

JEAN L. COLEMAN, ESQ



LAND USE PLANNER / ATTORNEY

Jean Coleman has extensive experience in group process facilitation, preparing policy plans and zoning ordinances, 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 community, 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
Government Training Services Comprehensive Planning Faculty
2006/7 Getting the Most out of Your Vision
MNAPA Legislative Reform Subcommittee
1000 Friends of Minnesota, Board of Directors

PROJECT EXPERIENCE

- *Using Natural Resource Information in Comprehensive Planning: A Companion to the Metropolitan Council's Local Planning Handbook, 2006.* As a contractor to the Minnesota Department of Natural Resources under a Bush Foundation funded project, Jean facilitated natural resource-based land use planning in three communities faced with growth pressures; Shakopee, Oak Grove and the Mid-Minnesota stretch of the Mississippi River. Based on these case studies, Jean worked with the Metropolitan Council to produce a companion handbook to their Local Planning Handbook. The companion handbook details how local governments can incorporate natural resource information in the required 2008 comprehensive plan updates. Jean presented the handbook concepts in the Met Council's *On Course* training workshops.
- *Growing Green Workshops: Incorporating Natural Resource Information in Land Use Decisions, ongoing.* Throughout 2006/7 Jean is managing the final phase of the DNR/Bush project educating communities on how to use natural resource information in comprehensive planning. In 2006, Jean worked with DNR and the Metropolitan Council to organize and conduct education workshops throughout the metropolitan area. The 2006 workshops reached over 300 local officials and staff. In 2007, Jean is partnering with the League of Minnesota Cities, the Minnesota Association of Townships, and the Association of Minnesota Counties, to reach additional audiences throughout Minnesota. The content of the workshop includes 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.)
- *Carver County Comprehensive Plan Update, ongoing.* Working with EOR, Ms. Coleman is providing facilitation, visualization and natural resource planning assistance to Carver County as they complete the required 2008 comprehensive plan update. Jean directed the development of alternative land use scenarios for San Francisco Township and facilitated discussion of the township open space committee to choose among the alternatives. Jean also directed the development of a GIS-based methodology applied county-wide to identify priority natural resource areas complementing priority development areas.



- *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. As part of the handbook development, the Metropolitan Council funded a model application of the process in Washington County, MN.
- *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.
- *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 will protect 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.
- *Comprehensive Planning Projects.* Jean managed the 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.
- *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.
- *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 in Washington and Chisago Counties. The Toolbox guides local governments in the implementation of a natural resource protection plan using incentive-based techniques such as PDR and TDR.
- *Minnesota Statewide Conservation and Preservation Plan, ongoing.* Jean is project coordinator for the LCCMR-funded Statewide Conservation and Preservation Plan. As a contractor to the University of Minnesota's Institute on the Environment, Jean is managing a 45 member team consisting of faculty members and private consultants. The project will produce a plan documenting current trends and drivers of change in Minnesota's natural and recreation resources, and recommending investments and policy changes to achieve better conservation and preservation of resources.
- *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*. Jean was the primary author of the section on land use and conflict management. This section analyzed causes of conflict over feedlots and recommended land use planning and zoning techniques for reducing conflict. Jean also contributed to the section on the appropriate role for government in feedlot regulation.