



JEAN L. COLEMAN, ESQ

LAND USE PLANNER / ATTORNEY

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 all landscapes and has managed multiple projects at the city, township, county and regional scale.

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

PROFESSIONAL ASSOCIATIONS

Admitted to Minnesota State Bar since 1994
1000 Friends of Minnesota Board of Directors - Vice Chair

PROJECT EXPERIENCE

Open Space and Natural Resource Planning

- Working with the University of Minnesota, Department of Landscape Architecture, 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 development priorities.
- Authored the guidebook *Protecting Your Community's Natural Resources: A Land Protection Toolbox for Local Government*. The Toolbox guides local governments in the implementation of a natural resource protection plan using incentive-based techniques.
- 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 will result in a carrying capacity-based reclassification of county lakes and changes in lakeshore zoning provisions.
- Created the implementation guidebook for the Dakota County Farmland and Natural Area Program. The \$20 million, ten-year program will protect priority farmland and natural areas in Dakota County through the purchase of land and 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.

Comprehensive Land Use Planning

- 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.

- Managed Itasca, Beltrami, Koochiching, Clearwater and Wabasha County comprehensive land use planning projects. 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.
- Managed the creation of *A Guidebook to Creating Framework Land Use Plans: Our Experience with Land Use Planning in Northern Minnesota*. This guidebook documents the experience of ten counties in developing smart growth framework plans under grants from the Minnesota State Planning Office.

Ordinances

- Currently working with the Rice County Board of Commissioners to revise zoning and subdivision ordinances to conform with the recently adopted Comprehensive Plan. The ordinances will include: transfer of development rights to protect agricultural land, limited shoreland planned unit developments, village mixed-use infill and expansion districts, rural business licensing, and urban growth boundaries.
- 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.

- Drafted zoning, subdivision, and traditional neighborhood design (TND) ordinances for Itasca County, MN; Cook County, MN; Town of Farmington, WI; City of Mt. Horeb, WI; and the City of North Branch, MN. These ordinances included: seasonal and recreational use districts; cluster/ conservation subdivision districts; agricultural and forest protection districts; tower regulations; ISTS standards; feedlot controls; natural resource protection overlays; scenic protection districts; mixed-use districts; and defined urban service areas.
- As the primary author of the section on land use and conflict management, reviewed feedlot ordinances throughout the country for the Minnesota state-wide *Generic Environmental Impact Statement on Animal Agriculture*. The land use and conflict management 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.