



CITY OF HOWARD LAKE

PARKS AND PLANNING COMMISSION

*The City of Howard Lake strives to build upon its good neighbor traditions –
A welcoming community for all, supported by vibrant and engaged businesses and community organizations, involved
citizens, and diverse amenities that provide a well-rounded quality of life.*

Howard Lake City Hall
TENTATIVE AGENDA
March 8, 2023 – 6:00 pm

A. CALL TO ORDER

- a. Consider Annual Organization Appointments & Declarations
 1. Chairperson
 2. Vice Chairperson
 3. Secretary
 4. 2023 Meeting Dates

B. APPROVAL OF AGENDA

Any additions, deletions, modifications to the agenda will be done at this time.

C. CONSIDER APPROVAL OF MINUTES

- a. June 8, 2022 PPC Meeting Minutes

D. PRESENTATIONS, PUBLIC HEARINGS & RELATED APPROVALS

E. NEW BUSINESS

- a. Comp Plan
- b. CSAH 7/Lions Park Enhancements
- c. Siting a Future Dog Park
- d. Pickleball Court

F. OLD BUSINESS

G. ADJOURN

April 12, 2023 Meeting Topics –

- April 12, 2023 PPC Meeting
 - Terning Trails Apartment
 - Site Plan Review
 - Parking Ordinance
 - Preliminary Plat
 - PUD

 - Larson Plat
Preliminary Plat Approval



CITY OF HOWARD LAKE

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HOWARD LAKE PARKS AND PLANNING COMMISSION

Howard Lake City Hall

June 8, 2022 – 6:00 pm

MEETING MINUTES

MEMBERS PRESENT

April Debner
Jason Deiter
Gene Gilbert
Jean Schmidt
Barb Guenigsman
Molly Hibbard

MEMEBERS ABSENT

Vern Kleve

OTHERS PRESENT

Meagan Theisen, Assistant City Administrator
Nate Sparks, City Planner

A. CALL TO ORDER

Chair Debner called the meeting to order at 6:13 pm.

B. APPROVAL OF AGENDA

The agenda was approved as presented. Commissioner Barb moved to approve the agenda. The motion was seconded by Commissioner Schmidt and passed unanimously.

C. APPROVAL OF MEETING MINUTES

Commissioner Schmidt requested to update the minutes to include her as present at the meeting on May 11th.

Commissioner Guenigsman moved to approve the May 11, 2022 PPC Meeting minutes. The motion was seconded by Commissioner Schmidt and passed unanimously.

D. PRESENTATIONS, PUBLIC HEARINGS & RELATED APPROVALS

None.

E. NEW BUSINESS

a. **Short Term Rental Ordinance Review**

Sparks reviewed the draft ordinance for the commission and noted where this ordinance would be placed within the City Code.

The commission discussed various items within the ordinance, including the minimum age to rent a location.

Commissioner Schmidt moved to change the minimum age to rent from 18 to 25 years old.

Theisen called for a roll call vote: Deiter, Yes; Schmidt, Yes; Debner, No; Guenigsman, Yes; Gilbert, No; Hibbard, Yes.

The vote was seconded by Commissioner Guenigsman and passed with a 4:2 vote.

Commissioner Schmidt moved to approve for the draft ordinance to go to Council. The motion was seconded by Commissioner Guenigsman. The motions passed. Opposed Hibbard.

b. OLD BUSINESS

c. ADJOURN

The Parks and Planning Commission meeting adjourned at 7:21.

Chair, April Debner

Secretary, Meagan Theisen



NORTHWEST ASSOCIATED CONSULTANTS, INC.

4150 Olson Memorial Highway, Ste. 320, Golden Valley, MN 55422
Telephone: 763.957.1100 Website: www.nacplanning.com

To: Howard Lake Parks & Planning Commission
From: Nate Sparks, City Planner
Date: March 3, 2023
Re: Comprehensive Plan Update

Introduction

A presentation will be given on the findings and status of the Comprehensive Plan update. We've updated the policies and goals from the previous discussions. Some guidance is needed on a few land use topics. Maps are included for you to peruse prior to the meeting.

Downtown

The Downtown is proposed to be split into subdistricts:

DC – Downtown Commercial. This is the core of the Downtown with the historic buildings.

DCF – Downtown Commercial Fringe. This is the transition between the Downtown and the Highway Commercial area.

DMU – Downtown Mixed Use. This is where a property could be either commercial or residential.

Please review the map and provide comments. Boundary change suggestions are welcome.

Land Use

A revised land use plan is provided for comment, as well. There is a large amount of land in the growth area that is ideal for residential development. Therefore, we need to balance this with the proper amount of commercial and industrial.

Commercial land in the City will only be feasible near the Downtown and along Highway 12.

Industrial land is only ideal when properly placed to where truck traffic and other interferences do not negatively impact the residential and commercial areas.

We are attempting to provide the proper amount of commercial and industrial to maintain the City's level of jobs per capita and improve the City's potential for retail capture.

Any comments are appreciated.

COMMUNITY PROFILE

Howard Lake
Wright County

February 2023

2,074

Population Total

0.06%

Population Growth

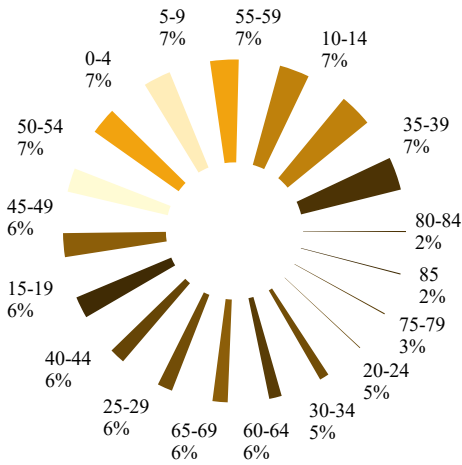
39.3

Median Age

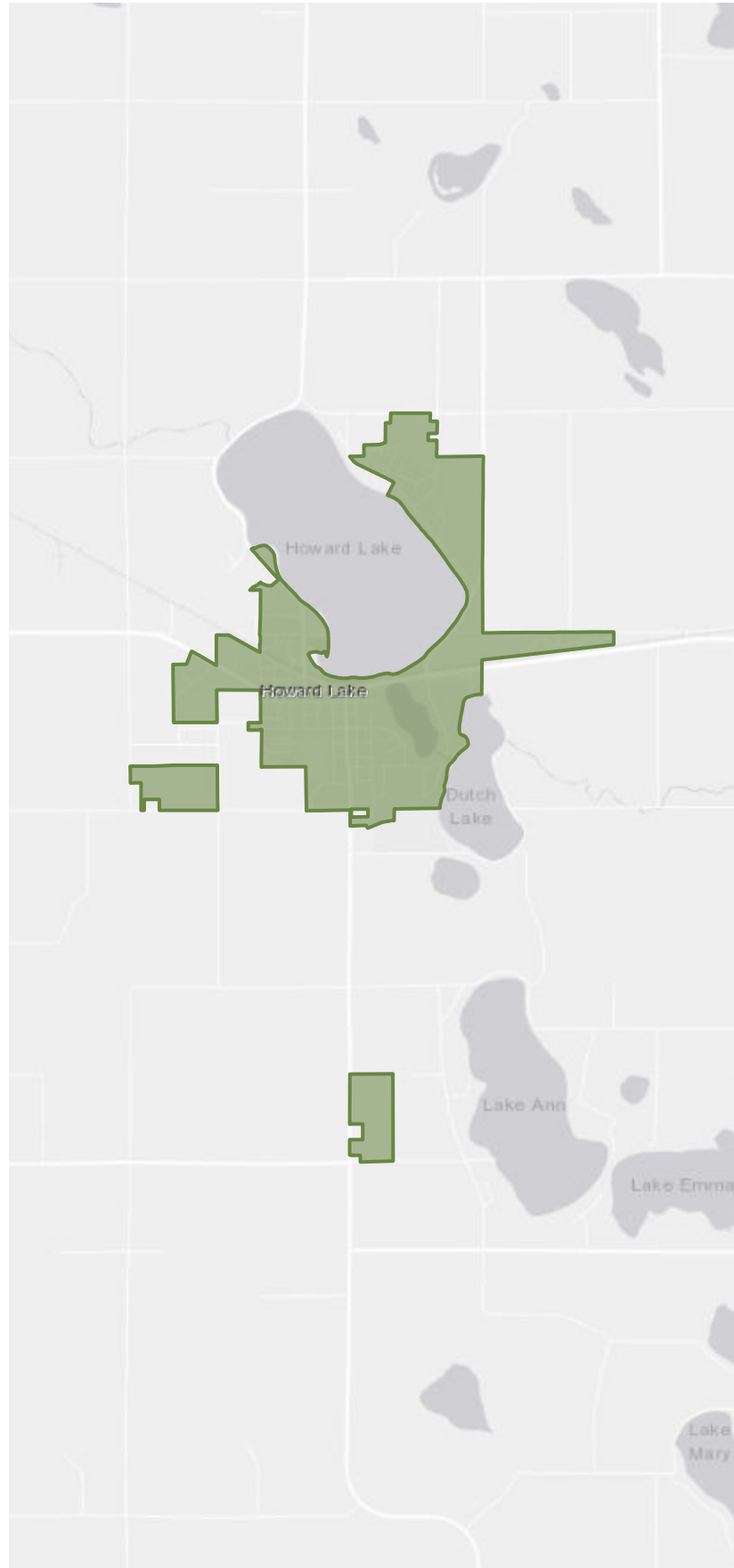
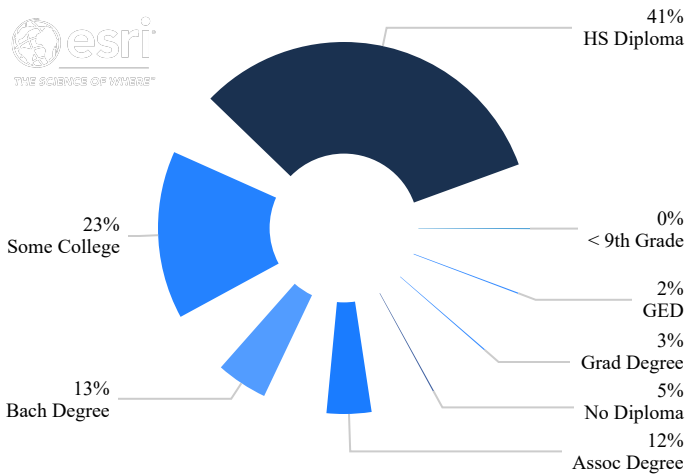
\$172,039

Median Net Worth

2022 Population Age



Educational Attainment



Source: Esri, ACS, U.S. Census, Esri-Data Axle, Esri-U.S. BLS, Esri-MRI-Simmons, AGS. Esri forecasts for 2022, 2027, 2017-2021, 2020, 2010.

HOUSEHOLD PROFILE

\$231,504

Median Home Value

\$72,496

Median HH Income

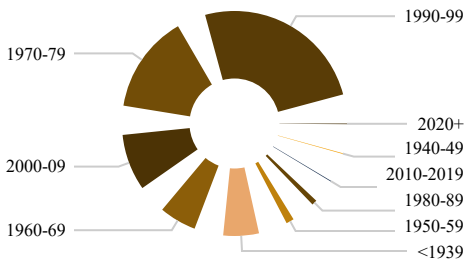
847

2020 Total Households (U.S. Census)

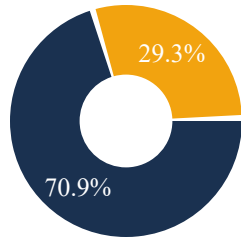
2.40

2020 Average Household Size (U.S. Census)

Housing: Year Built

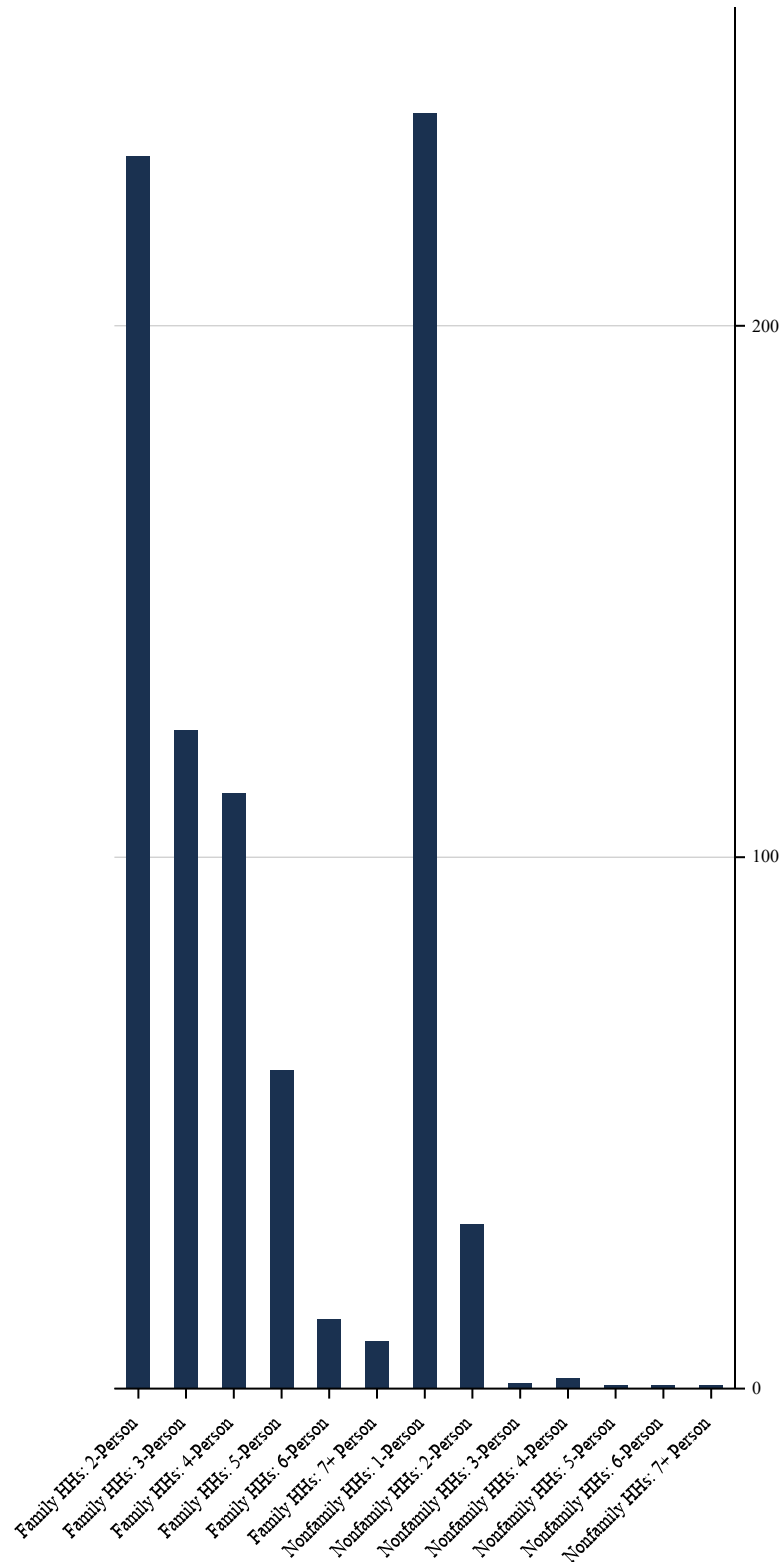


Home Ownership

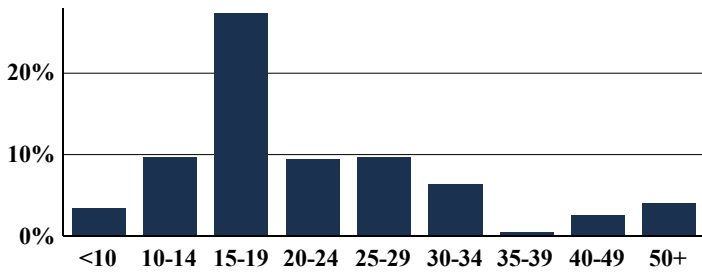


● Owner Occupied HUs
● Renter Occupied HUs

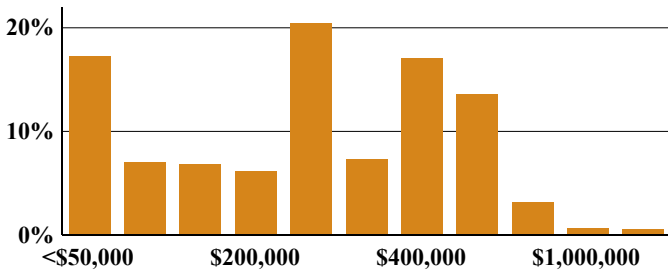
2010 Households by Size (U.S. Census)



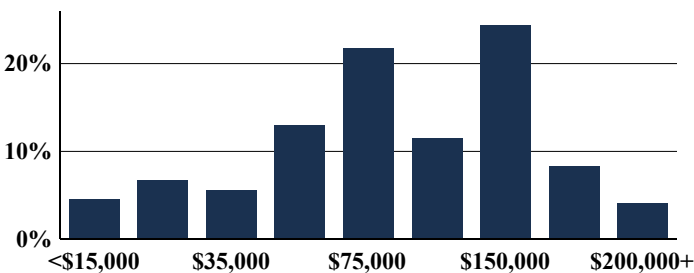
Mortgage as Percent of Salary



Home Value



Household Income



EMPLOYMENT PROFILE



15.0%

Services



41.2%

Blue Collar



43.8%

White Collar



97

Total Businesses

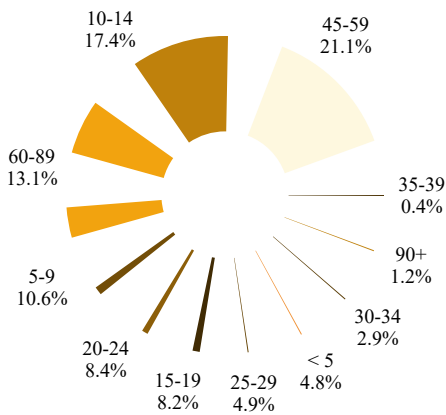


1,599

Total Employees

Calculations are based on Daytime Population

Commute Time: Minutes

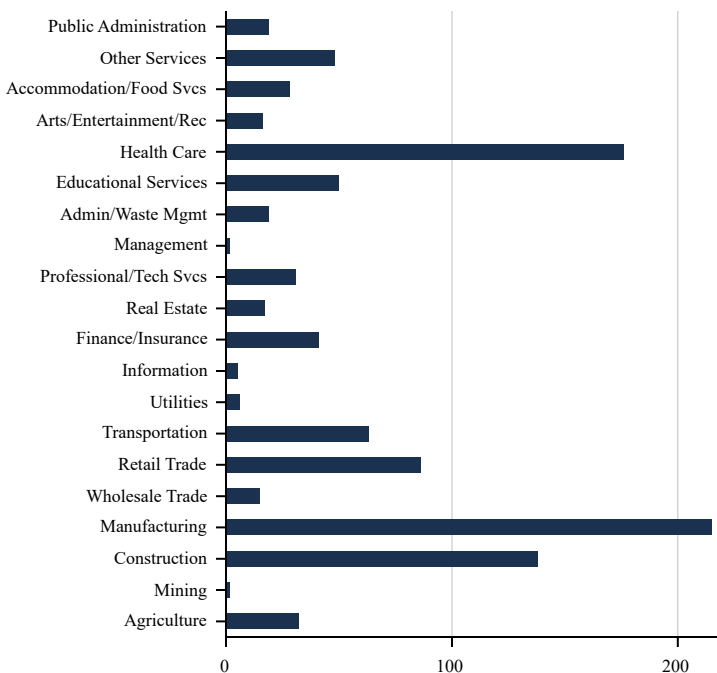


Employment VS Unemployed Citizens

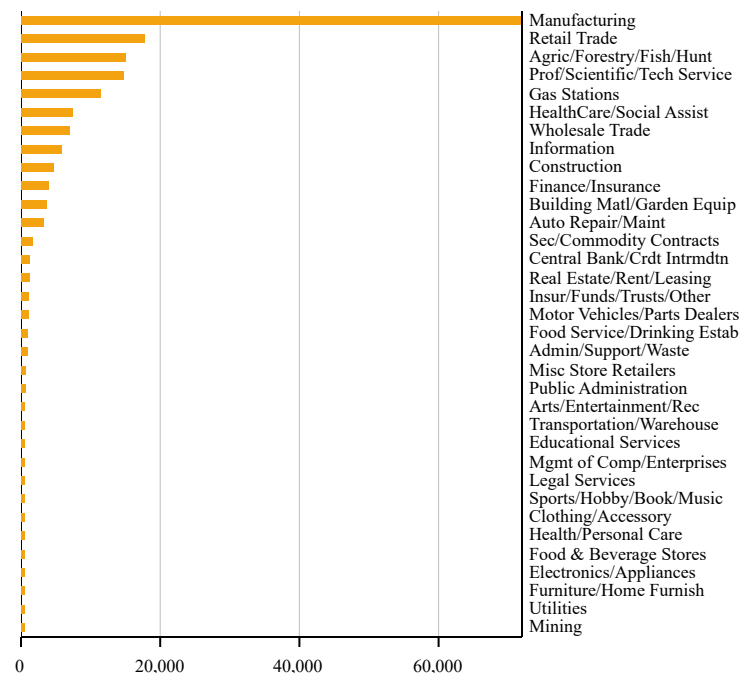


● Employed Civilian Pop 16+
● Unemployed Population 16+

Employees Per Industry



2022 Sales Per Industry



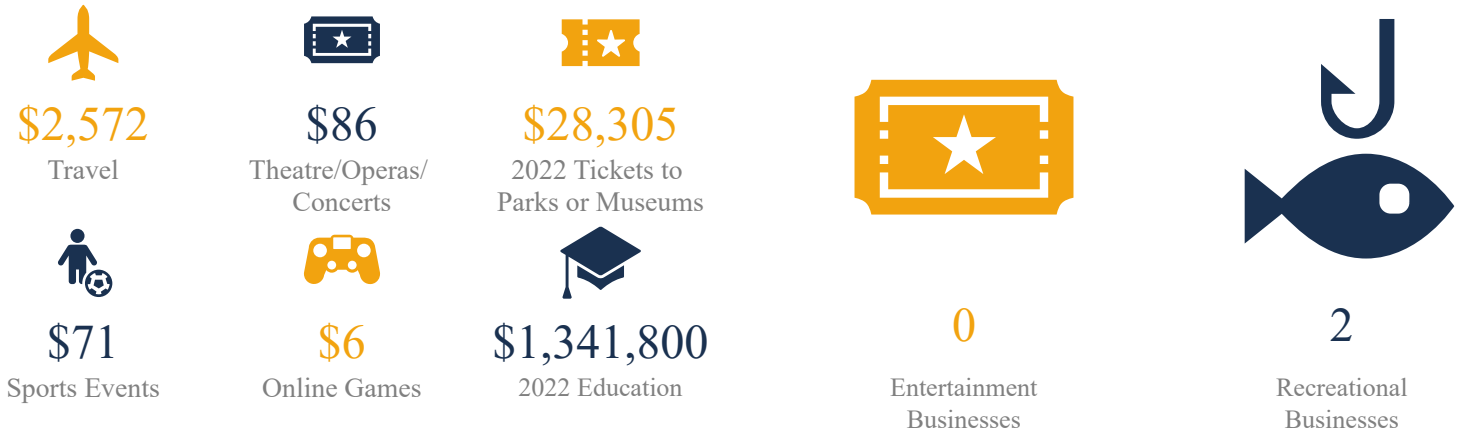
Esri 2022 Estimate (#) of the total number of businesses in the geographic area with North American Industry Classification System

SPENDING PROFILE

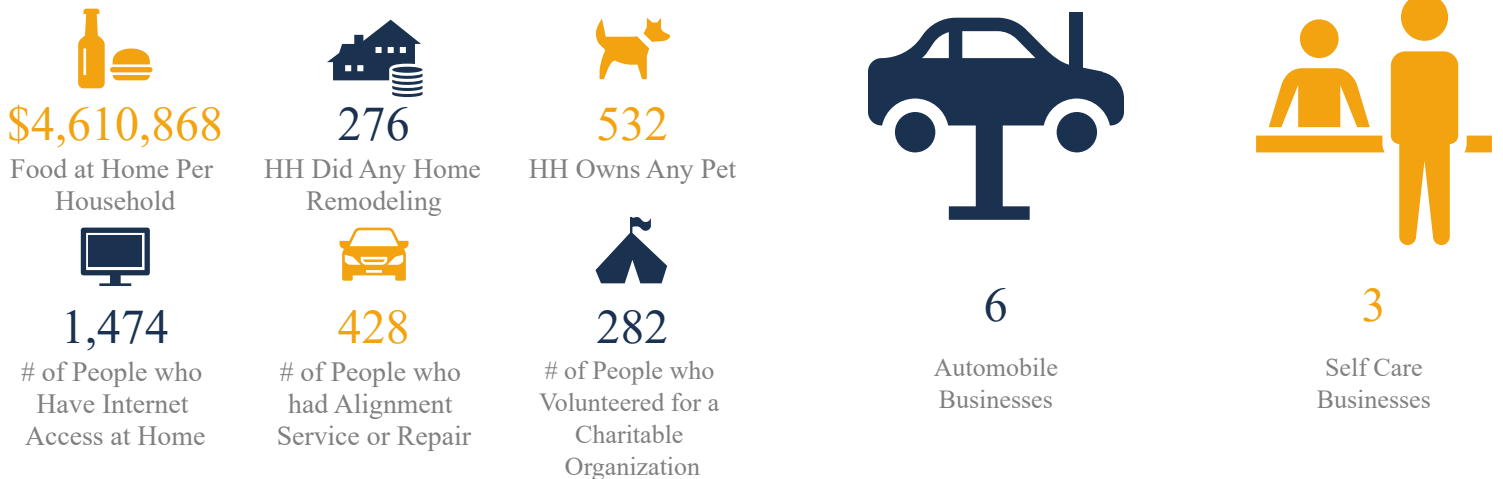
ANNUAL HOUSEHOLD SPENDING



ANNUAL LIFESTYLE SPENDING PER HOUSEHOLD



LIFESTYLE SPENDING



SPENDING PROFILE

The SPI compares average local expenditures to U.S. levels. The SPI value for the U.S. is 100. If, for example, the SPI value for a geographic area is 120 this implies that average spending by consumers in the geographic area is likely to be 20 percent more than the U.S. average.

ANNUAL HOUSEHOLD SPENDING



89.00

Apparel & Services



82.00

Computers & Hardware for Home Use



87.00

Food Away from Home



88.00

Food at Home



94.00

Health Care



91

Dental Services

ANNUAL LIFESTYLE SPENDING PER HOUSEHOLD



90.00

Travel



93.00

Tickets to Theatre/Operas/Concerts



86

Tickets to Parks or Museums



97.00

Admission to Sports Events Excluding Trips



87.00

Online Gaming Services:



80

Education

LIFESTYLE SPENDING



88

Food at Home



130

HH Did Any Home Remodeling



119

HH Owns Any Pet



102

Have Internet Access at Home



101

Had Alignment Service or Repair



109

Volunteered for a Charitable Organization

SENIOR CITIZEN PROFILE



29.7

2022 Senior Economic Dependency Ratio

Esri 2022 Senior Economic Dependency Ratio is the estimated ratio of unemployed senior population (Age 65+) divided by the total employed population in the geographic area. This ratio is then multiplied by 100.



17%

Senior Population Percentage

Calculation of citizens 65 years and older

CRIME PROFILE



48

2022 Total Crime Index (AGS)

The Total Crime Index provides an assessment of the relative risk of seven major crime types: murder, rape, robbery, assault, burglary, larceny, and motor vehicle theft. It is modeled using data from the FBI Uniform Crime Report and demographic data from the Census and AGS.



28

2022 Personal Crime Index (AGS)

The Personal Crime Index provides an assessment of the relative risk of four major crime types: murder, rape, robbery, and assault. It is modeled using data from the FBI Uniform Crime Report and demographic data from the Census and AGS.

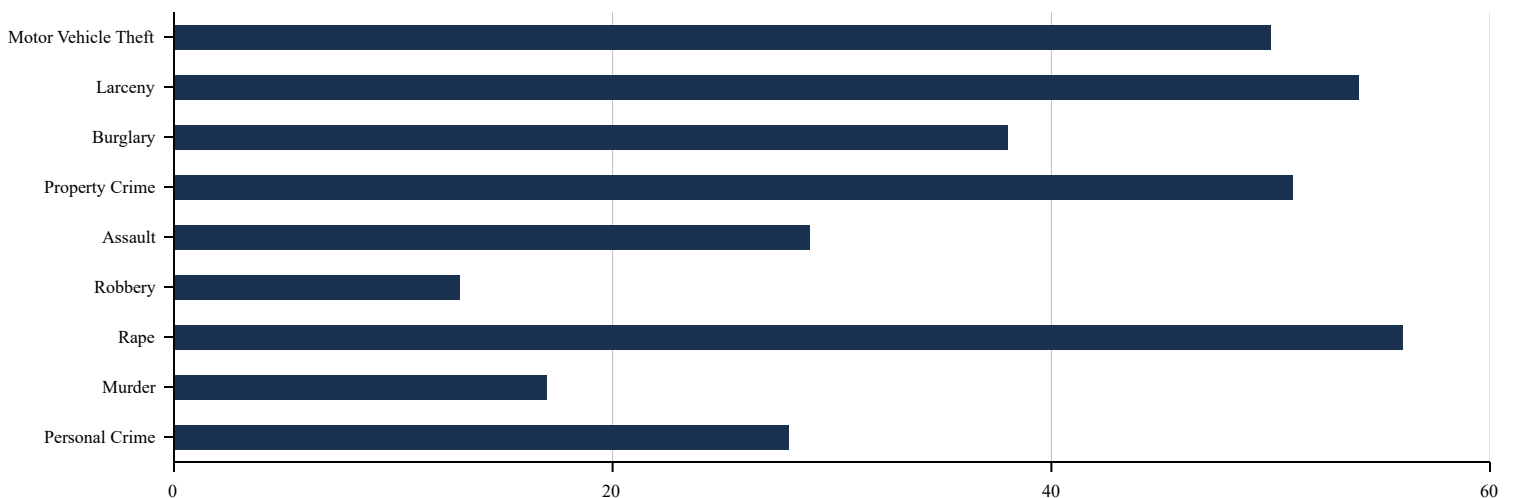


51

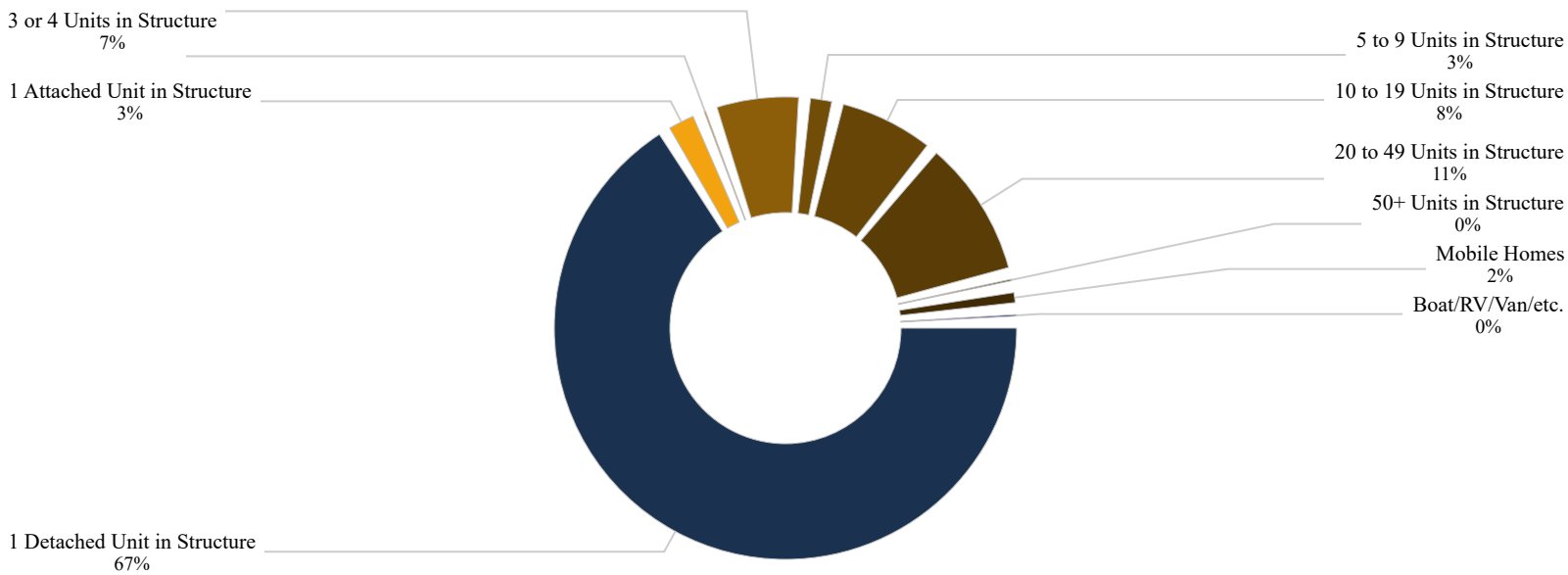
2022 Property Crime Index (AGS)

The Property Crime Index provides an assessment of the relative risk of three major crime types: burglary, larceny, and motor vehicle theft. It is modeled using data from the FBI Uniform Crime Report and demographic data from the Census and AGS.

2022 Crime Indexes (AGS)



2016-2020 Housing Units in Structure (ACS)



2016-2020 Housing Units in Structure (ACS)

2020 Housing: 1 Detached Unit in Structure (ACS 5-Yr)	605
2020 Housing: 1 Attached Unit in Structure (ACS 5-Yr)	27
2020 Housing: 2 Units in Structure (ACS 5-Yr)	3
2020 Housing: 3 or 4 Units in Structure (ACS 5-Yr)	62
2020 Housing: 5 to 9 Units in Structure (ACS 5-Yr)	24
2020 Housing: 10 to 19 Units in Structure (ACS 5-Yr)	69
2020 Housing: 20 to 49 Units in Structure (ACS 5-Yr)	96
2020 Housing: 50 or More Units in Structure (ACS 5-Yr)	0
2020 Housing: Mobile Homes (ACS 5-Yr)	17
2020 Housing: Boat/RV/Van/etc. (ACS 5-Yr)	0

Low Density
1-2 Units in Structure

732 Units
76.65%

Medium Density
3-9 Units in Structure

63 Units
6.60%

High Density
10+ Units in Structure

160 Units
16.75%



Howard Lake Land Use

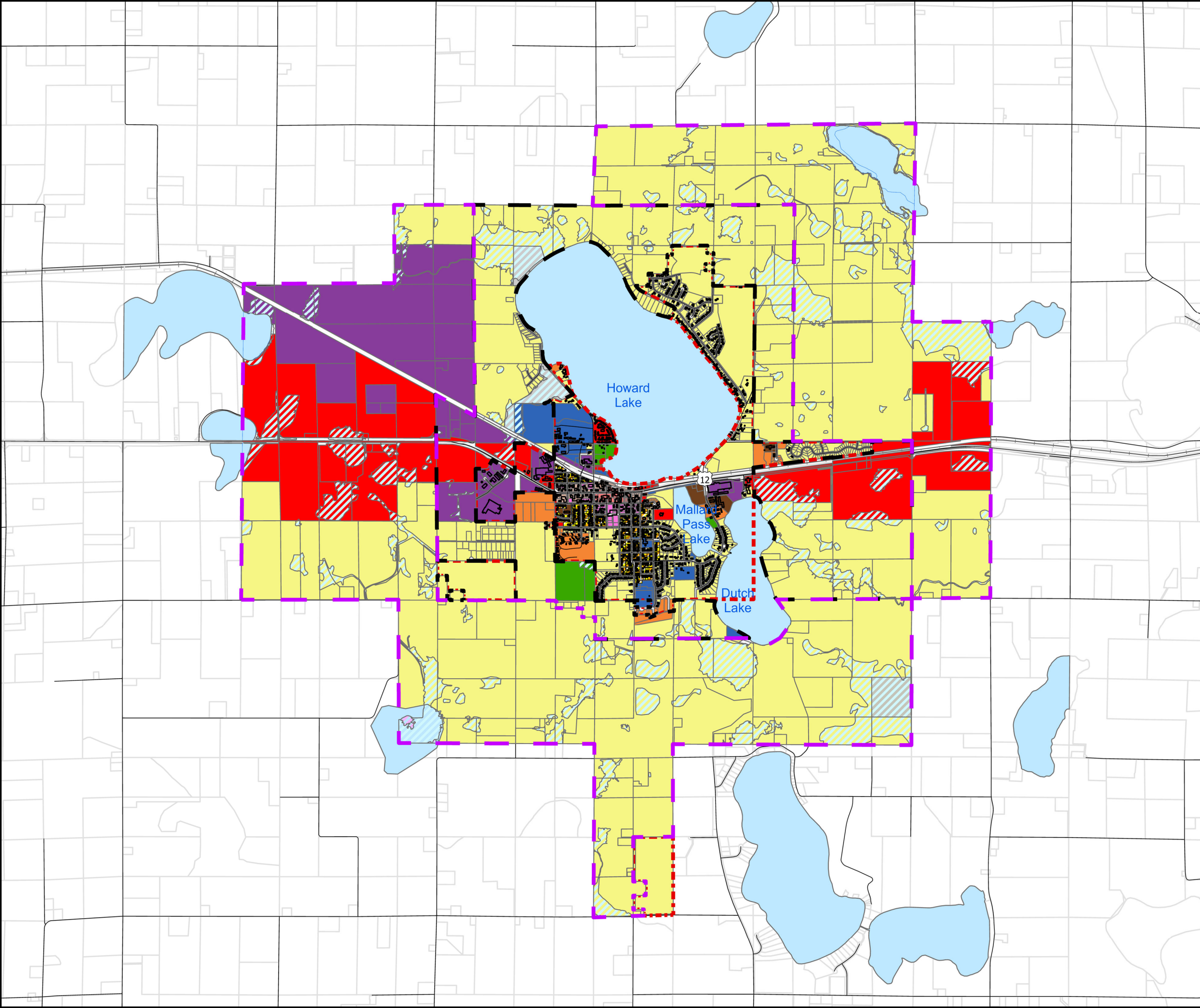
- COM
- HDR
- IND
- INS
- LDR
- MDR
- Downtown MIX Use
- PARK
- TDR
- Downtown Commercial
- Downtown Commercial Fringe
- Water
- City Boundaries
- OAA Boundary
- Ultimate Annexation Boundary
- Parcels

0 0.5 1 mi

N

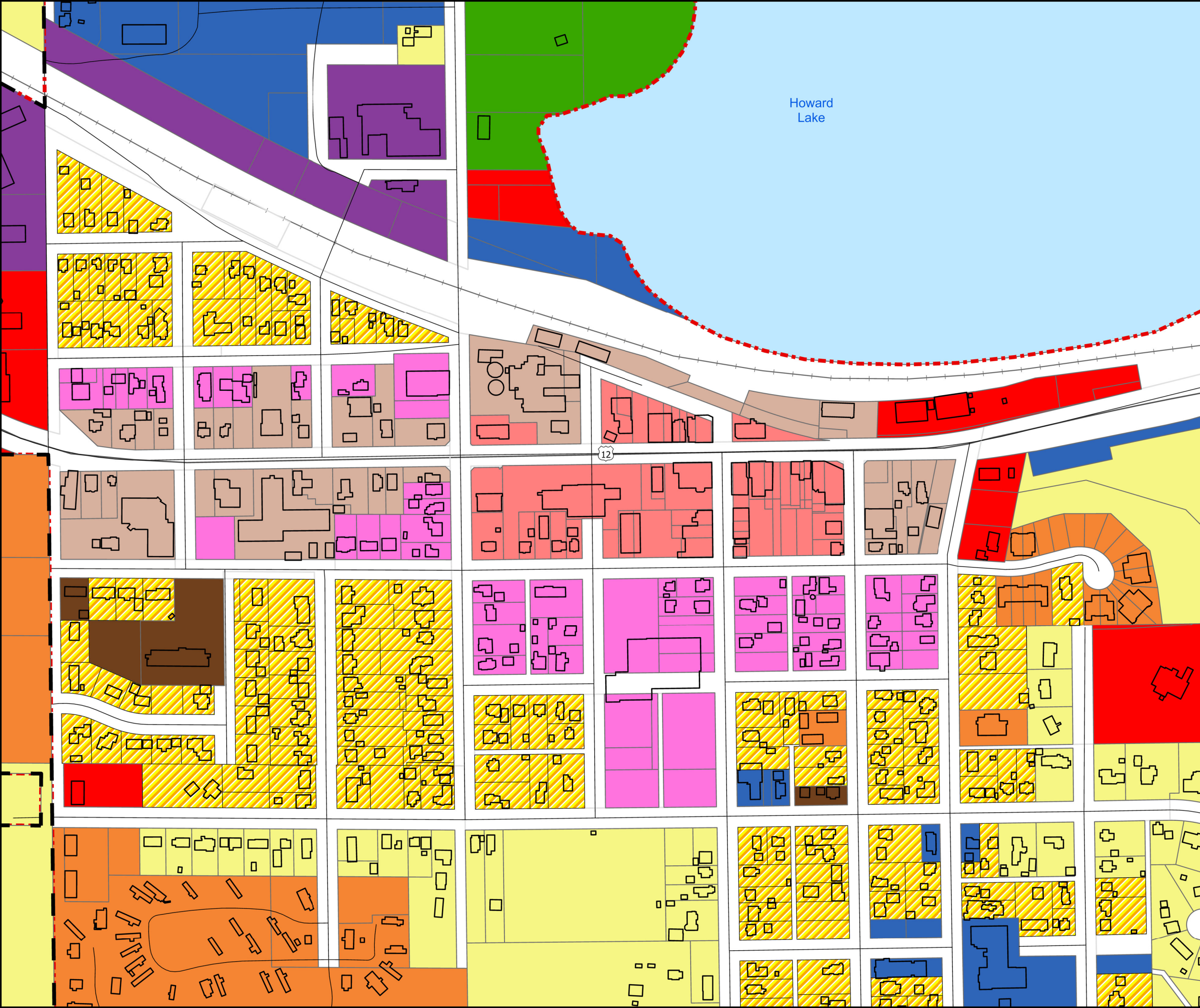













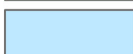
Updated: March 3rd, 2023
Source: NAC, Wright County, MNDOT

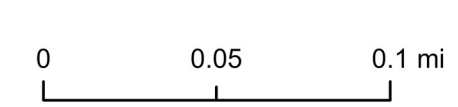




Howard Lake Downtown Land Use



-  COM
-  HDR
-  IND
-  INS
-  LDR
-  MDR
-  Downtown MIX Use
-  PARK
-  TDR
-  Downtown Commercial
-  Downtown Commercial Fringe
-  Water



Updated: March 3rd, 2023
Source: NAC, Wright County, MNDOT

