

JEAN COLEMAN, ESQ.

**LAND USE PLANNER /
ATTORNEY**

EDUCATION

Juris Doctorate
University of Iowa,
1987

M. A. Urban & Regional
Planning
University of Iowa,
1987

B.A. Political Science
University of Northern Iowa,
1983

**EMPLOYMENT
EXPERIENCE**

March 2003 - present
President/Owner
CR Planning, Inc.
Minneapolis, MN

1993 – 2003
Principal/Owner
Biko Associates, Inc.
Minneapolis, MN

1990 – 1993
Midwest Office Director
American Farmland Trust
Chicago, IL

1987 – 1990
Project Manager
Trust for Public Land
New York, NY

1986 – 1987
Junior Planner
T&M Associates
Middletown, NJ

Jean Coleman has extensive experience in preparing policy plans and zoning ordinances, group process facilitation, growth management, and natural resource and farmland protection. Ms. Coleman's work combines her interests in planning and law by using public participation and conflict resolution techniques to develop policies, ordinances, and programs. Ms. Coleman enjoys working in a variety of landscapes and has managed multiple projects at the neighborhood, township, county and regional scale.

PROJECT EXPERIENCE

Natural Resources and Land Use

- ***Minnesota Statewide Conservation and Preservation Plan, 2007- 2008.*** Jean coordinated the recently completed LCCMR-funded Minnesota Statewide Conservation and Preservation Plan. As a contractor to the University of Minnesota's Institute on the Environment, Jean managed a 45-member team consisting of faculty members and private consultants. The two-phase plan analyzed current trends and drivers of change in Minnesota's natural and recreation resources, and recommends investment and policy changes to achieve better conservation and preservation of resources. The LCCMR is using the plan to guide its priorities for investments in projects, and several state agencies are considering the plan recommendations during their current budgeting process.
- ***DNR Natural Resource-Based Land Use Planning Projects, 2005-2008.*** As a contractor to the Minnesota Dept. of Natural Resources under a Bush and McKnight Foundation funded project, Jean facilitated natural resource-based land use planning in three communities faced with significant growth pressures; Shakopee, Oak Grove and the Mid-Minnesota stretch of the Mississippi River north of St. Cloud. Jean also worked with the Metropolitan Council to produce a companion to their Local Planning Handbook, *Using Natural Resource Information in Land Use Planning*. The companion handbook details how local governments can incorporate natural resource information in land use decisions. Throughout 2006/7 Jean managed the final phase of the project, conducting education workshops on using natural resource information in land use decisions. The workshops reached over 400 local officials and staff with content on how to use natural resource information in policy planning (land use plans, water plans, parks and open space plans, and transportation plans), ordinances (conservation development), and site design (low-impact development). She is currently an advisor to a McKnight Foundation funded project continuing the cross-jurisdictional natural resource and land use efforts along the Mississippi.
- ***City of Medina Open Space Plan, 2007.*** Jean managed the development of an open space and natural resources protection plan for the City of Medina, an east metro-area city with abundant wetlands, remnant native landscapes, and an historic rural character. The plan served as the initial component of the City's comprehensive land use planning update.
- ***Comparative Research of State-level Land Conservation Initiatives, 2005.*** Jean researched critical elements of land conservation initiatives in twelve states. The research was used by the *Campaign for Conservation*, a consortium of environmental and outdoor sporting organizations developing a 50-year vision for land conservation in Minnesota.



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**PROFESSIONAL
ASSOCIATIONS**

Admitted to Minnesota State
Bar since 1994

American Planning Association

Minnesota Chapter APA,
Co-chair Legislative Committee

CONTACT INFORMATION

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- ***Natural Resource-Based Land Use Planning Guidebook, 2003.*** Working with the University of Minnesota, Department of Landscape Architecture, Jean developed public participation and land use implementation sections for *Environmentally-Based Regional Smart Growth Planning and Design*. This handbook presents a GIS-based process for analyzing green infrastructure and determining local protection and development priorities. The Metropolitan Council funded the application of the process in Washington County, MN.
- ***Evaluation of Effectiveness of Conservation Easements, 2005.*** Jean evaluated 75 conservation easements in the Midwest acquired under grants from the National Fish and Wildlife Foundation (NFWF). The nation-wide evaluation considered ecological outcomes on the protected lands in order to improve NFWF's grant review process.
- ***Farmland and Natural Area Program Guidelines, 2003.*** Jean managed the creation of an implementation guidebook for the Dakota County Farmland and Natural Area Program. The \$20 million, ten-year program protects priority farmland and natural areas in Dakota County through the purchase of land and conservation easements. The guidebook project involved working with Dakota County staff and Board of Commissioners to develop policies for project selection, property valuation, negotiations with landowners, and property management.
- ***Lake Watershed Carrying Capacity-Based Planning, 2003.*** Jean managed the public participation and ordinance development portions of the Itasca County Soil and Water Conservation District lake watershed carrying capacity project. The project analyzed water quality impacts of several future development scenarios and educated local residents on the connection between land use choices and water quality. The project supports reclassification of county lakes and changes in lakeshore zoning provisions.
- ***Rural Area Policies for the Twin Cities Metropolitan Area, 2002.*** Jean managed policy and implementation strategy development for the Twin Cities Metropolitan Council's Rural Issues Work Group as part of the update of the *2030 Regional Blueprint*. Recommendations included: enhancement of traditional rural population centers through coordinated planning with surrounding rural areas, transportation improvements and utility investment; defining urban expansion areas; cost estimates and program components of a regional Purchase of Development Rights (PDR) program; and promotion of a Transfer of Development Rights (TDR) program.
- ***Statewide GEIS on Animal Agriculture, 2002.*** Jean managed ten University of Minnesota teams providing literature review and research services to the state-wide *Generic Environmental Impact Statement on Animal Agriculture*. In addition, Jean was primary author of the land use and conflict management section. This section analyzed causes of conflict and land use planning and zoning techniques for reducing conflict over feedlots. Also contributed to the section on the appropriate role for government in feedlot regulation.
- ***Natural Resource Protection Toolbox, 1998.*** Jean authored the guidebook *Protecting Your Community's Natural Resources: A Land Protection Toolbox for Local Government* as part of the LCMR-funded Green Corridor Project. The Toolbox guides local governments in the implementation of a natural resource protection plan using incentive-based techniques such as PDR and TDR. The project included a literature review and survey of existing PDR and TDR programs.

Comprehensive Planning

- ***Comprehensive Planning Projects.*** Over the past ten years, Jean has managed comprehensive land use planning projects in the City of Scandia, and Itasca, Beltrami, Koochiching, Clearwater and Wabasha Counties., Minnesota, and Polk County, Iowa. These community-based projects incorporated extensive public involvement. Concepts in these plans include: promotion of regional economic centers; directing growth to existing urbanized areas with transportation and utility infrastructure; cooperative power structures and processes between cities, townships, counties and tribal governments; and protection of natural resources, including protection and management of resources such as agricultural land and forests that are the basis of economic activity. The Itasca County plan received an Excellence in Rural and Small Town Planning award for its public involvement process and creative use of GIS from the Rural and Small Town Division of the American Planning Association. Jean is currently completing the City of Scandia Comprehensive Plan.

Ordinances

- ***Unified Development Code, Ongoing.*** Currently working with Koochiching County, Minnesota to update their 1974 zoning code and other land use codes including, subdivision, ISTS, river shoreland ordinances, and floodplain ordinance.
- ***Zoning and Subdivision Ordinances, 1996-2008.*** Drafted zoning, subdivision, and traditional neighborhood design (TND) ordinances for the Linn County, Iowa; Lake City, MN; Town of Farmington, WI; City of Mt. Horeb, WI; City of Ashland, WI; Itasca County, MN; Clay County, MN; Crow Wing County, MN; Cook County, MN; Town of Duluth, MN; and the City of North Branch, MN. These ordinances included: form-based code provisions; scenic and viewshed protection districts; mixed-use districts; defined urban service areas; seasonal and recreational use districts; cluster/conservation subdivision districts; natural resource protection districts; design and buffer provisions for industrial districts adjoining residential districts; and historic area review processes.
- ***Model Sustainable Development Ordinances, 2000.*** Authored the growth management ordinances section of *From Policy to Reality: Model Sustainable Development Ordinances*. The model ordinances are used by local governments and include urban expansion districts, adequate public facilities ordinance; cluster development provisions, natural resource protection districts; transfer of development rights (TDR); and town center, town extension and traditional neighborhood development districts.
- ***Model Environmental Ordinances for Project NEMO, 2003.*** Created model stormwater, erosion control, shoreland and subdivision ordinances for Northland NEMO (Non-point Education for Municipal Officials), a DNR sponsored program connecting water quality and land use. The ordinances contain options for rural and urban communities, and communities with high to low levels of administrative staffing.