

MINNESOTA AIRPORT LAND USE COMPATIBILITY MANUAL

TABLE OF CONTENTS

CHAPTER 1: INTRODUCTION	1
INTRODUCTION	1
THE IMPORTANCE OF AVIATION	3
DEFINING THE THREAT – INCOMPATIBLE LAND USES	8
WHO SHOULD USE THIS MANUAL	10
HOW THE MANUAL WAS PREPARED	10
HOW TO USE THIS MANUAL	12
CHAPTER 2: THE SYSTEM TODAY	15
INTRODUCTION	15
KEY PLAYERS AND A SUMMARY OF THEIR ROLES AND RESPONSIBILITIES	15
The Federal Government and the Role of the Federal Aviation Administration	15
The State of Minnesota	17
Local Governments	18
Airport Sponsors	19
The Metropolitan Council and the Metropolitan Airports Commission	20
Airport Users	21
Property Owners	21
General Public.....	22
MINNESOTA’S CURRENT SYSTEM – LAND USE AND AIRPORT SAFETY	23
Brief History of Airport Zoning in Minnesota.....	23
The State Model Zoning Ordinance	23
Height Restrictions	27
General Restrictions.....	28
Procedure for Adoption and Approval of Local Airport Safety Zoning.....	30
FEDERAL SYSTEM – COMPATIBLE LAND USES AND AIRPORT SAFETY	31
Runway Protection	32
SUCCESSES AND CHALLENGES WITH CURRENT MINNESOTA APPROACH TOWARD AIRPORT SAFETY	38
Key Findings from the Ordinance Review	38
Recommended Best Practices	44



CHAPTER 3: COMPATIBLE AIRPORT LAND USES..... 47

INTRODUCTION 47

WHAT ARE THE PRIMARY COMPATIBILITY CONCERNS?..... 47

 Conditions That Create Risk of Injury to People on the Ground and Damage
 to Property 48

 Conditions That Interfere with Aircraft Flight and Distract Pilots 67

AN ALTERNATIVE APPROACH TO REGULATING COMPATIBLE LAND USES..... 71

 Overview 71

 Recommendations for Compatible Land Uses in Airport Safety Zones 72

**CHAPTER 4: PREVENTIVE AND CORRECTIVE STRATEGIES FOR AIRPORT
LAND USE COMPATIBILITY 85**

INTRODUCTION 85

PREVENTIVE STRATEGIES AND TOOLS..... 89

 General Planning Strategies 89

 Regulatory Actions 93

 Property Disclosure Mechanisms 100

 Property Acquisition 101

 Incentives 103

 Public Education and Outreach..... 104

 Summary of Preventive Strategies for Airport Land Use Compatibility 106

CORRECTIVE STRATEGIES AND TOOLS 111

 Planning Considerations 111

 Regulatory Actions 111

 Other Corrective or Remedial Actions..... 114

 Summary of Corrective Strategies for Airport Land Use Compatibility..... 115

CHAPTER 5: APPLICABLE LAWS/ STATUTES AND LEGAL ISSUES..... 119

INTRODUCTION 119

SUMMARY OF KEY FEDERAL LEGISLATION 119

 Federal Airport Planning Statutes and Regulations 120

SUMMARY OF KEY MINNESOTA LEGISLATION 125

 Minnesota Airport Zoning Statutes 126

 Minnesota Airport Noise Statutes..... 139

 Minnesota Airport Zoning Rules 139

 Selected Minnesota Zoning and Planning Laws—Municipalities 140

 Selected Minnesota Zoning and Planning Laws—Counties 143

 Selected Minnesota Environmental Laws 145

AIRPORT ZONING AND THE “TAKINGS” ISSUE 147

 An Overview of Takings Law 147

CHAPTER 6: MODEL AIRPORT SAFETY ZONING ORDINANCE AND PROCEDURAL GUIDE..... 153

INTRODUCTION 153

LEGAL STATUS OF THE MODEL ZONING ORDINANCE..... 154

SUMMARY OF MODEL ORDINANCE CONTENTS..... 155

PROCEDURAL REQUIREMENTS AND GUIDELINES 160

 Adopting An Airport Zoning Ordinance For Publicly-Owned Airports..... 160

 Procedures For Local Adoption Of Airport Zoning Ordinance..... 161

REQUESTS FOR MODIFICATION OF SAFETY ZONES..... 169

 Conclusions About Third Party Risk..... 169

 Evidence Required in Support of Airport Safety Zone Modifications..... 170

 Considerations for Determining Modification Requests 171

PERMITTING PROCESS 174

PROCEDURES FOR ZONING VARIANCE REQUESTS..... 176

MINNESOTA MODEL AIRPORT ZONING ORDINANCE..... 179

PROCEDURAL FORMS..... 241

APPENDICES (Found in Separate Volume)