

An aerial photograph of Crystal Airport. A small, white and blue airplane is in flight over the runway. The airport features several runways, taxiways, and hangars. In the foreground, there are residential houses and trees. The background shows a dense forest and a city skyline in the distance.

Crystal Airport Joint Airport Zoning Board (JAZB)

April 19, 2023

Public Hearing – Draft Airport Zoning Ordinance Overview

Briefing Agenda

- Joint Airport Zoning Board (JAZB) Purpose & Role
- Overview of the Draft Airport Zoning Ordinance
- Next Steps



Crystal Airport Joint Airport Zoning Board (JAZB)

City of Brooklyn Center

Ginny McIntosh	City Planner	Voting
Mike Elliott	Mayor	Voting
Marquita Butler	City Council member	Alternate
Olivia Boerschinger	Associate Planner	Alternate

City of Brooklyn Park

Paul Mogush	Planning Director	Voting
Wynfred Russel	City Council member	Voting
Susan Pha	City Council member	Alternate
Todd Larson	Senior Planner	Alternate

City of Crystal

Dan Olson	City Planner	Voting
Joseph Sears	Planning Commission member	Voting
Harley Heigel	Planning Commission member	Alternate
John Sutter	Community Development Director	Alternate

City of New Hope

Jeff Sargent	Community Development Director	Voting
Jeff Alger	Community Development Specialist	Voting
Brandon Bell	Community Development Assistant	Alternate
Kirk McDonald	City Manager	Alternate

City of Minneapolis

Abdi Salah	Senior Policy Aide to the Mayor	Voting
Loren Olson	Government Relations Representative	Voting
Brad Ellis	Manager, Zoning Administration and Enforcement	Alternate

City of Robbinsdale

George Selman	City Council Member	Voting
Rick Pearson	Community Development Coordinator	Voting
Stephan Menya		Alternate
Thomas Helseth		Alternate

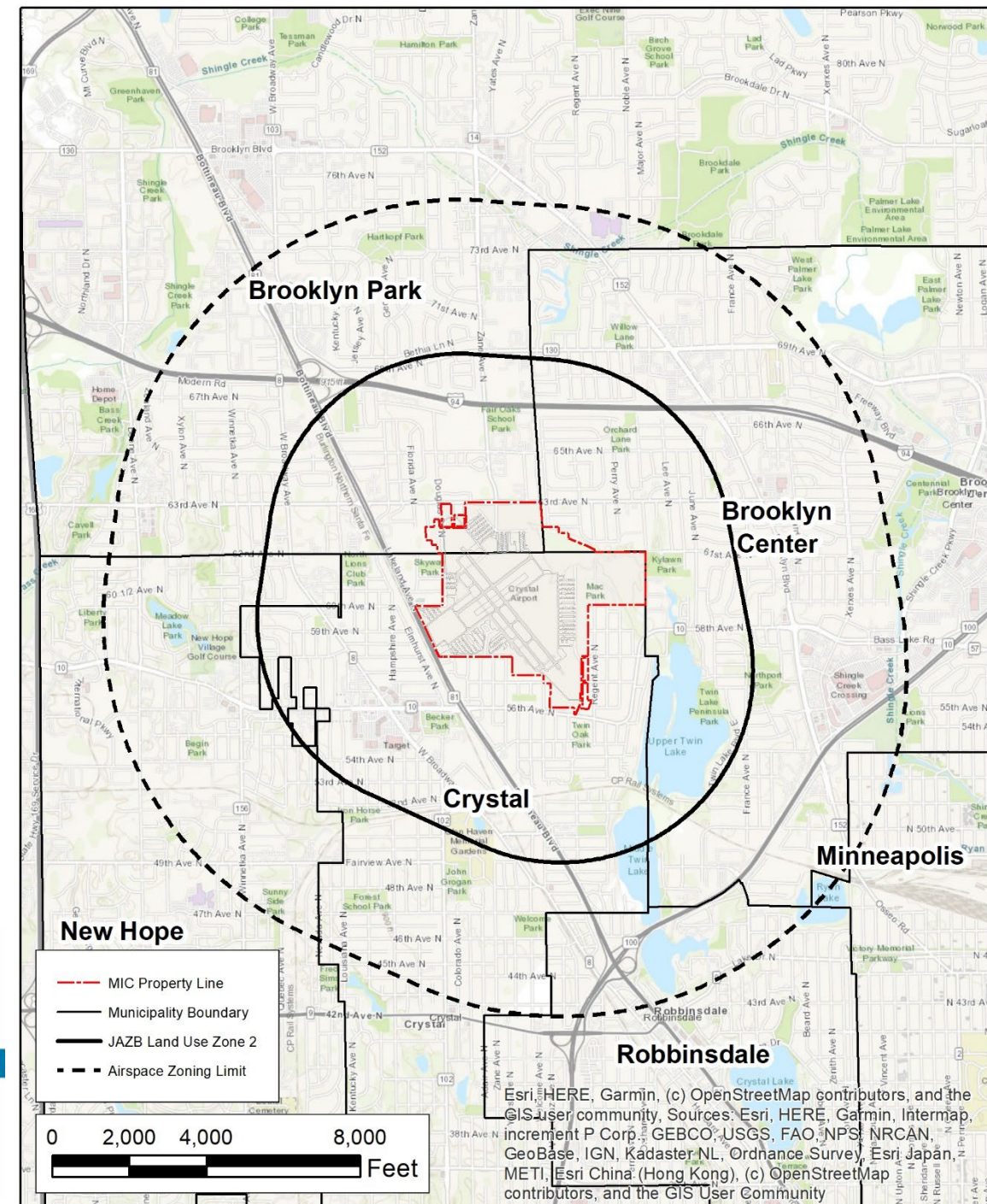
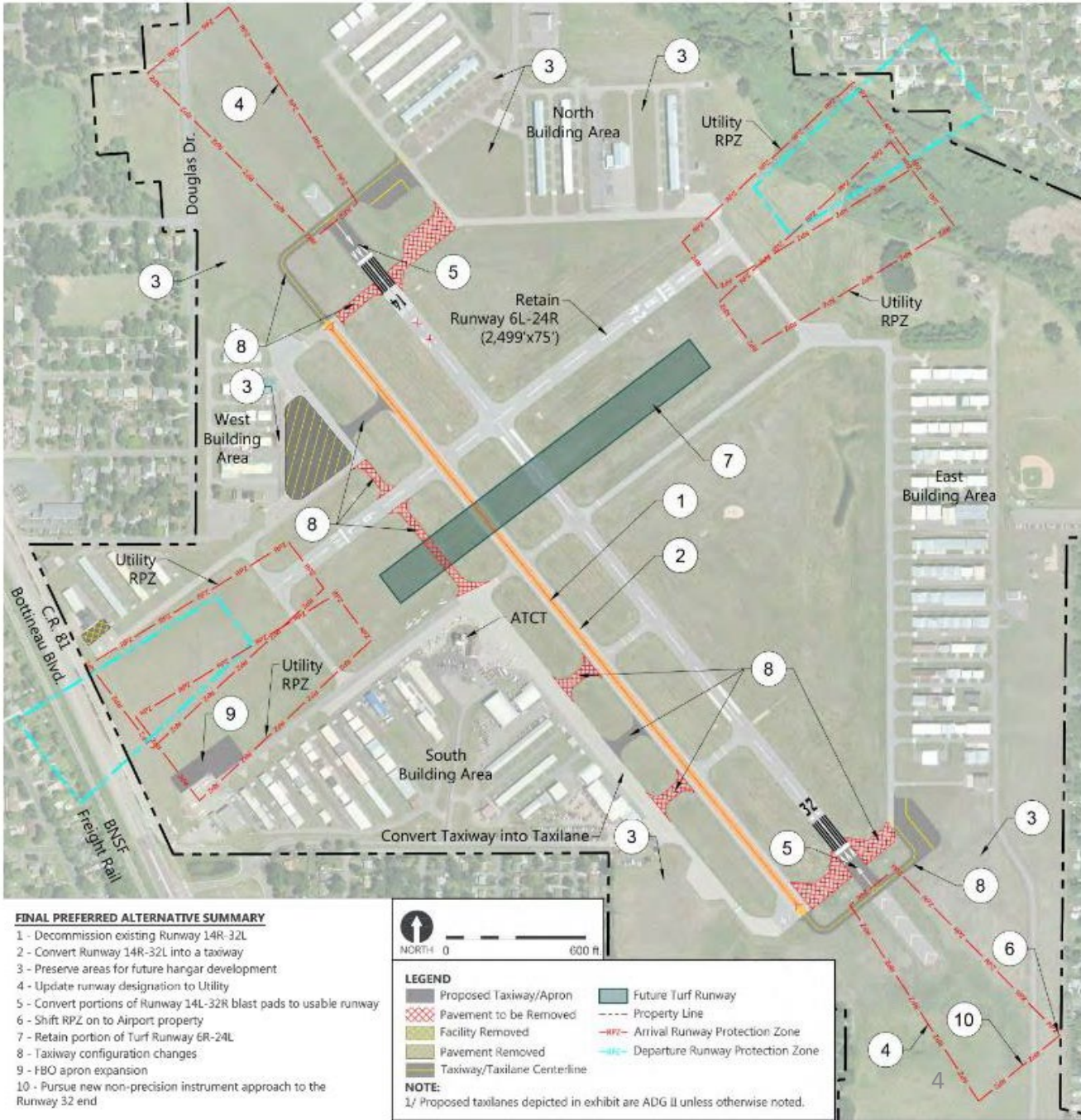


Figure ES-4: 2035 LTCP Final Preferred Alternative

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



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.



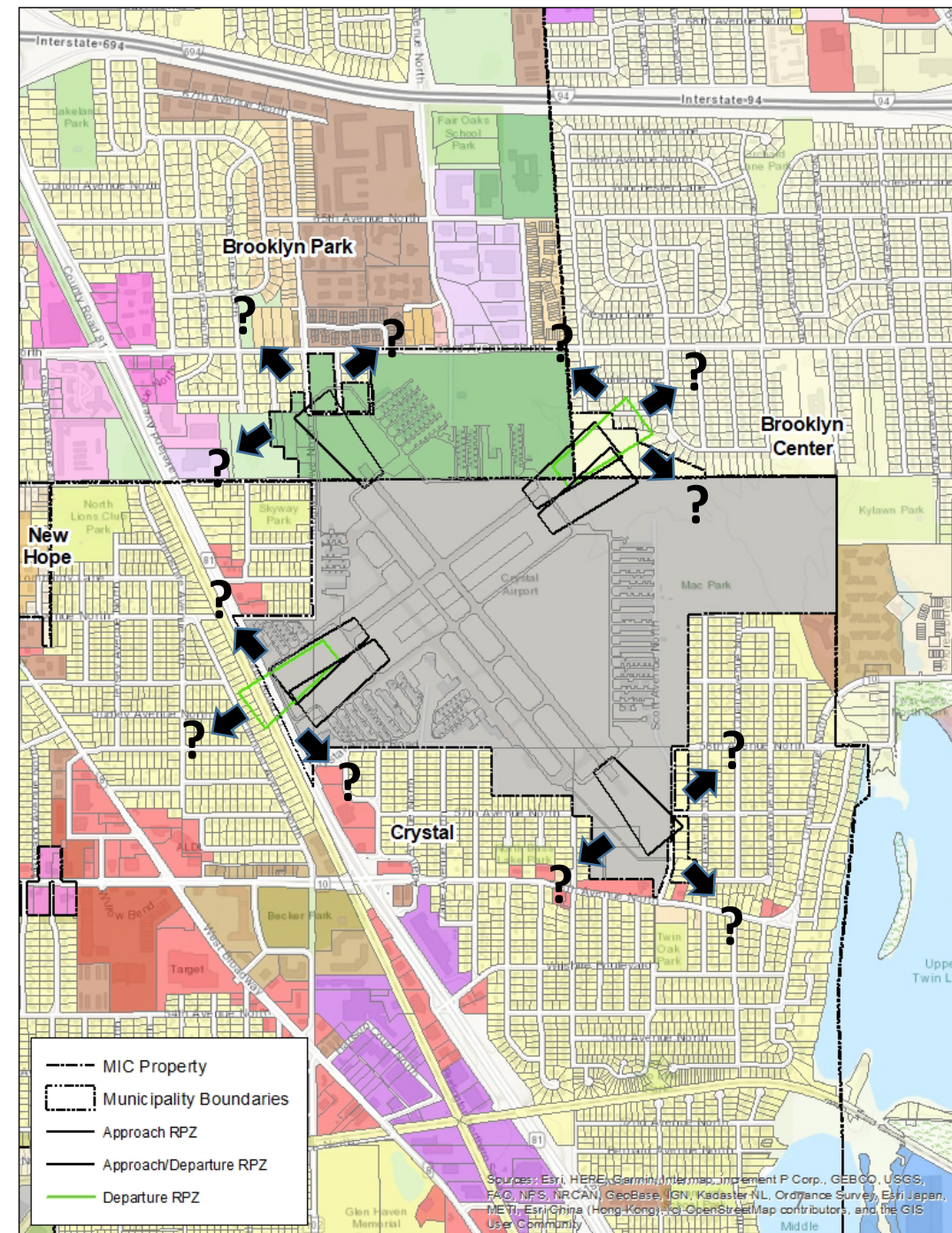
Briefing Agenda

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- **Overview of the Draft Airport Zoning Ordinance**
- Next Steps

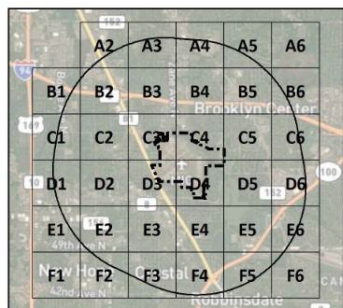
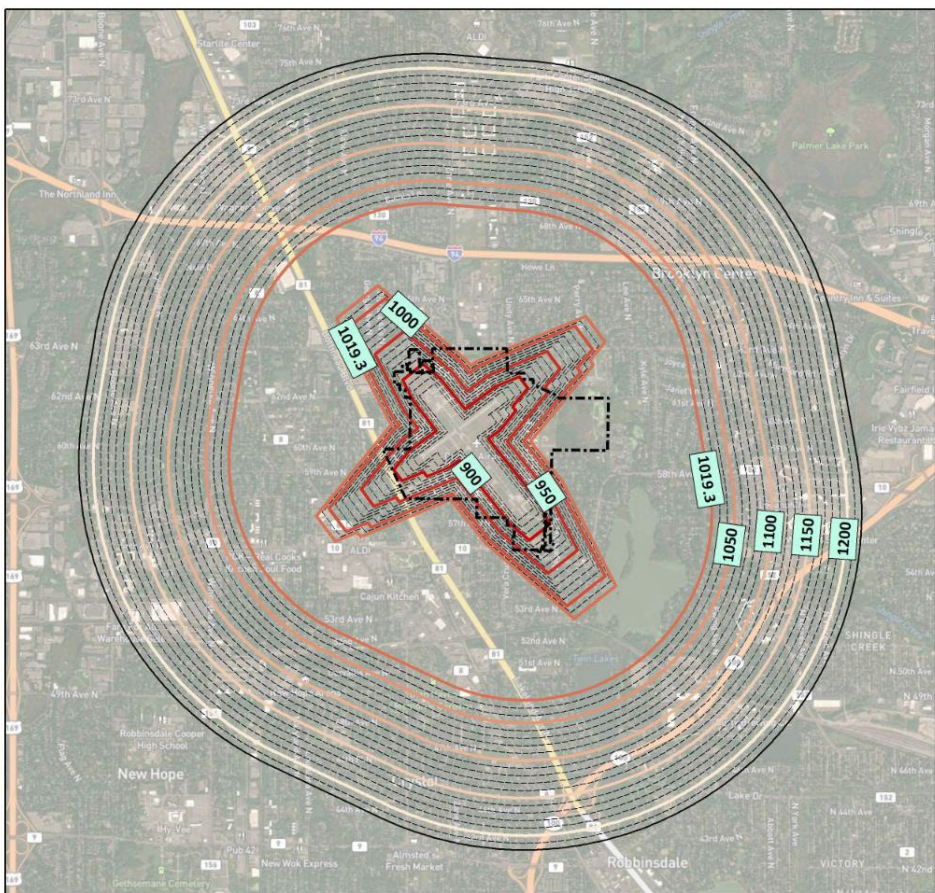


Custom Zoning Factors

1. The location of the airport, the surrounding land uses, and the character of neighborhoods in the vicinity of the airport.
2. The airport's type of operations and how the operations affect safety surrounding the airport.
3. The 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. The 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



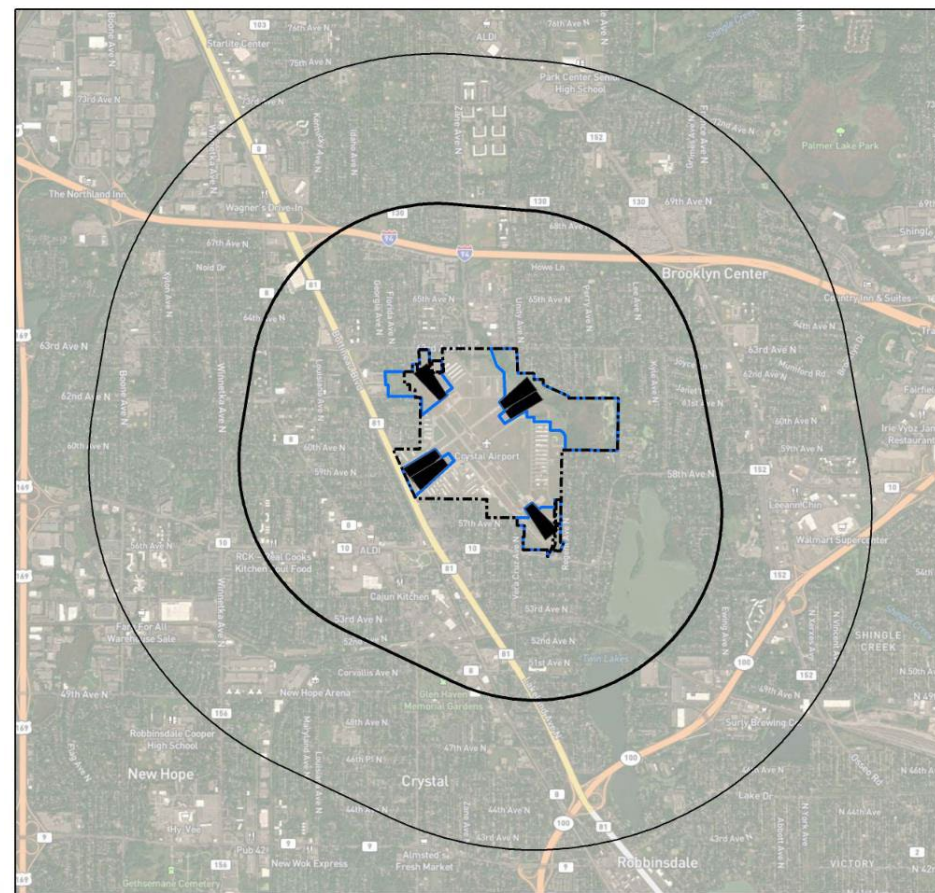
0 2,200 4,400 Feet

Two primary components

Height Limitations
(Section IV)



Land Use Limitations
(Section V)



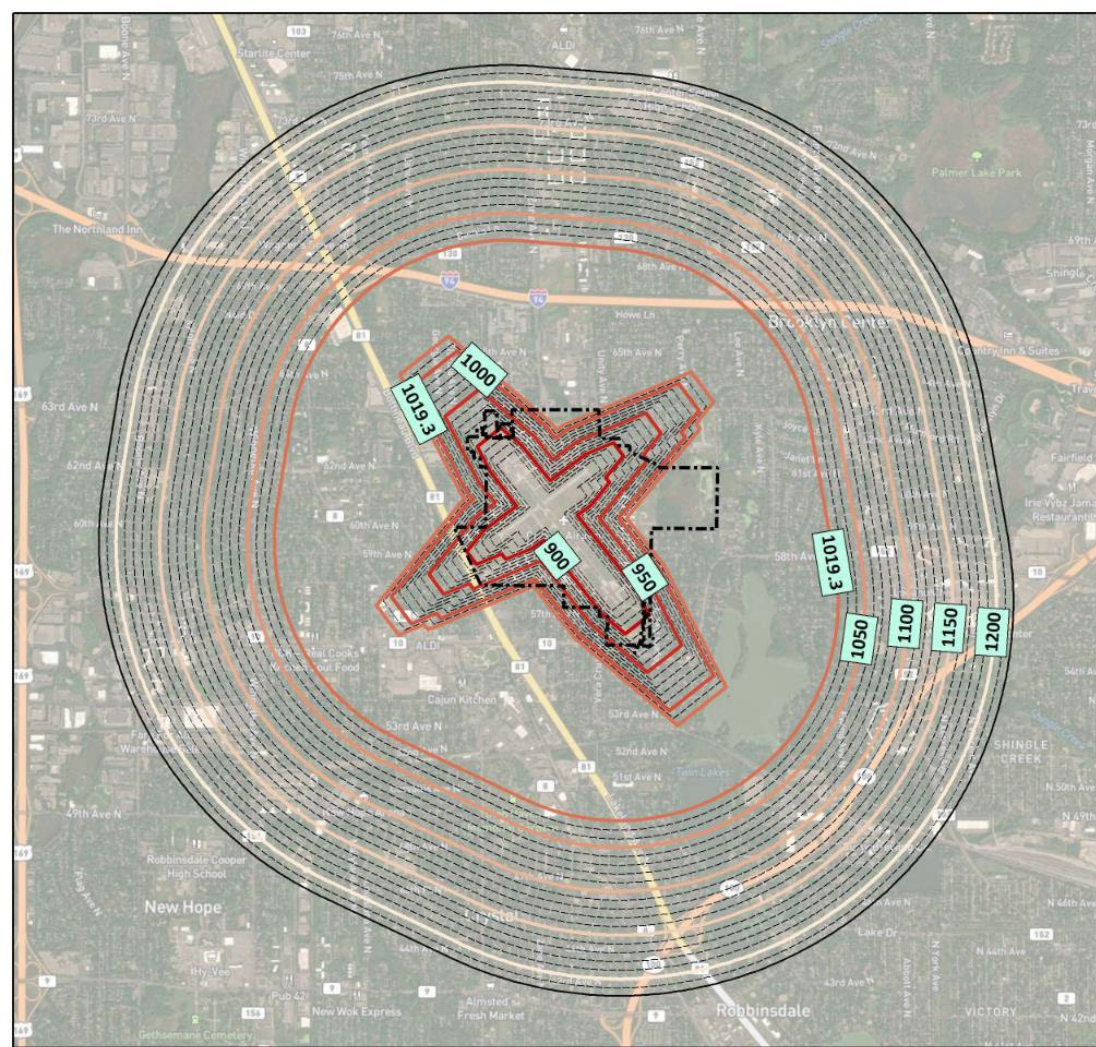
0 2,250 4,500 Feet

Airspace Zone (Height)

Height limitations imposed by Zoning Ordinance

Based on FAA Airspace criteria

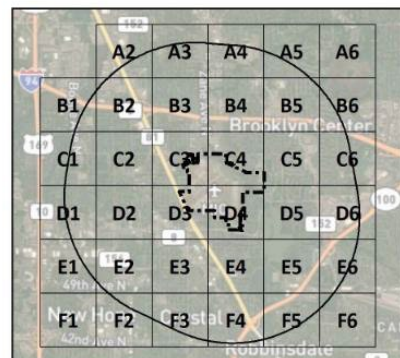
- Limit the height of structures and vegetation (trees) under airspace surfaces
- Penetrations to the Airspace Zones will require a variance issued by a Board of Adjustment
- Requires compliance with FAA Obstruction Evaluation process



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

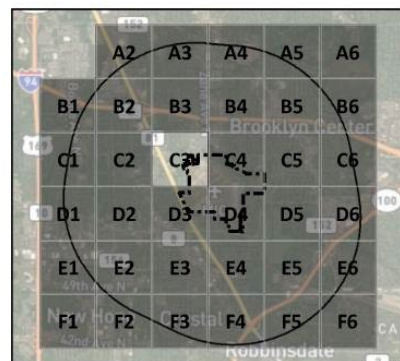


MIC Airspace Zones

A - C3

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

0 450 900 Feet

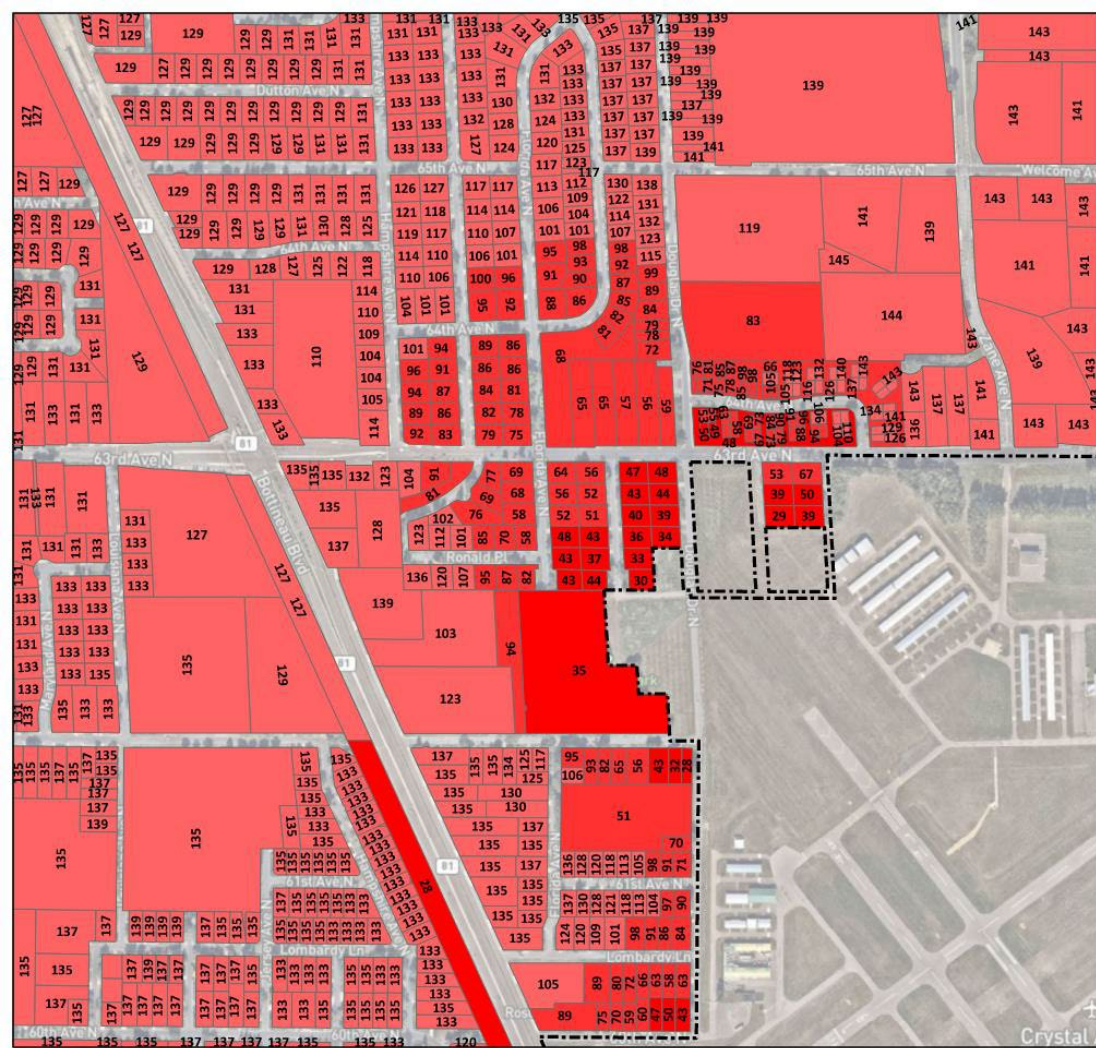


Airspace Zone (Height)

Maximum Construction Height Without Permit

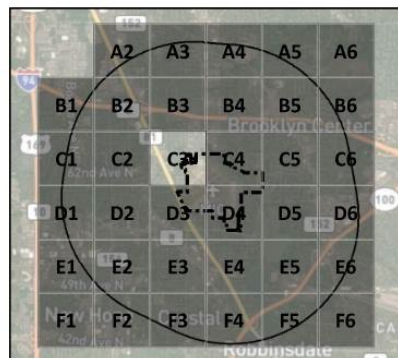
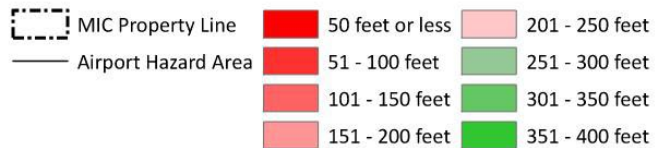
Establishes a height per parcel up to which an Airport Zoning Permit is not needed for new construction

- 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 Heights Without Permit

MCH - C3



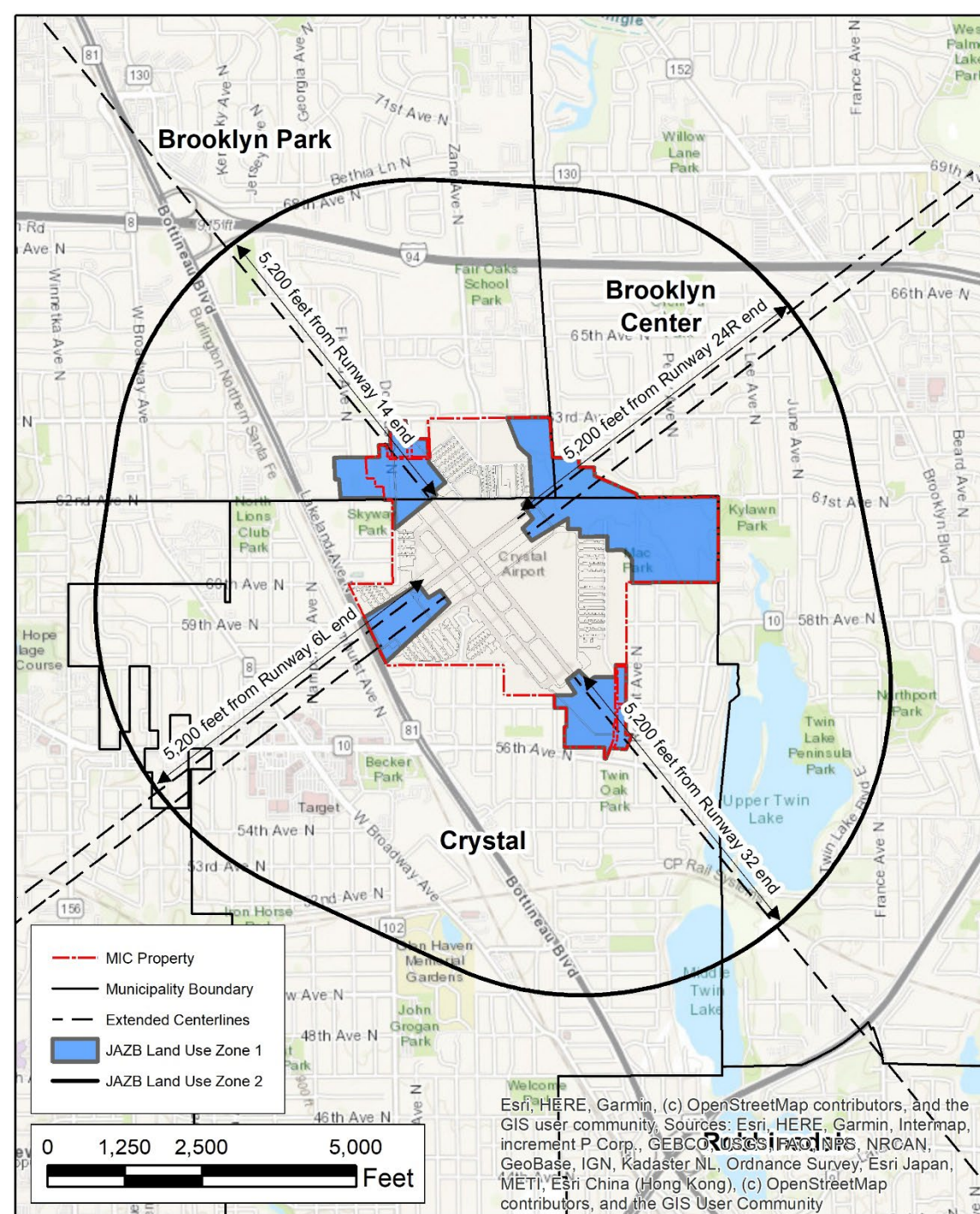
JAZB Land Use Zone Overview

JAZB Land Use Zone 1

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

JAZB Land Use Zone 2

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

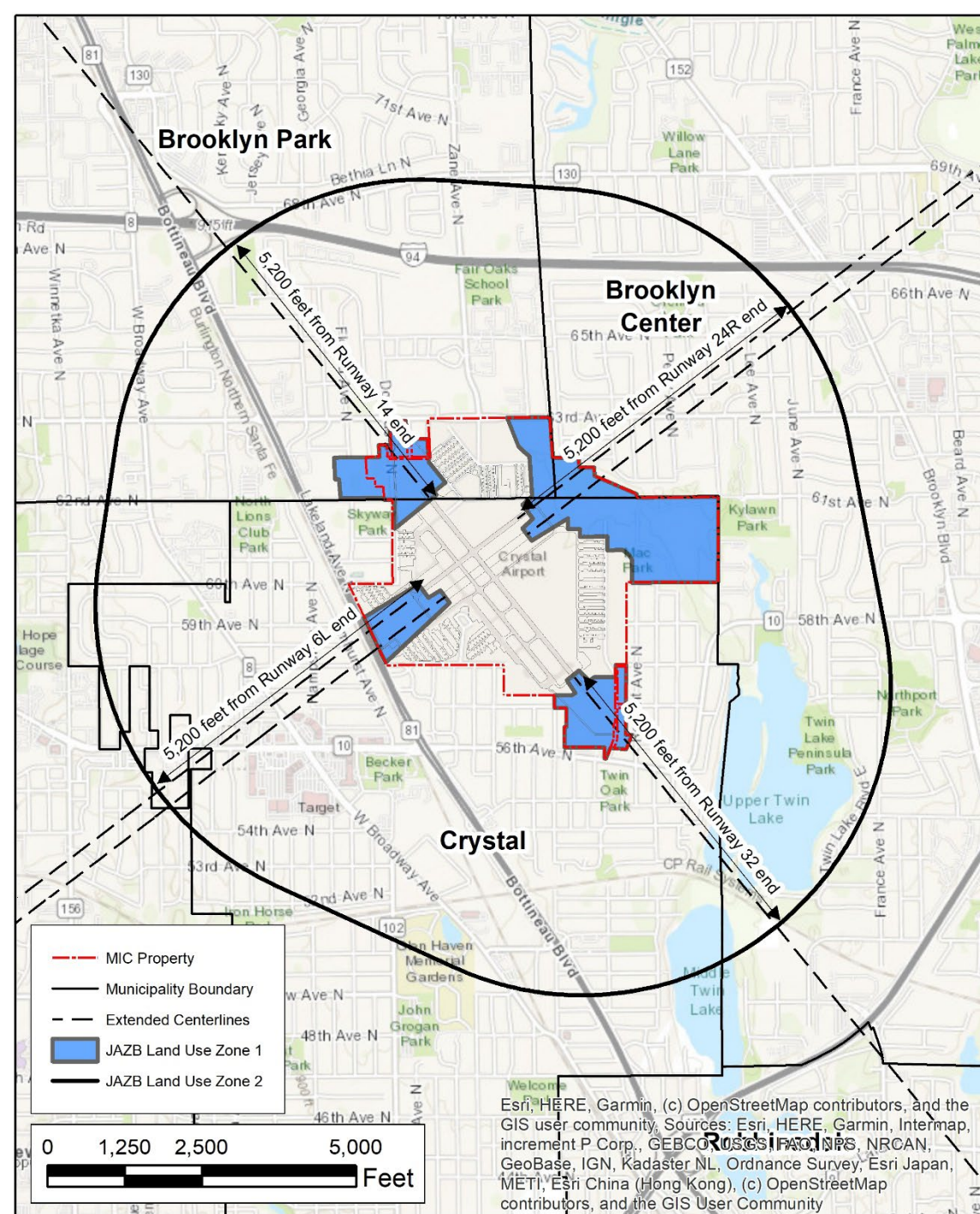


JAZB Land Use Zone Overview

JAZB Land Use 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 Land Use Zone 1 as well

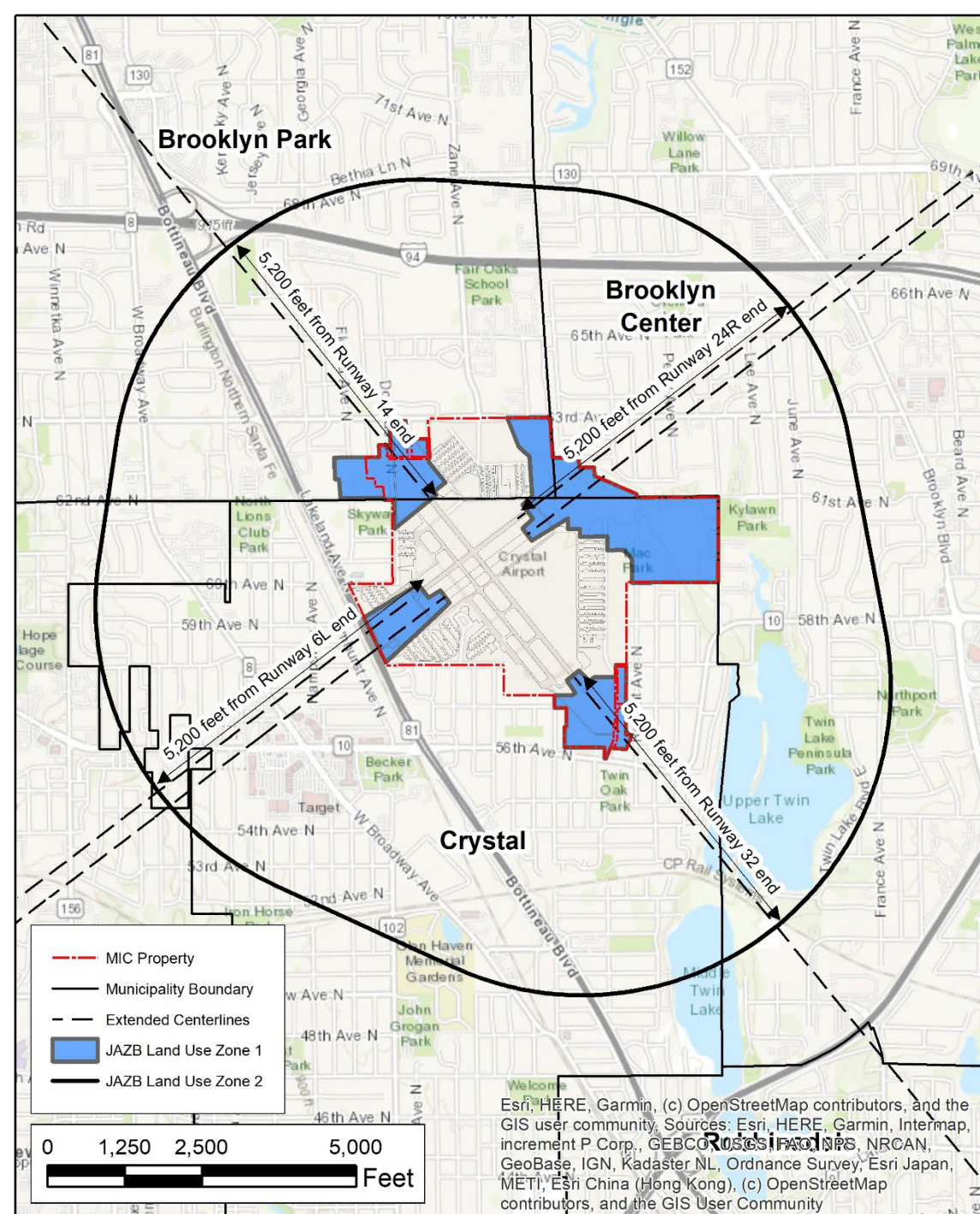


JAZB Land Use Zone Overview

JAZB Land Use Zone 1

Blue shading

- More restrictive land use 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

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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

- 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
- Airport Zoning Permits (Section VIII)
 - Permits granted by municipal Zoning Administrator
 - Applicable within Airspace and Land Use 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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- **Next Steps**



Next Steps

- Public comment period ends on March 8, 2023
- 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





Crystal Airport Joint Airport Zoning Board (JAZB)

Thank you for attending tonight!