



City of Greenfield
7738 Commerce Circle
Regular Council Meeting Agenda
April 1, 2025
7:00 P.M

**Public Comment:* To address the Council, speakers are asked to sign in and will be heard in the order of sign-up. Public comments shall be made at the podium with a three-minute time limit per speaker. Please begin by stating your name and address.

Page

1. Call Meeting to Order
2. Pledge of Allegiance
3. Roll Call - Mayor Roehl, Councilors Bronczyk, McSheehy, Vandeputte, Wald
4. Approval of Agenda
5. Public Comments*

6. Consent Agenda

Items listed under Consent Agenda are considered routine in nature and will be enacted by a single roll call vote. There will be no separate discussion on these items unless a Council Member or citizen so requests. In that event, the item will be removed from the Consent Agenda and considered in normal sequence.

A. Approve payment of claims in the amount of \$129,498.36

2-4

Check #32877-32893

General Fund	\$	106,803.51
Greenfield Road Paving	\$	8,954.25
Industrial Park Water	\$	5,742.60
Lake Sarah Sewer	\$	350.00
Industrial Park Sewer	\$	4,397.50
Stormwater Management	\$	750.00
Developer Escrows	\$	2,500.50

B. Approve Minutes of the March 18, 2025 City Council Meeting

5-7

7. Public Hearing

8. Discussion/Action Items

A. Approve Letter of Support for the League of MN Cities Supporting Retention of City Zoning Authority

8-15

B. Approve Resolution No. 25-22: Supporting Retention of City Zoning Authority

16-17

C. Closed Session pursuant to MN Stat. 13D.05 subd. 3(c)(3) to discuss offers or counteroffers related to the real property located at PID #29-119-24-44-0022, 29-119-24-44-0017, 29-119-24-44-0023, 29-119-24-44-0025, 29-119-24-44-0018, 29-119-24-44-0019, 29-119-24-44-0020, 29-119-24-44-0021, 29-119-24-44-0026

D. Discussion: Open Space Maintenance Expenses

9. Information/Miscellaneous

A. Comments/reports from Mayor

B. Comments/reports from Councilors

C. Comments/reports from City Administrator

10. Adjourn

CITY OF GREENFIELD

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***Check Detail Register©**

Checks 32877-32893

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
10100 Bank West					
32877	04/01/25	Amazon Capital Services			
G 100-20200		Accounts Payable	\$70.65	16M3-K9NC-	F450 - Electrical Modification
G 100-20200		Accounts Payable	\$10.99	16M3-K9NC-	Hose for Pressure Washer
		Total	\$81.64		
32878	04/01/25	American Pressure Inc.			
G 100-20200		Accounts Payable	\$307.95	148559	Pressure Washer Maintenance
		Total	\$307.95		
32879	04/01/25	B. McNamara Inc			
G 100-20200		Accounts Payable	\$47,600.00	123456	Class 5 Modified Aggregate
		Total	\$47,600.00		
32880	04/01/25	BEAUDRY OIL & PROPANE CO			
G 100-20200		Accounts Payable	\$1,920.69	2914224	Diesel Fuel
		Total	\$1,920.69		
32881	04/01/25	Hakanson Anderson			
G 820-20200		Accounts Payable	\$67.50	54738	Review and Comment on HKGI Report
G 820-20200		Accounts Payable	\$270.00	54739	Salem Lutheran School Expansion Review
G 820-20200		Accounts Payable	\$270.00	54740	Vintage Acres Plat
G 426-20200		Accounts Payable	\$8,954.25	54741	Greenfield Road Paving
G 100-20200		Accounts Payable	\$67.50	54742	Respond to Contractor Question re. Award of Contract
G 604-20200		Accounts Payable	\$750.00	54743	Set Up Base File for Pond Cleaning: Boundary, Easements, Design Grading
G 820-20200		Accounts Payable	\$93.00	54744	Delineation Deadline Extension
G 601-20200		Accounts Payable	\$2,735.60	54745	Well #2 Construction
G 100-20200		Accounts Payable	\$270.00	54746	Review of CIP Talking Points - Attend Work Shop
G 100-20200		Accounts Payable	\$135.00	54746	Attend Council Meeting - Siwek Property
G 603-20200		Accounts Payable	\$675.00	54746	Infrastructure Committee re. Copper Exceedance and Water/Sewer Potential Grant Funding
		Total	\$14,287.85		
32882	04/01/25	Hoisington Koeigler Group Inc			
G 820-20200		Accounts Payable	\$525.00	006-051-186	Meeting Coordination, Review Councilor Email and Response, Prepare/Attend CC Workshop
G 820-20200		Accounts Payable	\$675.00	006-051-186	Coordination w/ Applicant, Review Resident Letters/Emails, Project Coordination, Review PC Staff Report, Prep for PC Meeting
G 100-20200		Accounts Payable	\$225.00	006-051-186	Discussion/Follow Up with Buyer for Greenfield Park Fourth Add., Coordination w/ Northland re. Grading and Land Sale, Prepare Memo for Funding Strategy
G 820-20200		Accounts Payable	\$112.50	006-051-186	Review Files and Developer Agreement
G 603-20200		Accounts Payable	\$862.50	006-051-186	Prepare/Coordinate/Facilitate Infrastructure Committee Meeting
G 820-20200		Accounts Payable	\$487.50	006-051-186	Coordination w/ Applicant and Download and File New Ap, Review Application for Completeness and Letter, Coordination w/ Zoning Admin and City Attorney, Coordinate Public Hearing Notice
G 100-20200		Accounts Payable	\$980.00	006-051-186	Misc. Planning Svcs

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***Check Detail Register©**

Checks 32877-32893

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
Total			\$3,867.50		
32883	04/01/25	Hollywood Auto LLC			
G 100-20200		Accounts Payable	\$38.00	29938	F350 - Break Down Tire and Install Boot, Mount Tire, Inflate, and Check for Leaks
Total			\$38.00		
32884	04/01/25	Innovative Office Solutions			
G 100-20200		Accounts Payable	\$98.96	IN4792033	Copy Paper (8.5x11)(2)
Total			\$98.96		
32885	04/01/25	LEAGUE OF MN CITIES			
G 100-20200		Accounts Payable	\$5,560.00	25-03/04	01/01/25-01/01/26 Property/Casualty
G 601-20200		Accounts Payable	\$3,007.00	25-03/04	01/01/25-01/01/26 Property/Casualty
G 602-20200		Accounts Payable	\$350.00	25-03/04	01/01/25-01/01/26 Property/Casualty
G 603-20200		Accounts Payable	\$2,860.00	25-03/04	01/01/25-01/01/26 Property/Casualty
G 100-20200		Accounts Payable	\$1,002.00	25-03/04	01/01/25-01/01/26 Property/Casualty
G 100-20200		Accounts Payable	\$4,119.00	25-03/04	01/01/25-01/01/26 Property/Casualty
G 100-20200		Accounts Payable	\$6,577.00	25-03/04	01/01/25-01/01/26 Property/Casualty
Total			\$23,475.00		
32886	04/01/25	MIDCO			
G 100-20200		Accounts Payable	\$160.42	25002410114	Monthly Service
Total			\$160.42		
32887	04/01/25	Oil-Air Products LLC			
G 100-20200		Accounts Payable	\$30.10	764474-001	2023 Single Axle - Grease Line Repairs
Total			\$30.10		
32888	04/01/25	O'Reilly Auto Parts			
G 100-20200		Accounts Payable	\$16.99	1524-243010	Dielectric Grease
Total			\$16.99		
32889	04/01/25	SOLUTION BUILDERS, INC			
G 100-20200		Accounts Payable	\$8,047.62	10046	Desktop Computer Towers (7), Extended Warranty, and Install Labor
G 100-20200		Accounts Payable	\$3,400.65	SB61093	Security Cameras and Install Labor
G 100-20200		Accounts Payable	\$3,619.17	SB61093	Network Equipment and Install Labor
G 100-20200		Accounts Payable	\$126.50	SB61093	Camera for Weather Event Monitoring
Total			\$15,193.94		
32890	04/01/25	Surplus Services			
G 100-20200		Accounts Payable	\$75.00	20041809	Staff Chairs for Council Chambers
Total			\$75.00		
32891	04/01/25	T-Mobile			
G 100-20200		Accounts Payable	\$24.77	25-03/04	Kris M
G 100-20200		Accounts Payable	\$24.77	25-03/04	Justin Z
G 100-20200		Accounts Payable	\$24.77	25-03/04	Sean
Total			\$74.31		
32892	04/01/25	VESTIS			

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***Check Detail Register©**

Checks 32877-32893

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
G 100-20200		Accounts Payable	\$2.00	2500629263	Justin
G 100-20200		Accounts Payable	\$10.23	2500629263	Mats
G 100-20200		Accounts Payable	\$5.00	2500629263	Service Charge
G 100-20200		Accounts Payable	\$3.05	2500629263	Sean P
G 100-20200		Accounts Payable	\$5.20	2500629263	Kris M
G 100-20200		Accounts Payable	\$1.95	2500629263	Towels
G 100-20200		Accounts Payable	\$3.05	2500635129	Sean P
G 100-20200		Accounts Payable	\$2.00	2500635129	Justin
G 100-20200		Accounts Payable	\$1.95	2500635129	Towels
G 100-20200		Accounts Payable	\$10.23	2500635129	Mats
G 100-20200		Accounts Payable	\$5.00	2500635129	Service Charge
G 100-20200		Accounts Payable	\$5.20	2500635129	Kris M
Total			\$54.86		
32893	04/01/25	West Suburban Fire District			
G 100-20200		Accounts Payable	\$22,215.15	2-2407	Quarterly 2 - Fire Protection
Total			\$22,215.15		
10100			\$129,498.36		

Fund Summary**10100 Bank West**

100 General Fund	\$106,803.51
426 Greenfield Road Paving	\$8,954.25
601 Industrial Park Water	\$5,742.60
602 Lake Sarah Sewer	\$350.00
603 Industrial Park Sewer	\$4,397.50
604 Stormwater Management	\$750.00
820 Developer Escrows-2014 to Curr	\$2,500.50
	\$129,498.36

**CITY OF GREENFIELD
REGULAR CITY COUNCIL MEETING MINUTES
March 18, 2025**

The City Council of the City of Greenfield, Minnesota, met in regular session on Tuesday, March 18, 2025 at 7:00 p.m. at City Hall at 7738 Commerce Circle.

1. Call Meeting to Order

Mayor Roehl called the meeting to order at 7:00 p.m.

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

3. Swearing in Councilmember: Administrator Webb gave the Oath of Office to Robert Wald

4. Roll Call

Members present: Mayor Nick Roehl, Council Members Corey Bronczyk, Matthew McSheehy, Ben Vandeputte, Rob Wald

Staff present: City Administrator Margaret Webb, Accountant/Deputy City Clerk Bianca Sanchez, City Engineer Ron Wagner, Attorney John Thames, City Planner Brad Scheib (Remote)

5. Approval of Agenda

MOTION by Bronczyk, seconded by Vandeputte to approve the agenda. All voted in favor. Motion carried 5-0.

6. County Commissioner Update/Presentation – Kevin Anderson

Anderson gave an update on items and projects affecting our district and the County. Federal and State level workings effect Counties and Cities and funding that gets cut will shift responsibility to others. Anderson answered questions from Council. Roehl mentioned that communication between the County and City is key to keeping aware of projects and needs. Anderson welcomed Council and staff to reach out anytime.

7. Public Comment*

Jim Hendrickson 5075 71st Ln – would like to see Greenfield's ordinance amended when it comes to how much wood you can have on a residential property. Asked if Greenfield had a separate ordinance for burning permits. Can burning permits be permanently revoked for a specific property?

8. Consent Agenda

Items listed under Consent Agenda are considered routine in nature and will be enacted by a single roll call vote. There will be no separate discussion on these items unless a Council Member or citizen requests. In that event, the item will be removed from the Consent Agenda and considered in normal sequence.

A. Approve payment of claims in the amount of \$78,190.39

Check #32844-32876

General Fund	\$	58,614.09
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Industrial Park Water	\$	6,644.17
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Lake Sarah Sewer	\$	2,262.59
Industrial Park Sewer	\$	9,578.54
Stormwater Management	\$	275.00
Developer Escrows	\$	816.00

B. Approve Minutes of the March 4, 2025 City Council Work Session

C. Approve Minutes of the March 4, 2025 City Council Meeting

MOTION by Bronczyk, seconded by Vandeputte to approve the consent agenda, Motion carried 4-1 with McSheehy voting against.

9. Public Hearing: None

10. Discussion/Action Items

- A.** Greenfield Park Fourth Addition – Financing Plan for Site Work: Jessica Green with Northland Securities. Land Clean-up not defined under statutory authorities so Cities look to tax abatement. Propose a private placement with a bank. Presented the impact of a 10 year and 15 year pay back. She suggested a public hearing for April 15th, with a projected bond sale in May and proceeds in June. After discussion and questions, Council directed Northland to look into 7 and 10 year pay back or less, with a bank, with no prepayment penalties. Council consensus was to schedule a public hearing and schedule a closed session for the April 1st meeting to discuss offers and counteroffers.
- B.** Approve 90 Day Plat Extension for Woodland Hills Farm Fourth Addition
MOTION by Bronczyk, seconded by McSheehy to approve Plat Extension for 90 days. All voted in favor. Motion carried 5-0
- C.** Approve Resolution No. 25-20: Approve Site Plan for PID #11-119-24-41-0009, 9615 Pioneer Trail:
MOTION by Bronczyk, seconded by McSheehy to approve Resolution No. 25-20. All voted in favor. Motion carried 5-0.
- D.** Approve Resolution No. 25-21: Approving Preliminary Plat for Vintage Acres, PID #26-119-24-31-0003: Vandeputte recused himself from discussion and voting. Scheib explained the history of the development area with intent to maximize density but couldn't due to site constraints. Planning Commission encouraged shared driveways. Council discussed asking for more right of way (ROW) to assist with trails. Applicant, Sam Vandeputte, 3175 Hunter Dr, Hamel recommended trail consideration on the south side of Town Hall Drive, which is the side the park is located and the north side of Town Hall Drive has topography constraints.
MOTION by Bronczyk, seconded by McSheehy to approve Resolution No. 25-21. Motion carried 4-0 with Vandeputte abstaining.
- E.** Approve Resolution No. 25-13: Three Rivers Park Acquisition for PID #31-119-24-12-0010: This item was tabled from March 4th Meeting. The Council discussed asking for more than the 180% minimum requirement but that would make it tough for Three Rivers to defend the use of public funds. Attorney Thames advised a broader conversation requesting changes to the requirements. If Council wants changes they should lobby their State Legislature.
MOTION by Bronczyk, seconded by Wald to approve Resolution No. 25-13. All voted in favor. Motion carried 5-0.

11. Information/Miscellaneous

- A.** Comments/Reports from Mayor: Roehl attended the NW League meeting where the county assessor updated the mayors on property tax values. Asked to have the proposed zoning reform bill that would limit local decision making authority.

- B.** Comments/Reports from Councilors: Bronczyk worked expo with Mayor Roehl and Council Member McSheehy. He talked with a lot of community residents. McSheehy attended the expo also had good conversations with residents. He will attend the PSCWC this Thursday.
- C.** Comments from City Administrator/Staff: Webb noted the completion of the 2024 Audit. It went well, with no findings, and ABDO will present the final 2024 Audit at a May Council meeting.
- D.** Sheriff Report: Lieutenant Wasgatt was in attendance

12. Adjourn - Roehl adjourned the meeting at 9:51pm.

Mayor Nick Roehl

Attest: Margaret Webb, City Administrator

MEMORANDUM

To: Greenfield City Council
From: Brad Scheib, Consulting Planner
Subject: State Legislative actions related to Local Land Use and Zoning Control
Date: 03/26/2025

Background

Attached for council discussion, consideration and staff discussion are three items pertaining to recent legislation being advanced through the state legislative session.

1. A background memo from the league of Minnesota Cities regarding recent bills and their status
2. A draft letter to be sent to the City of Greenfield representatives. The draft is based on a model letter from the LMC and modified to fit Greenfield's local context.
3. A draft resolution for consideration outlining the City of Greenfield's position on these bills. The draft resolution is based on other surrounding community reactions and modified to fit Greenfield's context.

Discussion/Analysis

There are a lot of parts to these bills that have potential to impact how we regulate land use and development in the city. Staff encourages council to review the bills and the potential impacts to the city. These bills have been presented in various forms over the past two or three legislative session and continue to be amended, introduced and passed through various committees. Staff will provide and update the bills status and key discussion points at Tuesday's Council Meeting.

Recommendation

Staff recommends Council discuss and consider approving the attached resolution as is or with suggested modifications.

Attachments

1. LMC letter
2. Draft Letter to legislators
3. Draft Resolution

Lawmakers Advance Zoning Reform Bills That Limit Local Decision-Making Authority

March 17, 2025

Legislation that mandates higher density, removes parking requirements, and restricts city zoning authority for residential development continues to move through committees in the House and Senate.

During the week of March 10, The House and Senate housing committees advanced a series of bills with overwhelming committee support via bipartisan voice votes that would significantly limit local control over residential zoning and land use decisions.

While the League of Minnesota Cities continues to actively engage with lawmakers on these bills in good faith, concerns remain about local authority, resident input, implementation challenges, lack of scalability, and costs for cities and taxpayers. The League, along with other city groups, testified in opposition to the bills.

All hearings during the week of March 10 included testimony in support of zoning reform legislation from housing advocate groups, for-profit and nonprofit developers, the Minnesota Chamber of Commerce, Americans for Prosperity, the Sierra Club, AARP Minnesota, and other groups making up the Yes to Homes coalition.

Below is a summary of the bills at the time of this writing. The proposals have all advanced to their next committee steps in the [House Elections Finance and Government Operations Committee](#) and the [Senate State and Local Government Committee](#).

Zoning bills that advanced this week

Minnesota Starter Home Act

[HF 1987](#) ([Rep. Spencer Igo](#), R-Wabana Township) / [SF 2229](#) ([Sen. Lindsey Port](#), DFL-Burnsville)

The bills were heard by the [House Housing Finance and Policy Committee](#) and the [Senate Housing and Homelessness Prevention Committee](#) on March 11.

The bills would require cities to:

- Permit at least two units on any single-family zoned lot and allow accessory dwelling units on lots with single-family homes.
- Limit minimum lot sizes to one-eighth acre for duplexes and single-family homes.
- Prohibit minimum lot sizes for townhomes larger than 1,500 square feet.
- Allow at least 80% lot coverage and restrict floor area ratio and setbacks.
- Prohibits minimum parking requirements for any development.
- Require an administrative review approval process for residential developments with no more than one public meeting (not hearing).
- Ensure development complies with city infrastructure, health, safety, and general welfare standards.

During the House hearing, Rep. Andrew Myers (R-Tonka Bay) and Rep. Wayne Johnson (R-Cottage Grove) proposed amendments to scale back parts of HF 1987. Their amendments aimed to:

- Exempt cities with populations under 10,000.
- Remove the required administrative approval process.
- Extend compliance deadlines for small cities.
- Eliminate prescriptive mandates on lot sizes and setbacks.

However, the committee did not adopt any of the amendments.

More Homes, Right Places Act

HF 2140 (Rep. Larry Kraft, DFL-St. Louis Park) / SF 2231 (Sen. Liz Boldon, DFL-Rochester)

The bills were heard by the House Housing Finance and Policy Committee hearing and the Senate Housing and Homelessness Prevention Committee on March 12.

A “delete everything” amendment, which replaces the original bill language with new language, was adopted by the committee, changing several components of the bill. Key components of the bill include:

- **Urban municipalities** (cities of the second, third, and fourth class within 1 mile of a city with more than 150,000 residents) must:
 - Upzone 75% of residential areas to allow townhomes, duplexes, triplexes by right, or any combination of development to permit an average density of one unit per 1,500 square feet.

- **Nonurban municipalities** (cities over 10,000 residents that don't qualify as urban municipalities or first-class cities) must:
 - Upzone 50% of residential areas to allow townhomes, duplexes, triplexes by right, or any combination of development to permit an average density of one unit per 4,000 square feet.
- **First-, second-, and third-class cities** must create “commercial corridor districts” along municipal state-aid streets, allowing higher density development per acre.
- The bill would also:
 - Limit setbacks, floor area ratio, lot coverage, and minimum square footage rules in mixed-use housing zones.
 - Prohibit minimum unit sizes, construction material requirements, and local design standards beyond state building codes.
 - Eliminate minimum parking requirements for all developments.
 - Limit usage of planned unit developments and conditional use permits.
 - Require an administrative approval process with no more than one public meeting (not a hearing).

Transforming Main Street Act

HF 2018 (Rep. Liish Kozlowski, DFL-Duluth) / SF 2286 (Sen. Doron Clark, DFL-Minneapolis)

The proposals were heard by the Senate Housing and Homelessness Prevention Committee on March 11, and in the House Housing Finance and Policy Committee on March 12.

The proposals would:

- Require all cities to permit multifamily and mixed-use development in any commercial zoning district, except for heavy industrial zones.
- Allow cities to require that developments authorized in the bill include commercial use on the ground floor but only if the development is replacing existing commercial or industrial structures.
- Limit city review of projects under 300 units, prohibiting consideration of traffic, noise, or nuisance concerns.
- Require first-class cities, St. Cloud, and all metro-area cities to allow multifamily buildings up to 75 feet tall in commercial districts.
- Prohibit cities from requiring egress, durability, or energy efficiency standards, and limits any setback and lot coverage requirements beyond those required for commercial buildings.

- Eliminate parking minimums for all new developments.
- Require developments to comply with city requirements regarding adequacy of existing public infrastructure and other health, safety, and general welfare standards.
- Require cities to award density bonuses for affordable housing.
- Mandate an administrative review process with no more than one public meeting (not hearing).

Preemption of municipal design standards

HF 2013 (Rep. Jim Nash, R-Waconia)

This proposal was heard by the House Housing Finance and Policy Committee on March 11.

Note: A delete everything amendment limiting the scope of the bill was offered by Rep. Nash and adopted during the committee hearing.

The bill would:

- Prohibit all cities from imposing construction material or method requirements on residential developments with four or fewer units. This includes restrictions on architectural elements, building egress, durability, energy efficiency, and light access — unless required by the State Building Code
- Exempt historic districts from the requirement and allows cities to require an egress point on the street-facing side of the structure.
- Ban interim ordinances related to aesthetic mandates

Prohibition on minimum parking requirements for development

SF 1268 (Sen. Omar Fateh, DFL-Minneapolis)

The proposal was heard by the Senate Housing and Homelessness Prevention Committee on March 13.

The bill would:

- Prohibit all cities from requiring minimum parking spaces for any new development including commercial, industrial, and residential.
- Allow cities to specify disabled parking requirements.

Your next step

Cities should contact their House and Senate legislators to share concerns about these bills, particularly if their lawmakers serve on the House Elections Finance and Government Operations Committee and the Senate State and Local Government Committee.

These bills have broad bipartisan support, and committees are likely to hear the legislation before the first and second committee deadline, which is on April 4.

[Read more news articles.](#)

Your LMC Resource

Daniel Lightfoot

IGR Representative & Federal Relations Manager

(651) 281-1295 or (800) 925-1122

dlightfoot@lmc.org

Craig Johnson

IGR Representative

(651) 281-1259 or (800) 925-1122

cjohnson@lmc.org

Date: April 1, 2025

Dear Senator/Representative _____,

The City of Greenfield respectfully asks you to oppose HF 1987/SF 2229 ("Minnesota Starter Home Act"), HF 2140/ SF 2231 ("More Homes Right Places Act"), and HF 2018/ SF 2286 ("Transforming Main Street Act"). Cities recognize that there is a housing shortage across the state and across the housing spectrum, though the shortage looks different in each community. Alongside the state, cities play a key role in tackling housing challenges and continue to lead with local solutions. In the City of Greenfield we have continued to innovate at the local level and have supported both affordable and market rate development.

We have modified our comprehensive plan land use designations to support a broader mix of housing densities and types. We have created new zoning districts that enable that policy direction and allow for flexibility in housing types while still ensuring a logical and feasible development pattern that acknowledges our unique natural resources and existing developed land use patterns. We have added provisions in the zoning code to allow for the inclusion of accessory dwelling units in districts that have predominantly been limited to single family housing. And we continue to plan for the ongoing maintenance and management of our municipal infrastructure system (sanitary sewer and water) without being connected to the regional sanitary sewer system which puts the city of Greenfield at a competitive disadvantage due to limited economies of scale.

We are concerned that the aforementioned legislation seeks to broadly limit local decision-making authority on residential development by imposing a rigid state framework on all cities, regardless of their own unique needs and circumstances. These bills would eliminate low-density zoning options, eliminate resident input before our council or planning and zoning commission on virtually all residential development, and strip reasonable local planning and zoning standards, which ensure development compatibility and scale.

Additionally, these bills create significant implementation challenges for our city, increasing costs for taxpayers and complicating zoning and land-use planning, all without guaranteeing more affordable housing or increased development.

While cities, including the City of Greenfield, have zoned land for higher density developments in areas where it makes the most sense for our community, these bills would

force cities to allow for higher density in all residential areas without regard for strategic planning. This removes the flexibility needed to accommodate local housing needs and will only generate political ill will when local voices are not given the opportunity to be heard. Conceptually, this means cities and their residents could no longer responsibly plan for growth and instead, that responsibility would be shifted solely to the developers who would determine what gets built and where.

Though HF 1987/SF 2229, HF 2140/SF 223, and HF 2018/SF 2286 do not provide viable solutions, we understand that a meaningful city-state partnership is necessary to address housing shortages. We ask you to oppose these bills due to their rigid approach, prescriptive mandates, and lack of flexibility. We look forward to working with you and your colleagues on an alternate approach that is flexible in nature, workable, practical, involves public input, and includes local decision-making so policies can fit each community's unique needs.

Sincerely,

Nick Roehl

Mayor, City of Greenfield

**CITY OF GREENFIELD
RESOLUTION NO. 25-22**

RESOLUTION SUPPORTING RETENTION OF CITY ZONING AUTHORITY

WHEREAS, decisions about local zoning and land use that best fit community needs are best left to local governing bodies; and

WHEREAS, cities use zoning and land use regulations to balance property usage, plan for community growth, dedicate space and capacity for public infrastructure to support development (roads, parks and trails, transportation, sewer, stormwater, water, etc.), mitigate flooding and erosion, and preserve natural resources among others; and

WHEREAS, the Minnesota State Legislature, in an attempt to address housing availability and affordability challenges, is considering measures that would greatly reduce and/or preempt city authority to regulate land use and zoning and reduce or eliminate opportunities for civic engagement; and

WHEREAS, a rigid framework for land use and zoning mandated by the state, eliminates or greatly reduces the ability for local governments to shape their own land use and zoning tools necessary to address the unique contexts their own unique circumstances; and

WHEREAS, decades of infrastructure planning and investment have been guided at a regional level by the comprehensive planning process as required by the Metropolitan Land Planning Act, resulting in existing sewer/water/stormwater/roadway systems sized for current and planned densities; and

WHEREAS, provisions of the proposed state measures would place the fiscal burden for infrastructure improvement costs of new residential development on the shoulders of current property owners and renters in our local communities who have already paid for existing, appropriately sized infrastructure; and

WHEREAS, prohibiting or drastically limiting cities' authority to prescribe parking requirements necessary to accommodate and serve a given land use and density - especially for cities which are not actively served by public transportation - could result in severely inadequate parking (whether private, public lots, or public on-street) creating unnecessary safety and nuisance issues for the local jurisdiction to have to manage.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Greenfield as follows:

1. The City of Greenfield opposes state proposals that seek to preempt or reduce local zoning and land use controls.
2. The City of Greenfield supports constructive policy alternatives to incentivize and bolster city efforts for addressing housing challenges.
3. The City of Greenfield advocates for a city-state partnership to consider reforms that are proven to address housing availability and affordability and that ensure efforts can be locally led and shaped relative to the unique context and needs of that jurisdiction.

4. That the City of Greenfield authorizes the Mayor, City Administrator and relevant staff to communicate this resolution to state legislators, the Governor's office, the League of Minnesota Cities, and other advocacy groups, and to actively advocate for intentional ways to expand housing supply appropriately throughout Hennepin County, the Metro and Greater Minnesota without eliminating local control, disregarding community input, or dramatically scaling back - or even eliminating - important development standards;

Passed by the City Council this 1st day of April, 2025.

Mayor Nick Roehl

Attest: Margaret Webb, City Administrator