Lake Elmo Airport
Joint Airport Zoning Board (JAZB)

25 June 2019
JAZB Kickoff Meeting
Meeting Agenda

- Welcome and Agenda Overview
- Board Member Introductions
- JAZB Overview
- Selection of Chairperson
- Organizational Logistics
- Goals for the Lake Elmo JAZB
- Summary of New State Airport Zoning Statute
- Initial Meeting Plan
  - Establish Next Meeting Date
- Public Comments
- Adjourn
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# Introductions

## LAKE ELMO AIRPORT
**JOINT AIRPORT ZONING BOARD (JAZB) MEMBERS**

<table>
<thead>
<tr>
<th>CHAIR</th>
<th>BAYTOWN TOWNSHIP</th>
<th>LAKE ELMO</th>
<th>OAK PARK HEIGHTS</th>
<th>WEST LAKELAND TOWNSHIP</th>
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<tr>
<td>180</td>
<td>Kent Grandeloom</td>
<td>Rich Vaynjauch</td>
<td>Mary McCormick</td>
<td>Dave Schatz</td>
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<td></td>
<td>Township Supervisor</td>
<td>Township Supervisor</td>
<td>Mayor</td>
<td>Township Supervisor</td>
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<td></td>
<td>Baytown Township</td>
<td>Baytown Township</td>
<td>City of Oak Park Heights</td>
<td>West Lakeland Township</td>
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<tr>
<td></td>
<td>4029 McDonald Drive North</td>
<td>4029 McDonald Drive North</td>
<td>14168 Oak Park Blvd N</td>
<td>P.O. Box 487</td>
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<tr>
<td></td>
<td>Stillwater, MN 55082</td>
<td>Stillwater, MN 55082</td>
<td>Oak Park Heights, MN 55082</td>
<td>Lake Elmo, MN 55084</td>
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<td></td>
<td><a href="mailto:keent.grandeloom@blowoeminns.org">keent.grandeloom@blowoeminns.org</a></td>
<td><a href="mailto:rick.vaynjauch@baytownmn.org">rick.vaynjauch@baytownmn.org</a></td>
<td><a href="mailto:mary.mccormick@ed.com">mary.mccormick@ed.com</a></td>
<td><a href="mailto:dcschatz2016@comcast.net">dcschatz2016@comcast.net</a></td>
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<td></td>
<td>651-430-4142</td>
<td>612-300-3593</td>
<td>612-391-7879</td>
<td>651-436-0516</td>
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</tbody>
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- **Rick King**: Chairman, 610 Opperman Drive - Mail D5-N1349, Engen, MN 55123, rick.king@thompsonreaders.com, 612-848-6719. Principal and Partner, Thompson Readers.
- **Michael Madison**: Commissioner, Madigan: Dahl & Holten, 222 South Ninth Street, Suite 3150, Minneapolis, MN 55402, Madigan@dahl-law.com, 612-604-2589. Attorney, Dahl & Holten.
- **Joe Harris**: Airport Manager, Lake Elmo Airport, Metropolitan Airports Commission, 6049 28th Avenue South, Minneapolis, MN 55450, joe.harris@mapcos.com, 612-224-5436. Assistant Director, Metropolitan Airports Commission.
- **Kelly Demask**: Airport Manager, Lake Elmo Airport, Metropolitan Airports Commission, 6049 28th Avenue South, Minneapolis, MN 55450, kelly.demask@mapcos.com, 612-726-8142. Assistant Director, Metropolitan Airports Commission.
- **Scott Strohmer**: Administrative Assistant, Metropolitan Airports Commission, 6049 28th Avenue South, Minneapolis, MN 55450, scott.strohmer@mapcos.com, 612-726-8129. Administrative Assistant.
- **Kayla Bishop**: Vice President, Planning & Development, Metropolitan Airports Commission, 6049 28th Avenue South, Minneapolis, MN 55450, kayla.bishop@mapcos.com, 612-726-6371. Vice President, Planning & Development.
- **Evan Wilson**: Senior Attorney, Metropolitan Airports Commission, 6049 28th Avenue South, Minneapolis, MN 55450, evan.wilson@mapcos.com, 612-794-4655. Senior Attorney.
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JAZB Overview

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

Why airport safety zoning is important:

• State requirements/expectations
• Pace of development in the vicinity of Lake Elmo Airport
• Certainty for surrounding community
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Selection of Chairperson

• Method of JAZB Chair selection is set out in State Statute

A joint board shall have as members two representatives appointed by the municipality owning or controlling the airport and two from the county or municipality, or in case more than one county or municipality is involved two from each county or municipality, in which the airport hazard is located, and in addition a chair elected by a majority of the members so appointed. All members shall serve at the pleasure of their respective appointing authority.

• The Chair must be someone “in addition” to the Board, i.e., not one of the members or alternates appointed by the municipalities or the Metropolitan Airports Commission

• The Chair must be elected by a majority of the JAZB Membership

• No other criteria are stated

• Nominations/Voting
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Organizational Logistics

• Meeting Organization
  • Robert’s Rules of Order
    • Quorum = majority of JAZB membership in attendance to take action (6 members)
    • Majority vote for action pass/fail
  • Motion to adopt
  • Identification of alternate members encouraged!
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JAZB Goals

• Develop an Airport Zoning Ordinance for review and approval by the MnDOT Commissioner of Transportation

• Seek to 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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Summary of Zoning Statute Changes
(HF6/SF5 Chapter 3 – 2019, First Special Session)

Integration of airport zoning with local planning and development

Before August 1st

No change to airport safety zoning regarding where in a municipality or county planning and zoning laws (MS 308.4–462), which have been revised by a zoning statute to provide for airport zoning different from other, more restrictive types of zoning.

Effective August 1st

Comprehensive plans required to incorporate the location and dimensions of airport safety zones. Airports must be in airport safety zones that are compatible with the airport. Airport safety zones required on maps depicting official controls at next update.

Flexibility to enact airport zoning

Before August 1st

The Joint Airport Zoning Board (JAZB) adopts airport zoning regulations that conform to the standards prescribed by the commissioner. Funding must be available if zoning is not enacted.

Effective August 1st

Amends authority of Joint Airport Zoning Board (JAZB) allowing for creation and adoption of a Custom Zoning Ordinance. Safety projects to maintain existing infrastructure are eligible for funding regardless of zoning effort.

Alignment with municipal and county process requirements

Before August 1st

Requires a minimum of two public hearings.

Effective August 1st

One public hearing required when changes are made after the initial public hearing.

Airport’s role

Before August 1st

The importance of airports to the general public is not explicitly stated.

Effective August 1st

The importance of airports to the general public is clearly stated.

Clarification of “planning” project eligibility

Before August 1st

Planning is not specifically identified as allowable for funding with Airport Aid Program dollars.

Effective August 1st

Insertion of “planning” as eligible for funding (allowing for potential funding of Custom ordinances and related study).

Existing land uses

Before August 1st

Establishing Residential Neighborhoods designation requires zoning behaviorally established by January 1, 1978, from airport zoning restrictions.

Effective August 1st

Existing land uses shall be consistent with the “Zoning Land Use” system established by the commissioner, including but not limited to “Zoning Land Use.”

Federal no hazard determination

Before August 1st

Variance must be obtained for areas to permit height restrictions.

Effective August 1st

Custom zoning allows the flexibility to approve exceptions without waivers, if FAA requires proposed construction, alteration, or growth and development, and non-hazardous.

Boundary limitations

Before August 1st

The municipality may require land use zoning only to a maximum of 100 feet outside the airport boundary unless the approval zone, and up to 1 mile outside of the airport boundary.

Effective August 1st

Conflicting boundary limitations or zoning required and left to the JAZB to determine limitations, if any.

Circumstances of updating zoning

Before August 1st

Loosely defined statutory guidance on when a zoning change is required.

Effective August 1st

Clarification of when a zoning must be updated, stating changes to new laws or regulations are the triggers as to when a zoning regulation is non-compliant.
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Initial Meeting Plan

**Meeting 1:**
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**Meeting 2:**
- Presentation and Work Session – Custom vs. Commissioner’s Standards
- Board member input on zoning standard selection

**Meeting 3:**
- Presentation of Custom Zoning Factors and Methodology
- Board member input on Custom Zoning Factors and Methodology
- Discuss outline of proposed Draft Lake Elmo Airport Zoning Ordinance

**Meeting 4:**
- Presentation of Draft Lake Elmo Airport Zoning Ordinance
- Approval of Draft Lake Elmo Airport Zoning Ordinance for Public Hearing #1

**Public Hearing #1**
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