

2010 TWO HARBORS COMPREHENSIVE PLAN

Public Input Meeting (Meeting #1)

June 29, 2010

6:30 PM

Two Harbors Community Center

MEETING SUMMARY

Assets/Issues to the Development of Two Harbors

- Lake Superior & shoreline preservation and accessibility (4)
- Walking/hiking/snowmobile trails (3)
- Parks (2)
- Golf Course (6)
- Campground (3)
- Old high school property – residential redevelopment potential
- County industrial park outside city limits is valuable property that city provides services to (annexation should be considered)
- Rehabilitation of existing housing and commercial property
- Managing traffic flow through time
- Recycling Center Drive industrial area needs better road access
- Marina/break wall/lighthouse (2)
- Room for industrial expansion near rail road (south west industrial section)
- Working ore docks
- Band shell and oldest continuous city band in state
- Drinking water
- Sewage plant allows for expansion
- Ski trail
- Golf course housing development option
- Airport can attract recreational travelers; be used for economic development
- Heritage Days, Kayak Festival, Winterfest

Threats/Obstacles

- Golf course housing is threat to ski trails and north woods golf experience
- Condition of roads and infrastructure
- Losing small town atmosphere
- Resistance to change
- Downtown bypass (too expensive for purpose)
- Planning and zoning and development are not driven by community
- Need infrastructure to assist business development and job creation
- Need adherence to strong ordinances
- No public transportation for airport (there is a courtesy car)

- Need compatibility of surrounding development and land uses
- Rail road between Duluth and Two Harbors is under utilized for industry (LP does use)

Vision Nuggets

“In the future, the City of Two Harbors is...”

- Pedestrian friendly with toilets and benches; a compact city
- Community development planning
- Supports and uses sustainable energy systems (wind, solar)
- Maintains livability for residents and visitors which attracts business and industry to locate in the community
- Supports information and data handling enterprises (has switched from resource extraction and tourism as main economic drivers)
- Improve existing housing
- Maintains small town appeal
- Extended into higher-end (executive) housing
- Has a range of housing options
- Friendly and inviting to more businesses
- Clean and safe for residents and families
- Quality education for children and adults
- Great place to visit
- Downtown revitalized
- Marina
- Family style restaurant near down town
- Lakeshore remains public (publicly accessible)
- Clean and attractive neighborhoods and business (no blight)
- All new, updated infrastructure and streets
- Maintains connection to city history (physical connection?)
- On sheets but not on easel
 - Travel destination
 - A plan for tourism opportunities
 - An inventory of service/recreation needs, opportunities
 - Incentives for new business
 - A true small town gateway to showcase Lake Superior and outdoor opportunities that exist in area, but thrives in and of itself with quality housing, jobs, services and pleasurable pursuits

Other Comments

- City and ARDC should use websites to inform the public with agendas, minutes, and planning materials. Better communication between planning and zoning and community should be important part of long term goals after the Comprehensive Planning process. This will benefit community driven planning and development.

- Is there one top priority?
 - Identify and protect outstanding natural resources and properties
 - Development of and adherence to zoning ordinance and policies that match community vision. This should drive future development decisions.

Written and Spoken Comments

- We have some of the last remaining publicly accessible Lake Superior shoreline in the state of Minnesota. Its best and highest use is as a park or green space.
- We have an existing stock of commercial property downtown that already has roads and utilities – the buildings are largely decrepit though.
- Waterfront issues are #1 in considering environment and livability concepts. Should be protected.
- A Highway 61 (7th Avenue) bypass (north/golf course route) is a very sensitive issue due to the potential loss of business on 7th Avenue. It is also a safety issue for peak traffic concerns on weekends – Friday and Saturday evenings. Could it be controlled for the time it is open and the direction of flow?
- The City should use the Comprehensive Plan as an opportunity to direct the type of development that will occur on properties such as the old high school property.
- Variances should be rare. Zoning ordinance and map amendments should be rare.

The meeting commenced at 6:30 pm and adjourned at 8:30 pm. 24 people attended.