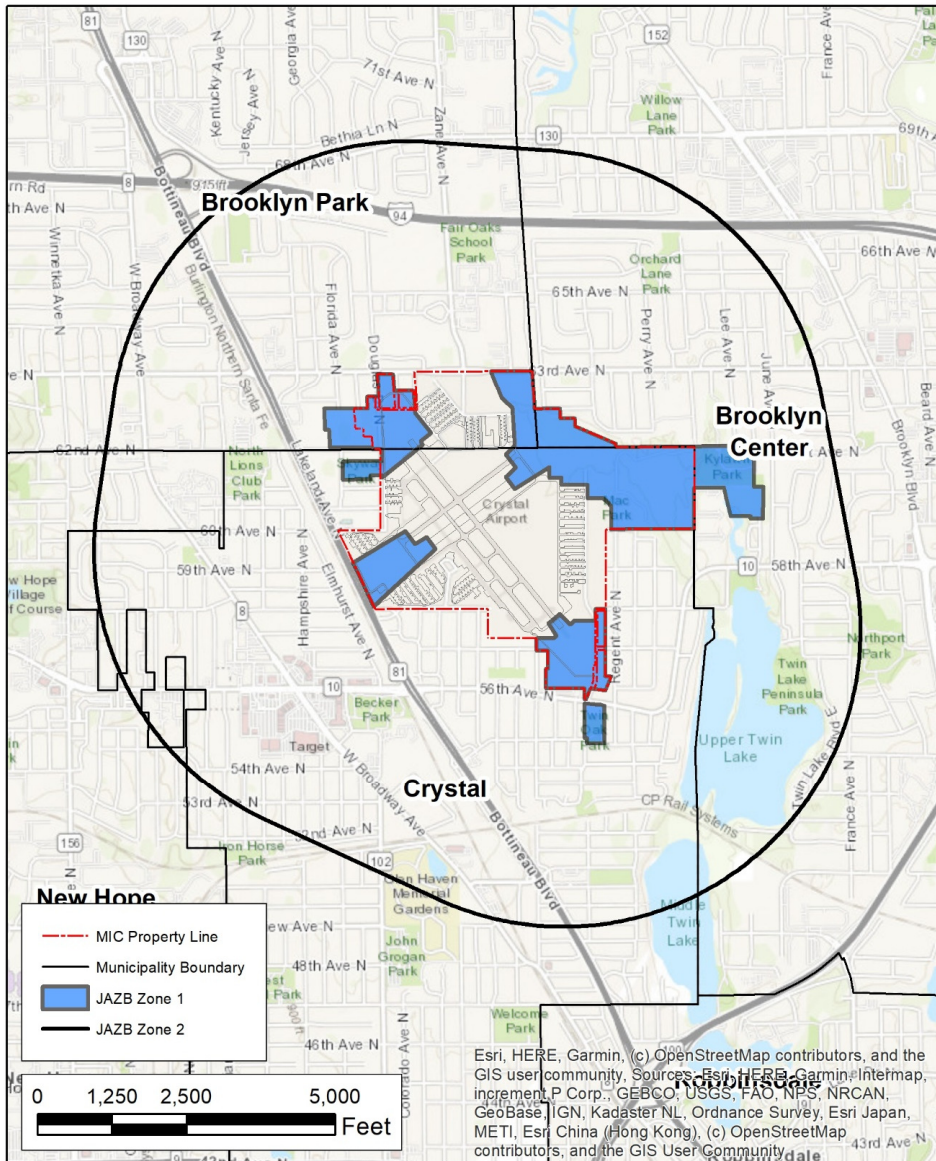


Safety Zones (Land Use)

JAZB Safety Zone 1

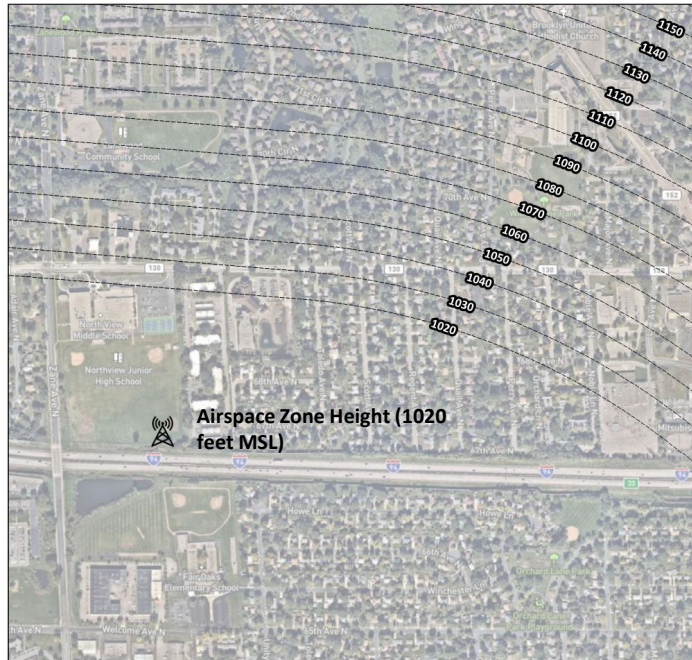
Blue shading

- 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

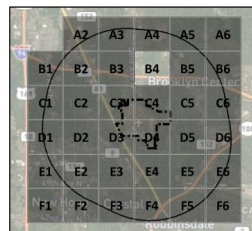
Hypothetical cell tower near I-94 and Zane Avenue in Brooklyn Park



MIC Airspace Zones A - B4

- MIC Property Line
- Airport Hazard Area
- Part 77 Contours

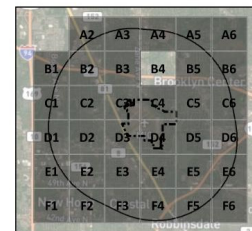
0 450 900 Feet



MIC Maximum Construction Height Without a Permit MCH - B4

- MIC Property Line
 - Airport Hazard Area
- | | |
|-----------|-----------|
| < 50 | 201 - 250 |
| 51 - 100 | 251 - 300 |
| 101 - 150 | 301 - 350 |
| 151 - 200 | 351 - 400 |

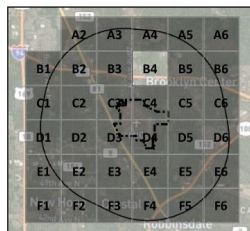
0 450 900 Feet



MIC Safety Zones SZ - B4

- MIC Property Line
- Airport Hazard Area
- MIC RPZ
- JAZB Zone 1
- JAZB Zone 2

0 450 900 Feet



Draft Airport Zoning Ordinance

- Zoning Map (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

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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)
 - Zoning Administrator (Section XI)
 - 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)

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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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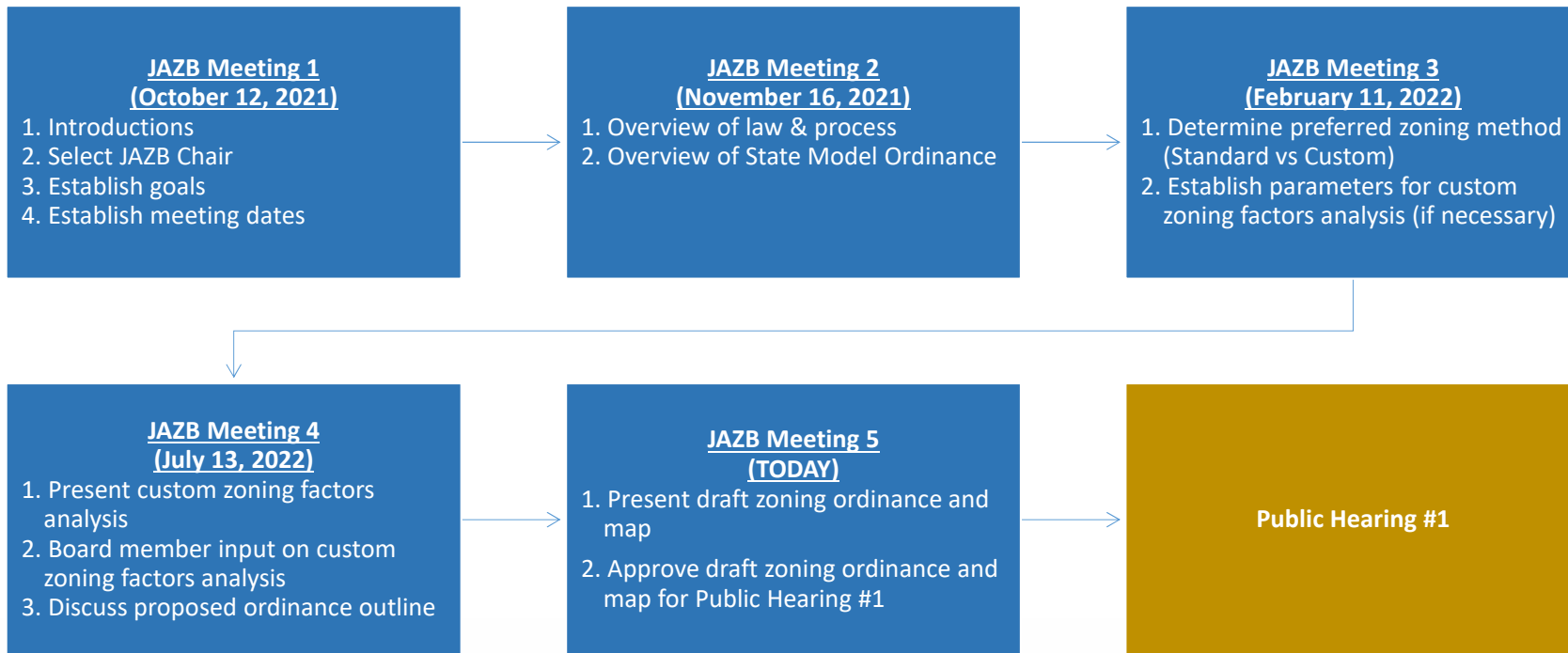


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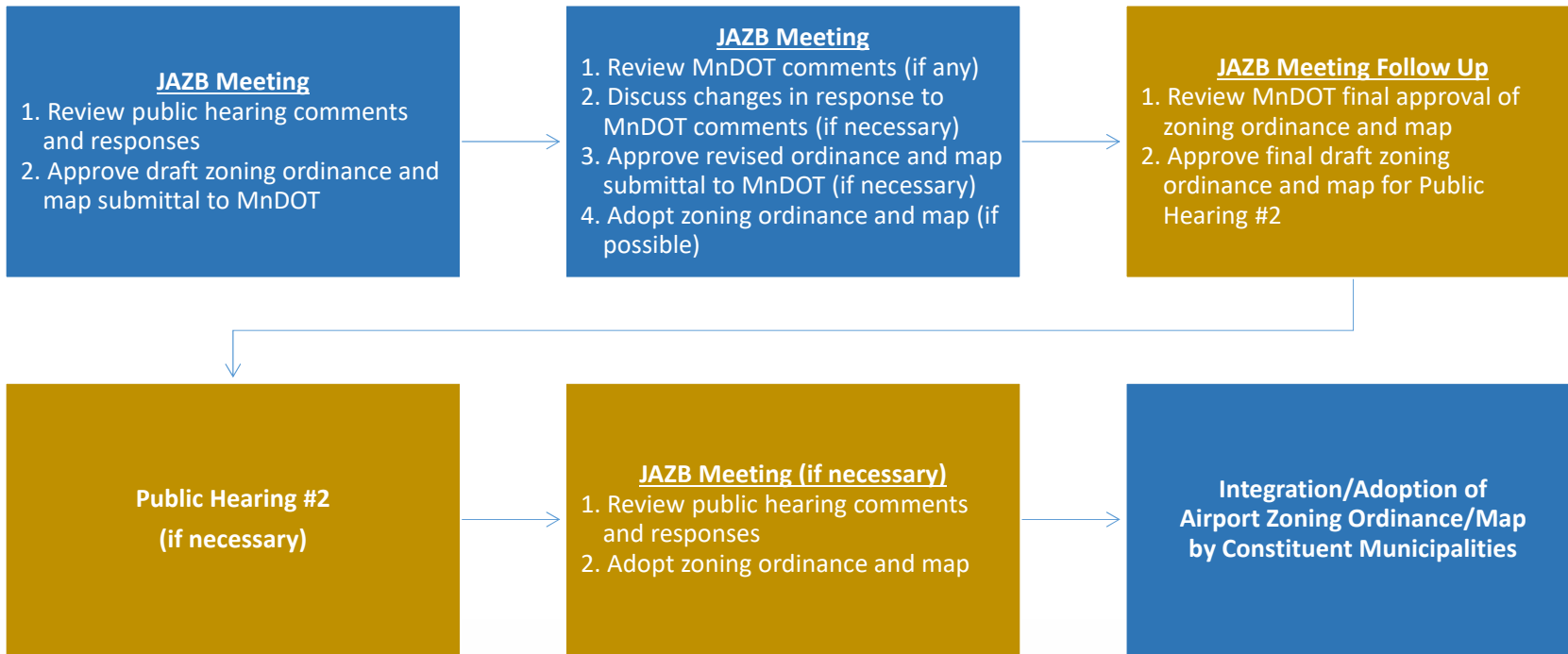
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Airport Zoning Procedural Steps



Airport Zoning Procedural Steps (continued)



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