

Agenda Item: 7 (d)

Background Information: Planning Commission Member Paulbeck revised the Background section and would like to receive feedback from the Planning Commission before proceeding with revisions to the rest of the text.

Original Text:

II. Background

The City of Pequot Lakes was originally built around a railroad stop. The traditional way in which this was done throughout the Midwest was that the railroad company would install the rail line, plat out towns along the line, then sell the platted land to defray their construction costs. The railroad companies used the traditional grid pattern of development, a development style that had been used for human settlement across continents for thousands of years.

The grid approach served cities of this era well. The grid created a fairly dense, walkable development pattern that worked well for people getting off the train and the business owners trying to service them. As the city grew and matured, the grid provided the framework for mixed-use neighborhoods to expand around the commercial district. The entire area was surrounded by farms and hunting areas and was, in nearly every sense, self-sufficient.

Even so, the core of Pequot Lakes and its surrounding neighborhoods are constructed on the traditional grid. Understanding the strengths and weaknesses of this pattern is critical to understanding how to revitalizing it.

Revised Text:

II. Background

The City of Pequot Lakes was originally built with a development style that had been used for human settlement for thousands of years. Throughout the Midwest, railroad companies often used the “grid” pattern of development. The company would plat out towns along the rail line, and then sell the land to help defray their construction costs. The grid created a dense, walkable pattern that allowed for easy access to the local businesses.

Cities of this era were served well using the grid approach. As the city grew and matured, the grid provided the framework for mixed-use neighborhoods to expand around the commercial district.

Understanding the strengths and weaknesses of this pattern is critical to understanding how to revitalizing it.

Planning Commission Direction: Please come prepared to offer feedback.