

Minutes

Land Use Advisory Committee



Meeting date: November 20, 2025

Time: 4:00 PM

Location: 390 Robert Street

Members present:

- Chair, Diego Morales, District 9
- Tom McKee, District 1
- Lona Doolan, District 2
- Vacant, District 3
- Gerald Bruner, District 4 Carver
- Kathi Mocol, District 4 Scott
- Sean Hayford Oleary, District 5

- Robert Glisky, District 6
- Gunnar Carlson, District 7
- Noah Keller, District 8
- Beketa Jilo, District 9
- Dan Roe, District 10
- Kirsten Libby, District 11

- William Droste, District 12
- Mai Chong Xiong, District 13
- Heather Worthington, District 14
- Christos Jensen, District 15
- Daniel Wolter, District 16
- = Present

Dakota Land, Water, and People Acknowledgment

The Metropolitan Council acknowledges that the land we currently call Minnesota and specifically the seven-county region is the ancestral homeland of the Dakota Oyate who are present and active contributors to our thriving region. As part of the Metropolitan Council's commitment to address the unresolved legacy of genocide, dispossession, and settler colonialism and the fact that government institutions, including the Metropolitan Council, benefitted economically, politically, and institutionally after the forceable removal of the Dakota Oyate, the Metropolitan Council is dedicated to instilling Land, Water, and People Commitments in regional policy. These commitments support the Dakota Oyate, the eleven federally recognized Tribes in Minnesota, Ho-Chunk Nation, and the American Indian Communities representing over 150 diverse Tribal Nations that call the seven-county region home.

Call to order

A quorum being present, Committee Chair Morales called the regular meeting of the Land Use Advisory Committee to order at 4:00 p.m.

Dakota Land, Water, and People Acknowledgment

The Dakota Land, Water, and People Acknowledgment was noted by Chair Morales.

Agenda approved

Committee Members did not have any comments or changes to the agenda. The agenda was accepted.

Approval of minutes

It was moved by Bruner, seconded by Droste to approve the minutes of September 18, 2025, regular meeting of the Land Use Advisory Committee. **Motion carried.**

Business

2025-304 2050 Planning Assistance Grant Program and Small Communities Planning Program Funding Award Recommendations (Angela R. Torres, Senior Manager, 651-602-1566)

Torres gave a presentation on the Planning Assistance Grant Program and Small Communities

Planning Program Funding Award Recommendations as outlined in the materials provided.

Xiong asked about communities not executing with no penalty. Torres stated this is a new program, so it's never been offered before.

Xiong asked if the timeframe has been considered and the ability to utilize those dollars. Torres noted that eligible communities would receive one half of the grant upfront and the second half upon completion. Any forfeited dollars would go back into the fund for the next round.

Chair Morales asked if implementation equals completion. Torres identified requirements within their workplan that need to be met. She stated this is for planning purposes, not the full implementation of the plan.

Bruner stated he does not support this program. Chair Morales responded that the purpose is to support small communities that can't afford to go through this process every 10 years.

Doolan asked what the distinction between MUSA and unsewered was and what are the risks. Torres clarified that MUSA is regional and then there are municipal sewers that are done locally. She noted that 'unsewered' is neither. She discussed surface water management is hard to provide cost estimates for. More engineering effort is needed for unsewered and therefore more expensive.

Doolan asked about communities near water bodies. Torres stated we do provide technical assistance for these areas.

Jensen asked for clarification on costs under sewer - \$58k versus \$8k. Torres went by the engineer's recommendation but will double check these numbers.

A motion was made by Droste and seconded by Doolan that the Metropolitan Council:

- 1) Set the grant award amounts for the 2050 Planning Assistance Grant Program as follows:
 - a. The base award amounts for eligible communities are as follows:
 - i. Sewered communities: \$40,000
 - ii. Unsewered communities: \$25,000
 - iii. County or Consortium: \$110,000
 - b. Eligible Planning Assistance Grant Program participants may choose to opt-in to either or both of the following incentive grants:
 - i. Advancing Regional Goals: \$10,000
 - ii. Early Plan Completion: \$4,000
 - iii. If an eligible participant opts into an incentive grant program and later either chooses not to or is unable to complete program requirements, they shall forfeit those grant dollars but there shall be no penalty.
- 2) Set the funding amounts for the 2050 Small Communities Planning Program as follows:
 - a. Each eligible community shall have an identified not-to-exceed (NTE) engineering budget allocation based on need and expected planning effort as determined by the type of wastewater and water supply services further detailed in Table 3 and Attachment 1 of this report.
 - b. Any additional engineering costs would be required to be the responsibility of the local government.

The motion carried.

2025-302 Plat Monitoring Program Update Recommendations (MacKenzie Young-Walters, 651-602-1373)

Young-Walters gave a presentation on the Plat Monitoring Program Update recommendations outlined in the materials provided.

Bruner asked about population growth slowing and what will happen to all the apartment buildings. Young-Walters discussed market trends and evolution of uses. Lisa Barjas, Executive Director of Community Development, discussed forecasted population growth. Droste noted senior living



demands and the changing market.

Doolan discussed adaptation they try to plan for. Chair Morales noted high-rise buildings in St. Paul and Minneapolis and the change in demographic resulting in turning those from office to affordable housing. He also discussed adaptation as things continue to change.

A motion was made by Hayford-Oleary and seconded by Xiong that the Metropolitan Council update the Plat Monitoring Program as follows:

- 1) For cities enrolled in the Plat Monitoring Program, the Met Council will calculate net residential density by combining the average net density of the city's last 10 years of actual platting or the average net density of the city's last 10 plats, if fewer than 10 plats have been recorded in the last 10 years, and the lowest allowable density on land identified to support forecasted growth for the relevant staging period. Cities may elect not to have their plat monitoring program data included in the calculations.
- 2) Eligibility for the Plat Monitoring Program should be restricted to cities with the Suburban Edge and Rural Center community designations.

The motion carried

Information

MUSA Implementation Guidelines Updates (MacKenzie Young-Walters, 651-602-1373)

Young-Walters gave a presentation on updates to MUSA Implementation Guidelines as outlined in the materials provided. Points of clarification were made throughout the presentation.

Bruner asked which comes first development or transit. Young-Walters described development planning and proposed developments and discussed how it doesn't make sense to put in transit before there is the population to economically support it.

Preparing for Potential System Statement Hearings (Angela R. Torres, Senior Manager, 651-602-1566)

Torres gave a presentation on preparing for potential system statement hearings as outlined in the materials provided.

Roe asked if hearings happen during LUAC or at different times. Torres stated it could be both.

Roe asked if there would be testimony during hearings? Torres stated they are not the same as a public hearing, it's a dispute hearing that does not include the public at large.

Hayford-Oleary asked about a request from Lakeville. Torres stated that there was a misunderstanding and noted that they are in negotiations with them now and may avoid a hearing request.

Announcements/Reminders

None.

Adjournment

Business completed; the meeting adjourned at 6:00 p.m.

Certification

I hereby certify that the foregoing narrative and exhibits constitute a true and accurate record of the Land Use Advisory Committee meeting of November 20, 2025.

Approved this 15th day of January 2025.

Council contact:

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