

Metropolitan Airports Commission



Flying Cloud Airport Joint Airport Zoning Board

Regular Meeting Minutes
Thursday, January 28, 2010
4:00 pm

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**FLYING CLOUD AIRPORT
JOINT AIRPORT ZONING BOARD**

**Thursday, January 28, 2010
Eden Prairie City Center – Heritage Rooms 1 & 2
8080 Mitchell Road, Eden Prairie, MN**

MINUTES

Rick King, Chair, called the Flying Cloud Airport Joint Airport Zoning Board meeting to order at 4:05 p.m. The following were in attendance:

Members: Rick King, Chair
Glen Markegard, City of Bloomington
Steve Peterson, City of Bloomington
Kate Aanenson, City of Chanhassen
Jon Duckstad, City of Eden Prairie
Joseph Helkamp, City of Shakopee
Molly Sigel, Metropolitan Airports Commission

Others: Scott Kipp, Michael Franzen, Janet Jeremiah, City of Eden Prairie; Deb Sorenson, Mn/DOT; Chauncey Case, Elaine Koutsoukos, Metropolitan Council; John Krack, RAAC; Tom Anderson, Cameron Boyd, Roy Fuhrmann, Eric Johnson, Chad Leque, Amanda Nyren, Dennis Probst, MAC Staff

1. CHAIR REMARKS

Chair King opened the meeting by reviewing the fundamental goal of the Board to develop a zoning ordinance for review and approval by the Commissioner of Transportation for subsequent adoption by the Board and then by local communities. He reviewed the major considerations for the Board in determining a zoning ordinance and stated that the focus of the Board's deliberations should be on the specific elements of a zoning ordinance and not on possible developments that might be acceptable on property in the zones, including MAC owned property.

2. APPROVAL OF MEETING AGENDA

IT WAS MOVED BY HELKAMP, SECONDED BY MARKEGARD, TO APPROVE THE AGENDA AS PRESENTED. THE MOTION CARRIED BY UNANIMOUS VOTE.

3. APPROVAL OF NOVEMBER 19, 2009 FCM JAZB MEETING MINUTES

IT WAS MOVED BY HELKAMP, SECONDED BY SIGEL, TO APPROVE THE MINUTES OF THE NOVEMBER 19, 2009 FLYING CLOUD AIRPORT JOINT AIRPORT ZONING BOARD MEETING AS PRESENTED. THE MOTION CARRIED BY UNANIMOUS VOTE.

4. **REVIEW OF CITY OF EDEN PRAIRIE ECONOMIC ANALYSIS**

Scott Kipp, City of Eden Prairie Staff, presented information regarding the development potential within safety zones. He reviewed the following four development alternatives evaluated by City Staff:

Alternative 1 - Development according to the City's 2008 adopted Guide Plan

- Land and building value - \$11,700,000
- Employment – 0
- City Tax - \$33,930

Alternative 2 - State Model Ordinance

- Office land and building value - \$39,204,000
- Employment – 1,633
- City Tax - \$137,214

Alternative 3 - Development on MAC property

- Office land and building value - \$160,870,520
- Employment – 5,373
- City Tax - \$563,846

Alternative 4 - Maximum development (Alternative 1 and Alternative 3)

- Residential land and building value - \$11,700,000
- Employment – 0
- City Tax - \$33,930

- Office land and building value - \$160,870,520
- Employment – 5,373
- City Tax - \$563,846

Discussion followed regarding the economic analysis and comments were made that the information presented was very conservative. It was requested that the City bring a revised economic analysis to the next meeting.

5. **PUBLIC COMMENTS**

No public comments were received.

6. **REVIEW OF ADDITIONAL SAFETY ANALYSIS IN THE CONTEXT OF EXISTING AND FUTURE POSSIBLE LAND USES IN THE STATE SAFETY ZONES**

Chad Leque, MAC Staff, presented information on the following:

- Airport zoning background from the Federal and State perspectives
- Review of zoning board actions at other MAC airports based on safety and economic study findings

- Summary of the FCM Safety Study results
- Additional relevant accident data information
- Analysis of the disposition of existing and possible future land uses in the context of safety zones around FCM
- Possible framework for Board Direction on Draft FCM Zoning Ordinance

The Board then made the following considerations in providing direction to MAC Staff on the specifics to be included in the Draft FCM Zoning Ordinance:

- Based on the findings of the November 5, 2009 HNTB FCM Safety Study, the probability of an aircraft accident in the areas where people could use/occupy the land based on the Land Use Guide Plan Map 2030 in the Eden Prairie Comprehensive Plan Update is well below the FAA collision standard of one accident per 10 million operations.
- The Berkeley Study found that in 95% of aircraft accidents around General Aviation (GA) airports the pilot had control of the aircraft prior to impact.
- By virtue of the park agreement, VOR clear area, overlapping of RPZs with State Safety Zones on other FCM runways, and water areas, when considering the A and B safety zones as one area outside the RPZ on each runway end, maximum contiguous open area acreages in the respective runway safety zones range from 20.93 acres to 65.38 acres.
- A conservative estimate of the crash site area for the largest design aircraft at FCM (Citation III) is 5,000 square feet.
- The RPZ areas, along with providing a minimum of 20 acres of contiguous open space in the remaining State Safety Zones, provide adequate clear areas in proximity to the extended runway centerlines around FCM based on the pilot control statistics and crash site characteristics.
- Based on the probability calculations for impacting a structure (applying pilot control assumption and accounting for adjacent open spaces provided by virtue of the park agreement, VOR clear area, overlapping of RPZs with state safety zones on other runways, and water areas) the probability of impacting a structure on all of the prospective MAC-owned non-aeronautical development properties is well below the FAA Collision Standard of one in 10 million operations.

IT WAS MOVED BY HELKAMP, SECONDED BY PETERSON, THAT MAC STAFF PREPARE A DRAFT FCM ZONING ORDINANCE IN A MANNER CONSISTENT WITH THE MAIN POINTS CONTAINED IN THE STP AND MSP ZONING ORDINANCES IN ADDITION TO THE FOLLOWING:

- **LEVERAGE THE FAA 7460 REVIEW PROCESS AS THE INITIAL SCREENING PROCESS FOR THE APPROVAL OF STRUCTURES IN THE VICINITY OF THE AIRPORT THAT MEET THE FAA'S 7460 REVIEW CRITERIA.**
- **ALLOW FOR THE IMPROVEMENT, EXPANSION AND DEVELOPMENT OF NEW RESIDENTIAL USES IN EXISTING AND**

PLANNED RESIDENTIAL LAND USE AREAS IN SAFETY ZONE B. THESE RESIDENTIAL USES SHOULD BE TREATED AS CONFORMING USES IN THE ZONING ORDINANCE.

- **AN ADDITIONAL ZONING PROVISION IN ZONE B DEVELOPED SUCH THAT A MINIMUM OF 20% OF THE TOTAL ZONE B ACREAGE OR 20 ACRES, WHICHEVER IS GREATER, IS CONTIGUOUS OPEN SPACE AS AN ADDED MARGIN OF SAFETY.**

AND COME BACK TO THE NEXT MEETING WITH A DRAFT FCM ZONING ORDINANCE FOR THE BOARD'S CONSIDERATION. THE MOTION CARRIED BY UNANIMOUS VOTE.

The Board also requested that Mr. Leqve's powerpoint presentation be attached to the meeting minutes.

Mr. Leqve also reviewed the steps involved in the JAZB process before final approval of an ordinance by the Commissioner of Transportation.

7. NEXT MEETING DATE

The Board agreed to cancel the February 18th meeting to allow staff time to prepare and provide the Board with a draft ordinance for its consideration. The next meeting is scheduled for 4:00 p.m. on March 18, 2010.

IT WAS MOVED BY HELKAMP, SECONDED BY PETERSON TO ADJOURN. THE MOTION CARRIED BY UNANIMOUS VOTE.

The meeting was adjourned at 5:48 p.m.