

3A. Community Development Director’s Report

Council Action on/related to Commission Recommendations

- Consideration of approving an Amendment to the Monticello Zoning Ordinance for Retail Service Uses Including but Not Limited to Definition, Zoning Districts and Standards. Applicant: City of Monticello
Approved on the consent agenda on July 25, 2022.
- City Council approved the Rezoning to PUD, Final Stage PUD and Final Plat for Haven Ridge 2nd Addition on July 25th, 2022.
- City Council approved the Rezoning to PUD, Final Stage PUD and Final Plat for Block 52 First Addition on July 11th, 2022.

Downtown Project Updates

- **Block 52:** The developer has received final land use approvals subject to a series of conditions. They continue to work on resolving those conditions, plans for demolition of the buildings, environmental study, and working with the EDA to finalize items related to the TIF District and purchase of the land for the project. They have indicated that it is their intention to begin demolition in late summer/early fall 2022.
- **Façade Improvement Program:** The EDA still has façade improvement grant funds available to properties on Block 35, as well as the businesses that will remain on Block 52. City staff continues to communicate with property owners on the grant funds and application process. The EDA has also preliminarily authorized the use of a portion of the funds for the exterior wall of Sleep Concepts, which is directly adjacent to the location of the Block 52 First Addition demolition.
- **Downtown Pedestrian & Roadway Improvements (Walnut Street):** A joint workshop of the CC, PARC and PC was held on July 19th to review the proposed concept for the Walnut Street improvements from Broadway to River Street. In addition, the project consultant and staff met with property owners following the joint workshop for the same purpose. From this point, a summary of the meeting and links to downtown information will be provided to the property owners. Project consultant Bolton & Menk is continuing to work on project components, including completion of a parking study, survey, utility relocation work and initial project plan design.
- **Communication Strategy:** Staff is coordinating a series of engagement efforts to keep property owners in the immediate vicinity of Block 52 improvements and the larger downtown area apprised of the numerous activities occurring in the downtown. These include website updates, on-site Q & A sessions, email updates and Downtown Rounds. The next Downtown Round is scheduled for Wednesday, August 17th at 7:30 AM at Rustech. PC members are welcome to attend.

Zoning Ordinance Recodification

The next step for the zoning ordinance recodification will be to request Council authorization of the project. That is anticipated in August 2022.

If approved, staff would begin making clerical and minor amendments to the ordinance. For more substantive amendments, staff would request that Planning Commission provide direction on whether they would prefer a sub-group to review more extensive language amendments, or that the full Commission be involved in that work in regular workshops.

The City Attorney and City Planner will also be involved in those amendment reviews. Public hearings for the amendments will also be required, which can occur incrementally.

The Pointes at Cedar Project Updates

The Master Plan was featured at the recent Riverfest Block Party, where attendees were able to prioritize which amenities they would like to see first in the public spaces. That information will be presented to the Planning Commission and City Council at the upcoming August 8th joint workshop.

Staff continues to gather images for The Pointes ordinance image library.

Please mark your calendars for a joint workshop on the Master Plan with PARC and City Council, scheduled for Monday, August 8th.

In addition, the June project update has been posted to <https://www.ci.monticello.mn.us/276/The-Pointes-at-Cedar-Small-Area-Plan>

THC Sales – Statutory Changes

A new law was enacted in the 2022 legislative session which allows certain edible and beverage products infused with tetrahydrocannabinol (THC) to be sold. At this time, city staff are reviewing potential alternatives for Monticello, which may include adoption of an interim ordinance for further study for recommendation of action. Staff will continue to keep the Planning Commission updated.

Staff would encourage the Planning Commission to review information provided by the League of MN Cities on this topic:

[Cities and Regulation of Edible Cannabinoid Products - League of Minnesota Cities \(lmc.org\)](https://www.lmc.org/cities-and-regulation-of-edible-cannabinoid-products)