



Monticello Planning Commission

2021-2025 Workplan

2023 UPDATE

The Monticello Planning Commission is established to advise the Mayor, Council and Community Development Department in matters concerning planning and land use matters; to review and make recommendations regarding the Monticello 2040 Vision + Plan, subdivision and zoning ordinances and other planning rules and regulations; to establish planning rules and regulations; and to conduct public hearings.

Purpose Statement:

The Planning Commission will support efforts to implement the Monticello 2040 Vision + Plan. The Planning Commission will work collaboratively with the City Council, other City boards and commissions, and community stakeholders in its work to achieve the Plan and the strategic goals of the city.

Organizational & Training Activities:

- Continue to support regional planning as identified by the Monticello 2040 Vision + Plan.
 - Implementation Chapter, Land Use, Growth & Orderly Annexation
 - Strategy 1.10.1 - Consider the outcomes of regional planning initiatives and participate in processes resulting from the efforts of the Central Mississippi River Regional Planning Partnership.
 - **Consistent with Policy 1.2 for Agency Coordination, monitor opportunity for engagement in roadway and pathway connectivity planning across jurisdictions.**
- Initiate and/or facilitate organizational projects in support of the Monticello 2040 Vision + Plan.
 - Implementation Chapter, Land Use, Growth & Orderly Annexation
 - Strategy 1.1.1 - Facilitate biannual meetings to serve as a “Development Forum” with interested property owners, realtors, builders and developers to discuss long-term planning, real estate market conditions.

Comprehensive Plan Activities:

- Support the implementation of the Monticello 2040 Vision + Plan through implementation of the Goals, Policies and Strategies identified within the Plan.
 - **Review industrial land inventory and planning consistent with Monticello 2040 Land Use policies for:**
 - **1.1 (Land Use) and 8.1 (Economic Development) - Opportunity Areas**
 - **1.2 - Growth Management (Land Use)**
 - **5.1 - Land Supply and Employment Growth (Land Use)**
 - **2.1 Diverse Economic Sectors (Economic Development)**
 - **2.4 – Industrial and Business Site Analysis and Availability (Economic Development)**

- Support the priority projects set by the City Council, including the small area planning for Chelsea Commons (now The Pointes at Cedar) area and reinvestment in Block 52 in Downtown Monticello.

Zoning Ordinance/Map Activities:

- Complete the recodification of the Monticello Zoning Ordinance, including consideration of amendments as recommended in the Goals, Policies and Strategies of the Implementation Chapter of the Monticello 2040 Comprehensive Plan.
- Consider amendments to the Monticello Official Zoning Map in support of the Monticello 2040 Vision + Plan guided land use, including, but not limited to the following.

Evaluation of the following Zoning Code sections:

- Floor area ratio requirements for commercial, industrial zoning districts
 - Impervious surface requirements for residential districts
 - Updating noise standards for more practical enforcement
 - Evaluation of regulation on short term rentals
 - Evaluation of the need for both B-3 and B-4 Districts
 - Evaluation of temporary use permits for portable container retail/specialty eating establishments
 - Incorporation of electric vehicle standards – functional as an accessory use
- Implementation Chapter, Land Use, Growth & Orderly Annexation
 - Strategy 2.7.1 - Amend the Zoning Map to be consistent with the Future Land Use Map and identify areas where mixed-density residential uses are appropriate.

Subdivision Ordinance Activities:

- Complete a review and amendment of the Monticello Subdivision Ordinance, including consideration of amendments as recommended in the Goals, Policies and Strategies of the Implementation Chapter of the Monticello Comprehensive Plan as follows.
 - Implementation Chapter, Land Use, Growth & Orderly Annexation
 - Strategy 2.5.1 - Implement measures to slow down or “calm” traffic on local streets by using design techniques and measures to improve traffic safety, provide eyes on the street, and enhance the quality of life in Monticello’s neighborhoods.
 - Strategy 3.8.2 - Require pedestrian and bike connections in new commercial development.
 - Strategy 6.5.1 - Conduct regular review of parkland allocation and ensure sufficient amount of land is designated for parks and recreation activities in the City as the population increases.

Research & City Department Update Topics

As resources and time allow, the Planning Commission will consider research and information related to the following topic areas.

Topic
Annexation Process
Transportation and CIP Update – including CMRP update and traffic study overview
Land Use Basics overview (consider joint session with Council)
Policy and decision-making – City Board and Commission authority discussion
Overview of Economic Development initiatives for business retention and employment attraction
Status of municipal infrastructure
Home Occupation permitting
Discuss next steps for East Bertram Planning Area and Northwest Planning Areas identified in Monti 2040