

**MINUTES OF THE
ORONO PLANNING COMMISSION MEETING
Monday, July 18, 2016
6:30 o'clock p.m.**

Council
Exhibit E

7. #16-3841 CITY OF ORONO, TEXT AMENDMENT: FLOODPLAIN REGULATIONS, 8:12 p.m. – 8:20 P.M.

Barnhart stated the proposed ordinance would modify Orono's existing floodplain ordinance to be consistent with the National Flood Insurance Program. The NFIP has updated their model ordinance recently, and in order for someone to be included in the national Flood Insurance Program, the City must adopt floodplain regulations by ordinance. Inclusion in the NFIP allows local property owners to obtain flood insurance, which may be a requirement of some mortgages. Without insurance, property owners would not be able to refinance their mortgage or purchase a home with a loan.

The draft ordinance will replace Orono's existing floodplain regulations and would incorporate some additional definitions utilized by the City but follows the DNR recommended ordinance closely. If the Planning Commission recommends approval of the ordinance, it would then be sent to the DNR for their review, followed by City Council review.

Barnhart noted the changes are highlighted in gray and are as follows:

1. Page 3, Lines 25-30, a definition of Lake Minnetonka has been added.
2. Page 4, Lines 17-25, additional information has been included regarding the regulatory flood protection elevation (RFPE).
3. Page 9, the two areas that the DNR has recommended as optional have been highlighted. The first addition concerns the use of methods to elevate structures. The second addition is in regards to alternative elevation methods other than the use of fill. Barnhart stated the Planning Commission has the option of leaving those two items in the ordinance or to remove them.

Planning Staff recommends approval.

Leskinen noted Page 5, Lines 27-40 under Establishment of Zoning Districts, have the letters AE and A and AE highlighted. Leskinen asked whether there is any significance to the highlighting.

Barnhart indicated those areas were highlighted so he can discuss those with the DNR so he can have a better understanding of the zoning districts. Barnhart stated no changes are being made to that section.

McGrann asked if there is any concern that this will not be completed by November 4.

Barnhart stated the next step is to forward it on to the DNR. Barnhart stated the changes are relatively minor and that Staff does not anticipate any problems receiving approval from the DNR. Barnhart stated if the DNR does not respond or is not in support of them, he will pull those changes out of the ordinance prior to it going to the City Council and that he does not anticipate any problems meeting the November 4 deadline.

Lemke asked if the optional ones should remain.

Barnhart stated those are optional as identified by the DNR and are not necessarily in the City's Code currently.

Lemke asked if Staff feels those options should be included.

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Barnhart stated it provides more options for Staff.

Leskinen asked if any of the optional methods to elevate structures are contrary to the City's ordinances.

Barnhart stated the floodplain regulations are an overlay district and overlay the base zoning for that district. The base zoning would contain the height restrictions and other regulations.

Acting Chair Lemke opened the public hearing at 8:20 p.m.

There were no public comments regarding this application.

Acting Chair Lemke closed the public hearing at 8:20 p.m.

Lemke moved, McGrann seconded, to recommend approval of Application No. 16-3841, City of Orono, Text Amendment, Floodplain Regulations as proposed. VOTE: Ayes 6, Nays 0.