Minutes

Land Use Advisory Committee

Meeting date: July 16, 2026 **Time**: 4:00 PM **Location:** 390 Robert Street

Members present:

- ☒ Chair, Diego Morales, District 9
- ☐ Vacant, District 1
- ☐ Lona Doolan, District 2
- ☐ Vacant, District 3
- ☒ Gerald Bruner, District 4 Carver
- ☐ Kathi Mocol, District 4 Scott
- ☒ Sean Hayford Oleary, District 5
- ☒ Robert Glisky, District 6
- ☐ Gunnar Carlson, District 7
- ☒ Noah Keller, District 8
- ☐ Beketa Jilo, District 9
- ☒ Dan Roe, District 10
- ☐ Kirsten Libby, District 11
- ☐ William Droste, District 12
- ☒ Mai Chong Xiong, District 13
- ☒ Heather Worthington, District 14
- ☒ Christos Jensen, District 15
- ☒ Daniel Wolter, District 16

☒ = Present

Dakota Land, Water, and People Acknowledgment

The Metropolitan Council acknowledges that the land we currently call Minnesota and specifically the seven-county region is the ancestral homeland of the Dakota Oyate who are present and active contributors to our thriving region. As part of the Metropolitan Council's commitment to address the unresolved legacy of genocide, dispossession, and settler colonialism and the fact that government institutions, including the Metropolitan Council, benefitted economically, politically, and institutionally after the forceable removal of the Dakota Oyate, the Metropolitan Council is dedicated to instilling Land, Water, and People Commitments in regional policy. These commitments support the Dakota Oyate, the eleven federally recognized Tribes in Minnesota, Ho-Chunk Nation, and the American Indian Communities representing over 150 diverse Tribal Nations that call the seven-county region home.

Call to order

A quorum being present, Committee Chair Morales called the regular meeting of the Land Use Advisory Committee to order at 4:00 p.m.

Dakota Land, Water, and People Acknowledgment

The Dakota Land, Water, and People Acknowledgment was acknowledged by Chair Morales.

Agenda approved

Committee members did not have any comments or changes to the agenda. The agenda was accepted.

Approval of minutes

It was moved by Bruner, seconded by Glisky to approve the minutes of May 21, 2026, regular meeting of the Land Use Advisory Committee. **Motion carried**.

Information

1. Release of the 2025 Generalized Land Use Inventory (Paul Hanson)

   Hanson gave a presentation on the 2025 Generalized Land Use Inventory as outlined in the materials provided.

   Jensen asked if cost increases have been factored in? Hanson stated they have not but felt

this could be a great analysis.

Hanson discussed using AI to do this but felt numbers would be inconsistent, however he feels this will be investigated more in the future.

The commission discussed trends showing transportation numbers declining, which include airports, rail and major highways. It was noted that there is not a lot of development of new airports, or major highways, however the inventory does include light rail.

2. TOD Policy Update (Michael Krantz)

Krantz gave a presentation on TOD Policy Update as outlined in the materials provided.

Worthington discussed prioritizing TOD development in areas where transit has been developed.

Krantz asked for feedback and shared discussion questions listed in the presentation.

Bruner questioned, how do we expect builders to build next to the Greenline when he feels it's not successful. He discussed the condition of rail stops being dirty, unsafe, etc. He feels they may need to change how implementation is being done to make it more successful. Krantz responded that one reason we're focused on TOD is to drive success to allow people opportunities to live near transitway systems. He noted that we've seen building happening along transitways.

Worthington noted that many are dependent on transit. She feels a lot of money is being leveraged for transit, however economic element for land use is not there. She explained delaying projects causes increased costs. She would like to see better balance between funding for transit and funding for roads.

Xiong felt partnerships are missing. She discussed timing as well as a better-connected system.

Hartford Oleary asked about existing development, is there a requirement to develop multifamily. Torres explained there is not, but where redevelopment occurs, higher density is encouraged. She noted that how a city meets their density requirement is up to them. She discussed comprehensive plans and where communities are expected to accommodate forecasted growth.

Krantz noted that wherever there is transit development, they work closely with local communities.

Roe discussed Metropolitan Council guidance to communities on TOD development in the next comprehensive planning update and suggested never losing site of having jobs near transit as well.

Jensen discussed costs of transit and TOD and the need to look at how it impacts cities. Krantz discussed revenue study along transit corridors and noted increased revenue.

Bruner discussed targeting TOD to areas where 50% of folks don't have cars.

Glisky discussed collaboration and community engagement.

Worthington talked about building awareness about why this matters. She suggested using social media campaign and discussed TOD planning grants to help cities without planning staff to do this work.

Xiong suggested sharing how transit and TOD transform communities. Chair Morales added highlighting how communities feel today versus during construction to show positivity.

Keller discussed art installations at stations. Krantz noted the success they've had with them.

Adjournment

Business completed; the meeting adjourned at 5:57 p.m.

Certification

I hereby certify that the foregoing narrative and exhibits constitute a true and accurate record of the Land Use Advisory Committee meeting of July 16, 2026.

Approved this17 day of September 2026.

Council contact:

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