



vision



## Comprehensive Planning



# Comprehensive Planning

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Presented to: Itasca County Community Readiness  
Assessment Steering Committee

Presented by: Josh Bergstad, Planner





# Presentation Format

- 1. Why have a Comprehensive Plan?
- 2. What is a Comprehensive Plan?
- 3. Planning Process
- 4. Sources/Resources/Contact





# Why Plan?

- Provides legal foundation for land use decisions and regulations
- Helps identify coming changes and ways to prepare for those changes
- Protects and maximizes public investments
- Creates a better, more livable community – not just a bigger community





# What is a Comprehensive Plan?

- Cities and Twps. - Minnesota Statutes (462.352): A compilation of policy statements, goals, standards, and maps for guiding the physical development, both private and public, of the municipality and its environs.
- Counties – Minnesota Statutes (394.22): Policies, statements, goals and interrelated plans for public and private land and water use, transportation and community facilities ... which constitute the guide for future development of the county.





# What is a Comprehensive Plan?

- League of MN Cities: An expression of the community's vision and a strategic map to reach that vision.
- LMC: Analyze existing economic, social, and environmental conditions, lay out the goals and policies that will guide future development, and provide the legal basis for land use controls.





# A Comprehensive Plan Can Include...

- Land Use Plan w/ Zoning and Densities.
- Community Facilities Plan
- Transportation Plan
- Parks and Recreation Plan
- Demographic Analysis
- Resource Assessment
- Implementation Strategies
- Official Map
- Zoning Map





Building  
Permit

Site Plan Review

Conditional Use Permits

Variances

Subdivision Plats

Zoning

Comprehensive Plan

Discretionary  
Authority



# Planning Process

- 3 questions:
  - Where are we today?
  - Where do we want to go?
  - How do we get there?





# Planning Process

- Establish a Structure
  - Budget and resources, roles, scope, facilitator
- Assessing the Community
  - Planning Commission review, public visioning meeting
  - Assets, Opportunities, Threats
  - Vision Statement





# Planning Process

- Plan Development
  - Turning community assessment into Goals, policies, and strategies
- Implementation
  - Prioritize recommendations and immediately start follow through
  - Planning Commission should periodically review and amend plan.





# Roles in Planning

- Public
  - Helps inform issues, set vision
  - Should be included beyond legal requirements
- Planning Commission
  - Reviews and analyzes issues
  - Develops strategies and plan
  - Recommends plan to Council
- City Council/County Board
  - Officially adopts plan
- Planning Facilitator
  - Research, development, facilitation





# Public Participation

- Public Visioning
  - Assets
  - Opportunities
  - Threats
  - Vision statement development
- Public Review Throughout Process
  - Welcome attendance at meetings
  - Public review meeting before plan finalizations
- Public Hearing





# Sources

- Minnesota Statutes. 2006. Chapter 462. Housing, Redevelopment, Planning, Zoning.
- League of Minnesota Cities. 2006. Handbook for Minnesota Cities.  
[www.lmnc.org](http://www.lmnc.org)
- Minnesota Planning Association. 2000. Citizen Planner Handbook.
- Minnesota Planning Agency (now Dept. of Admin.). 2002. Under Construction: Tools and Techniques for Local Planning.



# Questions/Contact Information

For more information contact:

Josh Bergstad, Planner



Arrowhead Regional  
Development Commission  
221 West First Street  
Duluth, MN 55802

Phone: 218.529.7516

Email: [jbergstad@ardc.org](mailto:jbergstad@ardc.org)

