Planning Minnesota

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Engaging Young Professionals

Mentorship programs have been a valuable resource throughout my career. I have used these opportunities to learn from others, to network within our profession, and to seek advice from seasoned professionals. Mentorship programs and other student outreach activities have taken the forefront of recent APA efforts. One of these efforts has included the creation of Young Professional Groups (YPG) within Chapters. In essence, these groups serve as their own small chapter and look to build ways to get young professionals more involved in the field.

YPG also provides a forum for young planners to be a resource to the organization. For instance, YPGs serve as technology experts and are helping develop social media sites. Furthermore, professional planners can provide YPG guidance and training as they begin to replace a retiring Baby Boom population. APA MN continues to maintain a close relationship with young planners through our Student Directors and faculty liaisons from local universities. In the next year, we will work closely with these groups to explore ways to expand our mentorship programs and build our own YPG.

As we build stronger networks with young planners, I believe it is our duty as professional planners to help with this initiative. We can have a positive impact on a young planner by providing an internship or joining a mentorship program. I take this to heart, considering how much these opportunities benefited me early in my career. For instance, I had a unique opportunity fresh out of college to join the Anoka County Highway Department as an intern under Kate Garwood. This opportunity exposed me to all facets of transportation planning.

I participated in a wide range of corridor studies, environmental reviews, grants, and public meetings. What I appreciated most during this experience was Kate’s commitment to utilize me as a professional. I was utilized for my skills and not taken just as an individual who could file papers and answer phone calls. Instead, her commitment to me led to a wealth of knowledge and experience.

Many of you know Kate for her leadership in the field and countless contributions to the organization as the past Professional Development Officer and Metro District Representative. However, I wanted to take this opportunity to recognize Kate’s commitment to young professionals. There are a number of us who would not be where we are today if it wasn’t for Kate’s guidance and advice early on in our careers. Kate has been a true advocate for student engagement and her willingness to mold young minds. She has been a true mentor and friend. In that respect, it will be difficult to see Kate leave the profession as she enjoys retirement with her husband. I hope you will take this opportunity to thank Kate for her contributions to the profession. More importantly, I hope you reach out to a young professional.

Sincerely,

Lance H. Bernard
APA MN President
Q&A: Carlos Espinosa

How long have you been working for the community?
I have been working as Winona’s Assistant City Planner for just over four years – first job out of school at the Humphrey.

What is the greatest part about your job?
Perhaps the greatest part about my job is the support I receive from other staff at the City of Winona. Dealing with contentious planning issues would be much tougher without it – especially being a young planner.

What is a unique fact or characteristics about your community?
Of course there are a number of unique characteristics about Winona, but one which seems to surprise people is that Winona is home to the 3rd largest river port in Minnesota, with approximately 2 million tons of commodities shipped annually.

Any new projects on the horizon?
Winona is in the preliminary stages of forming a Main Street organization to assist in downtown revitalization efforts. There have been other downtown-oriented organizations/groups active in the past, but none has been able to sustain. We see the Main Street program as a downtown revitalization strategy with a proven track record and the potential for more longevity than past efforts.

In 2010/2011 Winona was an honorable mention Bicycle Friendly Community. We continue to work on bicycle-related improvements aimed at advancing to a bronze level Bicycle Friendly Community. One of the bicycle-related projects we’re most excited about is the Mississippi River Trail slated to run right through the middle of city.

Of course, any discussion about new projects in Winona would not be complete without mentioning frac sand. Frac sand is used in the oil and natural gas industries and it is plentiful in western Wisconsin and Southeastern Minnesota (just Google “frac sand” to find out more). In 2011, Winona saw a significant rush of activity related to mining, processing, and shipping the commodity. In response, the City adopted a moratorium on sand-related activity in March 2012. The new “project” is working through a moratorium over the next year on a very controversial issue – by far the most controversial issue I’ve faced yet as a planner.
Demonstrating Good Community Planning

Each October APA, its members, chapters and divisions promote ‘National Community Planning Month’ to raise awareness and educate citizens on the importance of planners and planning within their communities. APA National proudly supports ‘National Community Planning Month’ with a wealth of resources at www.planning.org/ncpm.

APA Minnesota encourages you to take this opportunity in October, and also during the rest of the year, to share your community planning skills not only enrich the lives of the people in your community but also to demonstrate the benefits of good planning. Here are some board members who are doing just that.

Lance Bernard, President, APA-MN Board of Directors:

“I play an active role in my community by serving as our neighborhood block leader. Our neighborhood stays active by helping with the school’s community garden and hosting regular block parties. Each venue has helped foster a stronger sense of community throughout the neighborhood.”

Bruce Peterson, Southwest District Director, APA-MN Board of Directors:

“The City of Willmar has been very active in community planning over the past several years, and I have been fortunate to have played a part in two distinct processes.

“In 2009, a new Comprehensive Plan was adopted as the culmination of a 3+ years, broad-based planning effort. The new Plan replaced a document over 20 years old. Although the former Plan still retained relevancy, it was inadequate to serve as a guide to future development given its lack of attention to technology. The planning process involved numerous community input sessions prior to staff drafting the Plan itself. Public review of the Plan, coordinated with Planning Commission review, was lengthy and detailed. The end result is a document that promotes efficient, cost-effective development recognizing modern trends and needs, while preserving neighborhoods, historic and natural features, and the desired community lifestyle. The City adopted a Bicycle and Pedestrian Plan in 2011 that will create and complete neighborhood linkages, and promote safe routes to identified destinations. A second major component of the Plan is an analysis of existing facilities and recommendations for safety improvements. This Plan was drafted by a task force comprised of planners, engineers, health care professionals, and interested citizens.”

Wayne Hurley, Northwest District Director, APA-MN Board of Directors:

“I'm currently serving as the Chair of the City of Fergus Falls Planning Commission; this is my sixth and final year on the commission, since I'm at my term limit. I've previously served as Chair of the City of Fergus Falls Heritage Preservation Commission, again having served a full six-year term. I've served on a variety of other city and school district committees and task forces over the years.

“I've also been involved in a local preservation group called the Friends of the Kirkbride, who are trying to save the historic former State Hospital building from demolition. I've served on the group’s steering committee, and have also volunteered to do security patrols on the campus to discourage vandalism. More informally, I volunteer with my children’s classrooms on things like field trips, and I've also participated in career day at the high school to talk about careers in planning. My family and I have unofficially adopted a parcel of land that's owned by the city, and is directly adjacent to both my property and a city park. We go in and keep the trash picked up, etc. The facts that I'm a regional planner and that I live in a smaller community give me a lot of opportunities to get involved. I enjoy that aspect of living and working where I do - that feeling that I can make a difference in my community.”
Dar es Salaam: A Planning Experience in Africa

Last month, a group of graduate students from the Humphrey School of Public Affairs at the University of Minnesota traveled to Dar es Salaam, Tanzania to learn about the state of urban and regional planning in a developing country. Each day, the students were given lectures at Ardhi University, the Architecture and Planning University in Dar es Salaam, by various professors with specialties in housing, land regulations, planning, sociology, and environmental policy. Following the lecture, the students were given tours of places around the city that reinforced the lecture topics and gave the students a hands-on experience of the planning issues that the city faces. The following sections outline those planning issues:

Population Growth
The current population of Tanzania is 43.74 million people (2009). The official language of the country is now Swahili, the language it was changed to after independence in 1961. 62% of the country is Christian and 35% is Muslim. The last Master Plan for the city of Dar es Salaam was created post-independence in 1979 and has not been updated since.

The city was developed by Germans and also settled by Arabs. Each group had a section of the city. The Arabs and Germans created a “green space” barrier between their neighborhoods and the African neighborhoods of the central city. It was believed that this green space would be a physical barrier to disease and illnesses of the African community. This space still exists in the central city today and is the only primary green space that the central city has left.

Much of the open space of the city is home to the informal sector of the economy of street vendors. The population of Dar es Salaam is growing 4% per annum, a rate that exceeds most other cities even in Africa. There are four two-lane highways that transport peo-
ple in and around the city of over four million people. Traffic is not the only problem caused by the large population growth. The infrastructure for waste disposal and available housing cannot keep up with the mass population growth of the city.

Housing and Land Regulations
There are four eras of housing in Tanzania: pre-independence, post-independence, Arusha Declaration, and the Zanzibar Declaration. Pre-independence, Tanzania had enough affordable housing and enough stock in all the towns and cities of the country. The country was held under customary law, and each village was self-sufficient.

Post-independence, housing was made affordable to the working class. The Tanzanian government created housing for people in white-collar jobs. Private development was flourishing, and a large amount of urban growth was seen in this period. The Arusha Declara-

The average income of a person in Dar es Salaam is $150 per month, and mortgages range from $31,000 to $215,000. Slum building is the direct result of this mismatch.

tion introduced socialism, which nationalized all privately owned land in Tanzania and outlawed private development. Large slum growth was seen because of the forced relocation policies in place and the control of the rental housing market by the government.

The National Housing Corporation was created, which is still in existence today. This corporation is a government entity that owns housing and rents out the units. The Zanzibar Declaration allowed private development again which helped revitalize many of the urban areas, yet slum development was at its peak during this time.
Today, all land in Tanzania is owned by the government. The common person cannot purchase the land but can lease the land. Most of the land is obtained informally and is a highly unregulated process of land transfers leaving much of the land abandoned or unallocated. Building a structure on a piece of land informally gives one the deed to the land, and thus, much of the land can be claimed but not built on until funding is secured. The average income of a person in Dar es Salaam is $150 per month, and mortgages range from $31,000 to $215,000, typically financed through one’s own means, clearly making buying or building a home impossible for many. Slum building is the direct result of this mismatch.

Economy

In 1967, Tanzania nationalized their government with the goal of becoming an industrialized nation. The government had many goals and program ideas but no one to run the programs. Under this government, citizens were only allowed one job and they were only allowed to sell goods produced in Tanzania. Black markets were formed underground to help the population survive.

In 1983, once the government was decentralized and powers were given to individual regions, the cities were mismanaged and citizens needed to have extra jobs because incomes were so low. The informal sector flourished, and the government tolerated it. In 1992 there was a shift back to the monopoly economy.

Today, the largest employer in Tanzania is street vending. There are not enough manufacturing companies and plants to provide jobs to the informal sector workers; thus, banning street vending would only increase unemployment and create more poverty. Currently, the Chamber of Commerce for Tanzania is struggling with the informal sector taking away business from those businesses that are formal and pay taxes for the spaces they occupy. Street vending has been banned
from bars and restaurants within the city, but more policies are being pushed to regulate the informal sector.

**Environment**

The major environmental issues in Tanzania and particularly Dar es Salaam surround the lack of infrastructure and planning for the population size and growth. The major issues include population growth, the rise of the mining industry, global warming, deforestation, waste disposal, water contamination, natural disasters, and over-grazing of land. The country has limited financial resources to create change or research the environmental problems because of the lack of funding from the government and private firms.

One professor talked about a chemical they needed for research of the ocean water quality that was not available in the country, let alone in the continent of Africa; therefore, the study could not be done. Many of these environmental problems create cyclical problems that further hurt the population health and natural environment of the area.

An example of this cyclical problem is the lack of infrastructure to dispose of waste within the city. People in the city dump garbage and human waste into the drainage channels built to mitigate flooding. Urban farmers, to water their plants, then use that water, and those plants provide food for the people of the city. Because that food is contaminated with whatever diseases live in the water, the urban population is eating that food and getting sick, thus spreading the disease and contaminating the food and environment further.

The cyclical nature of the environmental problems in Tanzania and Dar es Salaam can be seen at a greater scale in overall planning problems. The planning efforts in Tanzania lack infrastructure development and lack the policy to create infrastructure and maintain it to mitigate traffic problems, slum developments, and create affordable housing.

These planning issues compound on one another to create larger planning, development and environmental problems for the future. Students from the Humphrey School were fortunate to experience these planning issues first-hand, and now these students have the ability to take what they have learned to their planning practices in the United States.
Happy summer!

It has been awhile since we updated everyone on how the Conference is shaping up. We are happy to say that we are extremely excited about how the three days at Arrowwood are coming together. The Program Committee, led by Co-chairs Meagan Beekman and Mike Greco, have been working tirelessly to put together a very exciting and interesting block of sessions that offer something for everyone—from learning about sustainability to hearing from FBI agents.

New this year, the conference will not only feature a choice of over 60 traditional sessions, but it will also offer 18 different topics for speed planning sessions on Wednesday and Thursday. The speed planning sessions are intended to provide attendees an opportunity to share ideas, discuss strategies, and learn about what their colleagues around the state are doing via short, 15- to 20-minute presentations. Each presenter will have his/her own table or station. Attendees will be able to move to the topics they most want to hear. We also wanted to highlight the Wednesday morning GTS session for Citizen Planners and anyone else who is interested: Planning and Zoning for Small Wind and Solar.

Also, on Thursday morning there will be an opportunity to attend a two and a half hour panel discussion titled, “Where the Rubber Meets the Road: Complete Streets Implementation.” Thanks to Blue Cross/Blue Shield, the panel discussion will be moderated by National Complete Streets Coalition founder Barbara McCann.

On Wednesday evening, we will have the opportunity to recognize the good works of our fellow planners at the annual Awards Ceremony. We have a great slate of Keynote Speakers as well. During lunch on Thursday, attendees can hear from neighborhood activist and architect Mark Lakeman, co-founder of City Repair and Communicature in Portland, Oregon. And, thanks to the generous sponsorship of Blue Cross/Blue Shield, internationally renowned Livable City advisor and social marketing strategist Gil Peñalosa, Executive Director of 8-80 Cities, will be our dinner Keynote on Thursday night.

Thanks to the hard work of Rebecca Sternquist, our Mobile Tour and Events Committee (of 1), there will be some opportunities to get out and learn about our host city, Alexandria. Have you ever wondered where all those great food items from Tastefully Simple come from? Attendees will have the opportunity to see first hand, as they tour the Tastefully Simple Headquarters, in the heart of Alexandria. Find out how these entrepreneurs started, and how it all works. Interested in finding out if Alexandria is really a bikeable community? Bring your bikes to take part in a venture through the area and local greenways during Wednesday’s Mobile Tour: Local Motion II, Alexandria and Minnesota Bikeable Communities - but don’t forget to attend the pre-tour session, Local Motion I, to hear how the community was able to get it done.

Of course, we have also built in some opportunities to...
catch-up and have some fun, too. The Tennis Center will serve as the conference hub. The exhibitors, registration, the meals, and the Keynotes will all be found there. There will also be some fun Active-Living activities set up there as well. A networking reception will be held Wednesday evening after the Awards Ceremony, also in the Tennis Center.

Also, get the blood flowing and start your Thursday sessions off right with the APA-MN’s first ever 5k Run/Walk. Fore (pun-intended) you golfers out there, we are offering a shot-gun start on Arrowwood’s own Atikwa Championship Golf Course, Thursday after lunch. On Thursday evening, wind down from the day of sessions at an Outdoor Campfire where you can roast some marshmallows for S’mores, and, if you are a fan of microbrews, feel free to bring some of your favorite to share with your colleagues in a microbrew exchange.

You will find more details about these activities and the rest of the conference in the Conference Brochure coming soon. Be on the lookout for email announcements about the brochure, registration, and other specifics. We are looking forward to seeing you September 26-28 at Arrowwood Conference Center & Resort in Alexandria.

-Greg Wagner and Stephanie Scott-Sims, Co-Chairs

Upcoming Events

The West End Project: Large Scale Development in a Down Economy.
When: Thursday, August 9, 4 p.m. to 5:30 p.m.

Where: The Community Room of the Shops at West End, 1621 West End Boulevard, St. Louis Park.

What: The event will focus on a discussion of the challenges planning and completing a larger scale development during an economic downturn. The discussion will feature the developers of the West End project in St. Louis Park with the developers of the West End project in St. Louis Park. A social hour will follow at a to be determined West End restaurant. For additional information, please contact Bryan Gadow at bgadow@wayzata.org. There is no charge for the event. CM credits will be requested.

Real Estate Development & Reuse Training Course
The Minnesota Economic Development Foundation (MNEDF) and Greater MSP are co-sponsors this IEDC Course July 12-13 in Minneapolis. Save time and travel costs by attending this national course in Minnesota. APA members can also save $100 by registering as a Group/Partner using Promo Code: MSP12. For more information and how to register, go to http://www.iedconline.org/?p=Training_Real_Estate_MN. CM | 16

Gateway Brown Bag

Presenters: Andy Gitzlaff and Lyssa Leitner, Washington County

When: Wednesday, July 18, 3 p.m. to 4 p.m.

Where: Oakdale City Hall, 1584 Hadley avenue North, Oakdale, MN 55128

Gateway Corridor is the Twin Cities only transitway that includes two states, two downtowns and urban, suburban and rural communities. Washington County staff is leading the joint effort to move the transitway into the next stages of the Federal New Starts development process. The presentation will focus on how early partnering in the pre-planning stages of the Gateway Alternatives Analysis study between the business community, community organizers, educational institutions and multiple federal and state agencies has led to a stronger project. CM credits have been approved.

About the presenters:
Andy Gitzlaff, LEED, AP, AICP, is a senior transportation planner with Washington County, specializing in transit corridor planning and development. Lyssa Leitner is a planner with Washington County, specializing in transit corridor planning, development and business and community outreach coordination. Attendees are welcome to bring their own lunch to the event. RSVP to Matthew Parent at matthew.parent@co.anoka.mn.us by Monday, July 16.
Planning Court Case Summaries

The APA Minnesota Law and Planning Committee reports planning and zoning-related court decisions in the chapter newsletter and at the annual conference. In the past couple months, the Minnesota Court of Appeals has decided several cases that relate to planning. Only one decision—*Ortell v. City of Nowthen*—is a published decision. (A published decision establishes precedent.) The Court delivered several unpublished opinions that address local government zoning decisions. There is also district court decision involving a condemnation proceeding that may be of interest to planners. The following decisions (and more) will be presented in more detail at the annual conference in Alexandria.

**PUBLISHED DECISION:**


Ortell’s farmhouse encroached into a 150 foot road setback. In September 2007, the City of Nowthen issued Ortell a permit to replace the farmhouse’s roof, siding and windows. In October 2007, the farmhouse was largely destroyed when roofers swung a boom into the rotting frame and the house collapsed. The county assessor found the house value had been diminished by more than 50 percent of the value following the collapse. In November 2007, Ortell began rebuilding the house. The City issued a stop work order because the construction exceeded the original permit. Ortell had health problems and did not apply for a new permit. In January 2010, Ortell applied for a variance to rebuild the house on the existing foundation. The City Council denied the variance based on the zoning commission’s recommendation. Ortell appealed the decision to the Board of Adjustment, which voted to affirm the Council’s decision to deny the variance. Ortell appealed the decision to the district court. The district court concluded the City properly denied the variance because Ortell had not demonstrated undue hardship (the old standard). However, the district court found that the City improperly denied Ortell’s right to rebuild his destroyed house without a variance based on its determination that Ortell had failed to apply for a permit within 180 days of the accident that destroyed the house. The City appealed the decision to the Minnesota Court of Appeals.

After reviewing the legislative history for Minn. Stat. § 462.357, subd. 1e (the statute governing municipal regulation of nonconformities), the Court concluded that “the legislature intended to permit a property owner to obtain a permit to rebuild a nonconformity if the permit was obtained within 180 days, but subject to reasonable conditions that would ameliorate the effect of permitting the nonconformity to continue.” The Court decided that:

A nonconformity may be continued until it is destroyed to the extent of greater than 50 percent of its value and no building permit is applied for within 180 days after the property is damaged.

If a building permit is applied for within 180 days, then the municipality may impose reasonable conditions on the building permit to mitigate any newly created impact on adjacent properties or water body.

If no building permit is applied for within 180 days, then the nonconformity must end and any subsequent use or occupancy must be conforming.

**UNPUBLISHED DECISIONS:**


On June 15, 2010, Ballard-Sunder Funeral Home applied for a conditional use permit (CUP) to install and operate a crematory as part of its existing operations in the City of Jordan on property zoned C-1, Neighbor-
hood Business District. A funeral home is a condition-
al use in the district. Ballard-Sunder never applied for
a CUP to operate the funeral home. On July 13, 2010,
the City planning commission held a public hearing
and unanimously recommended granting the CUP for
the crematory with certain conditions. On July 19,
2010, the City Council approved the planning commis-
sion’s recommendation to grant the CUP by a 3 to 2
vote. On August 2, 2010, the Council approved a reso-
lution that adopted findings of fact and granted the
CUP to Ballard-Sunder. Plaintiffs, a community action
group who opposed the CUP, appealed the decision to
the district court. The district court found the City’s
decision was not reasonable. The City appealed.

Because the zoning ordinance does not define
“funeral home,” the Court found that the City could
rely on the state law definition of “funeral establish-
ment” – which is defined as “any place or premise
devoted to or used in the holding, care, or prepara-
tion of a dead human body for final disposi-
tion or any place used as the office or place of business of any
person that provides funeral goods or services to the
public.” Cremation is a form of disposition of a dead
human body. The Court found the City properly inter-
preted its ordinance to include a crematory with the
definition of funeral home.

The Court found sufficient evidence that the City de-
termined that the application met all requirements of
the zoning ordinance and the City Council thoroughly
reviewed the application and made required findings
of act. Thus, the decision to grant the CUP was rea-
sonable. Furthermore, the Court found the issuance of the CUP did not constitute an expansion of a non-
conforming use because a funeral home is a condi-
tional use in the C-1 district.

Mutsch v. County of Hubbard, No. A11-725 and A11-
726, (Minn. App., Apr. 30, 2012)

Rehkamps applied to Hubbard County for a condi-
tional use permit (CUP) to convert a resort into a residential planned unit development (PUD). The County
Board approved the CUP and a preliminary plat with
three permanent boat slips and one access dock. Re-
hkamps wished to retain the property’s 11 permanent
boat slips so the Board recommended the Rehkamps apply for a variance. The Board of Adjustment (BOA)
approved the variance. Subsequently, the County
Board approved the final plat with the variance.

Mutsch, Hubbard County Coalition of Lake Associa-
tions, and the Middle Crow Wing Lake Association filed
suit contesting the variance. The district court found
the BOA’s decision was arbitrary and capricious and
not according to law and reversed the grant of the vari-
ance. The County appealed.

The BOA used a worksheet addressing each of the six
In re Stadsvold, 754 N.W.2d 323, 331 (Minn. 2008),
factors when it reviewed the boat slip variance. The
Court found the BOA’s articulation legally sufficient,
but because the BOA did not make findings with regard
to shoreland management ordinance standards, the
Court concluded that the BOA’s decision is premature,
not necessarily arbitrary and capricious, and remanded
the variance to the BOA.

In re: A Resolution Denying the Citizen Petition Re-
questing an Environmental Assessment Worksheet
(EAW) for Rejoice! Church, No. A11-858 (Minn. App.,
May 7, 2012)

Several Dundas residents challenged the City’s decision
not to require an Environmental Assessment Work-
sheet (EAW) for the construction of an addition to the
Rejoice! Lutheran Church, based on a state law that
requires an EAW for projects that will result in the de-
struction, in whole or part, of a property listed on the
National Register of Historic Places.

The church was listed on the National Register in April
1982. Rejoice! purchased the church in 2010, with
plans for additions in two phases. The first phase is a
6,300 square foot addition abutting the parish hall.
Rejoice! applied for a conditional use permit (CUP) for
the addition. After the City issued the CUP, the ques-
tion arose if the City was required to complete an
EAW. City staff determined an EAW was not required.
The residents submitted a petition to the Environmen-
tal Quality Board (EQB) requesting that an EAW be
completed. The EQB determined that the City was the
appropriate governmental unit to decide the need for
an EAW. When Rejoice! applied for a building permit,
Planning Court Case Summaries (cont.)

it triggered the need for the City to determine when an EAW was required. After hearing comments at a public hearing, the City Council passed a resolution denying the EAW request.

The Court of Appeals affirmed the City’s decision. The Court found the City took the required “hard look” at the issues and engaged in reasoned decision making to determine the project would not destroy in whole or in part the church by accepting written submissions, seeking legal advice, and hearing comments at the public hearing.

DISTRICT COURT DECISION:


This case began as a condemnation action for road improvements on five parcels of land in the City of Roseville. XTRA is the owner of one of the parcels. The City’s petition sought to condemn only that portion of XTRA’s parcel needed for the road. The district court granted the condemnation petition. Subsequently, XTRA asserted inverse condemnation claims under the Minnesota and United States Constitutions and sought to invalidate the City’s cost allocation fee ordinance. The Ramsey County District Court found the City exceeded its statutory authority and declared the cost allocation fee ordinance invalid.

The purpose of the cost allocation fee ordinance is to limit development in the Twin Lakes Redevelopment Area (TLRA) until adequate infrastructure can be constructed and its cost recouped – as set forth in the Alternative Urban Areawide Review (AUAR) prepared by the City. The ordinance breaks the TLRA into blocks and allocates a maximum number of “network trips” to each block. If development will exceed the allocated network trips, the property owner may voluntarily agree to pay the cost allocation amount or make other arrangements satisfactory to the City. The Court found the ordinance was designed as an “impact fee,” which is “an invalid exercise of municipal authority by a statutory city.” The Court noted that there is already statutory authority to charge property owners for road improvements through special assessments. The ordinance was invalid.

Upcoming Events

Housing Choices for Your Community
When: Thursday, July 12, 2012, 8:30 a.m.-12:30 p.m.
Where: Minnesota Counties Insurance Trust, 100 Empire Lane, St. Paul

What: Everyone knows the housing market has changed dramatically the past few years. It is critical now for policymakers and practitioners to adapt to changing consumer demand and demographics. This workshop will help participants understand the issues, what’s involved in moving ahead and how best to begin. Topics include trends and housing options, best practices in preserving and producing a diverse mix of housing; the Minnesota-based housing tool box, including generating capital, expanding opportunities for new housing, using resources and helping residents. There will also be case studies of successful efforts.

Presenters: Cathy Capone Bennett, consultant to ULI MN/Regional Council of Mayors; Doug Borglund, community development director at Forest Lake, Barbara Dacy, executive director, Washington County HRA, Jay Demma, senior planner at Stanec, Tina Goodroad, consultant at Stanec, Kathie Haan, housing policy analyst at the Met Council, and Linda Milashius, livable communities program coordinator, Met Council.

Deadline to register is July 5. The fee is $60. For more information, go to www.mngts.org and click on the land use logo. Or contact Carol Schoeneck at 651 222-7409, ext. 205.
Planners on the Move

Landform recently announced the expansion of its Minneapolis office with additional staff: Brady Halverson, RLA, Project Designer; Matt J. Rentsch, Designer III; Sean P. Murphy, Designer; Reid Schulz, Designer III; Nick Smith, Survey Crew Chief and Virginia Winberg, LSIT, Senior Survey Technician.

Landform is a multi-disciplinary consulting firm that has been meeting the needs of public and private sector clients nationwide since 1994. “We are pleased to announce the addition of these professionals to our staff of planners, urban designers, civil engineers, landscape architects and surveyors in providing high quality development services,” the company said in a release. “Their addition to the firm increases Landform’s ability to provide the exceptional quality and customer service that our clients have come to expect.”
Americans Say They Like Planning

Ever fear that most people have no idea what planning is, or of its importance? Worry no more! According to the APA’s most recent national poll, Americans strongly believe their communities need more planning.

According to the poll, released on June 14, two-thirds of respondents said they believe their communities need more planning to promote an economic recovery. They also want planners to focus most on creating jobs, followed by safety, schools, protecting neighborhoods and water quality. Support for the view that planning is vital to the nation’s economic future crossed political spectrums.

“Not only do Americans strongly believe community planning is critical to jump-starting our nation’s economy,” said APA CEO Paul Farmer, FAICP, “but a majority want to be personally involved with community planning efforts, whether they live in a city, a suburb, a small town or rural America.”

Here are some of the numbers from the survey:

75 percent of Democrats think their community needs more planning.
65 percent of Republicans think their communities need more planning.
73 percent of people in urban communities support more planning.
59 percent of people in rural areas support more planning.
72 percent of people believe their community isn’t doing enough to address the economic situation.
77 percent of Americans believe communities that plan for the future are stronger and more resilient.
75 percent believe engaging citizens through local planning is essential to recovery.
51 percent want to be involved in community planning efforts.
52 percent of people are willing to use tax resources to support planning efforts.
55 percent consider supporting businesses a top priority.
54 percent consider supporting aging in place to be a top priority.
53 percent consider sidewalks to be a top priority.

Six Cities Awarded

Envision Minnesota and the Building Sustainable Communities Consortium recently announced that six communities were selected to receive free technical assistance this year. The cities are Austin, Blue Earth, La Crescent, Lexington, Pine River and Prior Lake.

The assistance comes from a grant to Forterra from the U.S. EPA Office of Sustainable Communities under its Building Blocks for Sustainable Communities Program. The cities chosen represent a diverse group of communities around the state, from metropolitan areas to rural areas and small towns.

The six communities were chosen because they exhibited the strongest interest in, and need for, assistance in making their communities more sustainable. They also clearly demonstrated a commitment from local business, community and political leaders to implement solutions.

The technical assistance will be tailored to meet the needs of each community, and will consist of workshops, policy analysis, stakeholder engagement and policy recommendations.

“Envision Minnesota is excited to work with a consortium of national partners on a project that assists local communities,” said Sally K. Wakefield, Envision Minnesota’s executive director. “This opportunity advances Envision Minnesota’s goal to help communities here in Minnesota enhance livability, quality of life, economic vibrancy and affordability.”

The consortium includes Forterra, Greenbelt Alliance, Envision Minnesota and the Massachusetts Smart Growth Alliance.
Job Opportunities

**Job Title: City Planner**

**Hiring Agency:** City of Andover

**Web Link:** [http://www.andovermn.gov](http://www.andovermn.gov)

**Deadline:** July 6, 2012, NOON

**Salary Range:** $61,744-$78,157 DOQ

**Job Description**
The City of Andover, MN (pop. 30,000+) is accepting applications for the position of full-time City Planner. Under the direction of the Community Development Director, this position performs professional work encompassing all aspects of municipal planning including current/development-related planning, long-range/comprehensive planning and policy planning, and zoning code administration.

- Bachelor's degree in planning or a closely related field is required. Master's degree in planning, urban studies or closely related field is preferred.
- Three years related experience including previous experience in local government.
- Excellent writing, verbal, analytical skills required. Must have a valid class D license.

**Application Instructions:**
A resume and city application are required. Application materials are available to download at: [www.andovermn.gov](http://www.andovermn.gov). All application materials must be received by noon on Friday, July 6, 2012.

CITY OF ANDOVER
ATTN: HUMAN RESOURCES
1685 CROSSTOWN BLVD
ANDOVER, MN 55304

An Equal Opportunity Employer

**Job Title: Community Planning & Development Director**

**Hiring Agency:** City of Northfield

**Email Link:** galbrecht@maexecsearch.com

**Deadline:** Open until filled

**Salary Range:** $83,949 to $92,139 plus excellent benefits

**Job Description**
To request an application, and community/job profile, contact Greg Albrecht, of M & A Executive Search

**Application Instructions:**
Candidates should submit a completed City of Red Wing job application and a resume for consideration. Job applications may be obtained at [www.red-wing.org](http://www.red-wing.org) or by calling 651/385-3616.

**Job Title: 2012 Summer Planning Internship**

**Hiring Agency:** City of Red Wing

**Web Link:** [www.red-wing.org](http://www.red-wing.org)

**Deadline:** Open until filled

**Salary Range:** $10/hour

**Job Description**
In 2012, the intern will focus on economic development market analysis and redevelopment planning related to the City's EPA Brownfield Community Assessment Grants.

**Application Instructions:**
Candidates should submit a completed City of Red Wing job application and a resume for consideration. Job applications may be obtained at [www.red-wing.org](http://www.red-wing.org) or by calling 651/385-3616.
Leadership Directory

Executive Committee
Lance Bernard, AICP
President
SRF Consulting Group, Inc.
One Carlson Parkway N., Suite 150
Minneapolis MN 55447-4443
Phone: 763-249-6750
E-mail: lbernard@srfconsulting.com
Cell: 320-420-7768

Trisha Rosenfeld
Vice-President
Community Development Director
City of Belle Plaine
218 N. Meridian POB 129
Belle Plaine MN 56011
Phone: 952-873-5406
E-mail: trisharosenfeld@msn.com

Jean Coleman
Secretary
CR Planning, Inc.
Attorney/Land Use Planner
2634 Vincent Ave. N.
Minneapolis, MN 55411
Phone: 612-588-4904; Fax: 612-588-2637
E-mail: jcoleman@crplanning.com

Adam Fulton, AICP
Treasurer & Conference Comm. Advisor
City of St. Louis Park, Planner
5005 Minnetonka Blvd.
Minneapolis MN 55416-2216
Phone: 952-928-2841
E-mail: afulton@stlouispark.org

Directors
Crystal Paumen, AICP
Central District Director
City of Watertown
309 Lewis Ave. S., PO Box 279
Watertown MN 55884-4519
Phone: 952-955-2681
E-mail: cpaumen@ci.watertown.mn.us

Bryan Gadow, AICP
Metro District Director
City of Wayzata, City Planner
600 Rice Street East
Wayzata MN 55391-7999
Phone: 952-404-5032
E-mail: bgadow@wayzata.org

Andrew Gitzlaff, LEED AP, AICP
Metro District Director
Transportation Planner
Washington County Public Works Dept.
11660 Myerton Rd N
Stillwater MN 55082
Phone: 651-430-4338; Fax: 651-430-4350
E-mail: andy.gitzlaff@co.stlouispark.mn.us

Suzanne Rees, AICP
Metro District Director
Parks and Trails Division DNR
500 Lafayette Road
St. Paul MN 55155-4052
Phone: 651-259-5586
E-mail: Suzanne.rees@state.mn.us

Wayne Hurley, AICP
Northwest District Director
West Central Initiative

Bob Patton, AICP
Legislative Committee Co-Chair, ex-officio
16015 26th Ave N
Plymouth MN 55447
Home Phone: 763-559-3961 Office: 651-201-6226
E-mail: rtpaton@aol.com

Andrew Mack, AICP
Legislative Committee Co-Chair, ex-officio
Greater Bemidji Area Joint Planning Board
Box 1100
Bemidji MN 56619-1100
Phone: 218-766-8993 (cell)
Office: 218-759-3582
Fax: 218-759-3591
E-mail: andrew.mack@jpbgba.org

Brenna Rothstein, AICP
Awards Committee Chair, ex-officio
City of Mound
7701 City Rd 110 W
Mound MN 55364-9553
Phone: 651-424-2522
E-mail: brothstein@ci.mound.mn.us

Cynthia R. Kirchoff, Esq., AICP
Law and Planning Committee, ex officio
Carlson & Associates, Ltd.
1052 Centerville Road
Vadnais Heights MN 55127
Phone: 651-287-8640
E-mail: cynthia.kirchoff-law.com

Carissa Schively Slottback, PhD, AICP
Faculty Liaison, ex-officio
Humphrey Institute of Public Affairs
U of Minnesota, Rm. 130, HHH Ctr.
301 19th Ave. S.
Minneapolis MN 55455
Phone: 612-626-3193 Fax: 612-625-3513
E-mail: cschively@umn.edu

Eric Laska
Citizen Planner Director
401 S 1st St #1201
Minneapolis MN 55401
Phone: 612-770-6982
E-mail: elaska@gmail.com

Carolyn Braun, AICP
APA Minnesota Past President
City of Anoka
2015 First Avenue
Anoka MN 55303-2245
Phone: 763-576-2721; Fax: 763-576-2727
E-mail: cbraun@ci.anoka.mn.us

Mandy Landkamer
MACPZA Liaison, ex-officio
Nicollet County
Phone: 651-234-4705
E-mail: mlilandkamer@nicollet.co.mn.us

Jennifer Salita
Web Designer, ex officio
Idea Park
212 3rd Ave N, Ste 440
Minneapolis MN 55401-1446
Phone: 612-226-3316
E-mail: jenniferitalsa@gmail.com

National Officers
Cynthia Bowen, AICP
APA Representative
Email: cbowen@rwa.com

Lee Brown, FAICP
AICP Representative
Email: lbrown@teskaasociates.com

Chapter Contact Information
Otto and Peggy Schmid,
Chapter Administrators
9288 Beverly Drive
Breezy Point, MN 56472
Phone: 888-882-5369
E-mail: mcps-pa@bffeheadweb.net

Brown Bag Coordinator
Matthew Parent
Anoka County Highway Department
1440 Bunker Lake Boulevard
Phone:763.862.4201 Fax: 763.862.4201
matthew.parent@co.anoka.mn.us

Other Representatives
Gene Franchett, AICP
Planners Emeriti Liaison, ex-officio
Phone: 952-322-2664
E-mail: franchett@charter.net

Thomas Jensen, AICP
Legislative Education Coordinator, ex officio
98-D South Drive
Circle Pines MN 55014
Phone: 763-780-4839
E-mail: thomashjensen@aol.com

Professional Develop. Officers
Rita Trapp, AICP, LEED AP
US Green Building Council, ex-officio
Professional Development Officer, ex-officio
HKG, 123 N Third St
Suite 100
Minneapolis MN 55401
Phone: 612-252-7135
E-mail: rita@hkg.com
mnapa.pdo@gmail.com

Jane Kansier, AICP
Professional Development Officer, ex-officio
Bldg and Trans Services Director
City of Prior Lake
4646 Dakota St S
Prior Lake MN 55372
Phone: 952-447-9812
E-mail: jkansier@cityofpriorlake.com
mnapa.pdo@gmail.com

Water Resources
Susan Scott, AICP
President
201 N. Council St.
Minneapolis, MN 55401
Phone: 651-226-3316
E-mail: sscott@mpls[minneapolis.gov]

Amy Trimarco
Central Minnesota Networking Director
Carlo S. Bonomo, AICP
Southeast Minnesota Networking Director
Ivy Gordon

Kara Anderson, Crk Planning, Inc.
8600 International Blvd.
Minneapolis, MN 55430-4001
Phone: 612-292-5000
E-mail: kaanderson@crplanning.com

2015 APA Minnesota Spring Conference
May 12-14, Eden Prairie Center
Eden Prairie, MN 55344-3787
Phone: 952-367-6500
E-mail: events@mpls[minneapolis.gov]

2015 APA Minnesota Fall Conference
September 24-26, Minneapolis Convention Center
Minneapolis, MN 55401-1446
Phone: 952-245-3040
E-mail: events@mpls[minneapolis.gov]

2015 APA Minnesota Winter Conference
February 5-7, Minneapolis Convention Center
Minneapolis, MN 55401-1446
Phone: 952-245-3040
E-mail: events@mpls[minneapolis.gov]

2015 APA Minnesota Summer Conference
June 12-14, Sioux Falls, SD
Phone: 888-882-5369
E-mail: mcps-pa@bffeheadweb.net

2015 APA Minnesota Fall Conference
September 24-26, Minneapolis Convention Center
Minneapolis, MN 55401-1446
Phone: 952-245-3040
E-mail: events@mpls[minneapolis.gov]