

PLANNING AND ZONING COMMISSION MEETING – JANUARY 8, 2019

The Regular Bi-Monthly Meeting of the Andover Planning and Zoning Commission was called to order by Acting Chairperson Bert Koehler IV on January 8, 2019, 7:00 p.m., at the Andover City Hall, 1685 Crosstown Boulevard NW, Andover, Minnesota.

Commissioners present: Dean Daninger, Scott Hudson, Nick Loehlein, Jeff Sims, and Mary VanderLaan.

Commissioners absent: Kyle Nemeth

Also present: City Planner Stephanie Hanson

PLEDGE OF ALLEGIANCE

~~APPOINTMENT OF CHAIR PERSON AND VICE CHAIR PERSON~~

APPROVAL OF MINUTES

November 13, 2018

Commissioner VanderLaan requested the following corrections:

Page 15, Line 22: “She noted that ~~developer had said~~ the County...”

Acting Chairperson Koehler requested the following corrections:

Page 14, Line 16: “...would like to ~~assure~~ ensure that the firetrucks...”

Motion by Daninger, seconded by Hudson, to approve the minutes as presented. Motion carried on a 6-ayes, 0-nays, 1-absent (Nemeth) vote.

PUBLIC HEARING: Conditional Use Permit – Indoor Mini Storage Facility – Bunker Lake Blvd NW/Hanson Blvd NW – Travis Roche and Chris Beberg

City Planner Hanson noted the purpose of this item is to hold a public hearing and take input on a request for a Conditional Use Permit to construct an indoor mini storage facility, which is allowed in the industrial zoning district with a CUP. The property is located north of Beberg Landscape Nursery and south of the existing ABC Mini Storage.

City Planner Hanson stated that the property is currently owned by Beberg Landscaping but is no longer being used for storage of landscaping materials and advised that Mr. Roche will be purchasing the property, contingent upon the approval of a CUP which would allow expansion of the ABC Mini Storage facility that he owns. All storage will occur indoors with this expansion.

City Planner Hanson displayed a concept plan of the site, which would contain five buildings and provided the dimensions of the proposed buildings. This would be the same layout as existing storage facility owned by Mr. Roche. The City has not been made aware of any security issues since the construction of the existing facility in 1986. An additional access is not requested, and the applicant is proposing to utilize the entrance points for the existing facility.

City Planner Hanson provided additional details on the building materials and architectural design review that would occur through the Andover Review Committee (ARC). The vicinity of the site is comprised of old and new industrial building construction and staff will recommend that the storage facility will use materials similar to the newly constructed buildings in the area. The applicant has stated that the new building will be of higher quality than the existing storage buildings. Additional review and decision will be made during the ARC review.

City Planner Hanson reviewed the criteria that must be considered when reviewing a CUP request and summarized how this condition meets those criteria. She stated that if approved by the Commission, the next step would be for the applicant to provide the site plan layout to the ARC for further review.

Motion by VanderLaan, seconded by Loehlein, to open the public hearing at 7:14 p.m. Motion carried on a 6-ayes, 0-nays, 1-absent (Nemeth) vote.

Travis Roche, 7229 Comstock Lane N, Maple Grove, stated that he was present to answer any questions the Commission may have.

Commissioner VanderLaan stated that it is good to know that there have not been any complaints during the life of the existing ABC Mini Storage. She asked how the applicant handles, or would handle, security issues using the example that the applicant suspects contraband or other prohibited materials.

Mr. Roche replied that the facility is unique in that there is an on-site management team that lives on the property in an attached unit. He stated that the management team has lived on-site for six years and the television systems in the residential unit are linked to the surveillance system for the facility. He stated that the management team gets to know the tenants very well, noting that there have been tenants that have remained since the facility first opened. He explained that they can only enter the units if the units become in default and noted that they have a very low rate of default on the units.

Commissioner Daninger stated that this area is beginning to develop out and asked if the applicant would be willing to use brick in the construction.

Mr. Roche stated that cost would be a factor in using full brick design. He stated that they have priced out stone and faux brick and stone materials. He stated that once the approval of the CUP is gained, he and his partner will spend more time on the design materials and are willing to use the materials required by the City.

Commissioner Daninger asked staff if someone can live on-site.

City Planner Hanson replied that the City Code does allow for someone to live on that property.

Commissioner Loehlein asked how business is at the existing facility and the projections for the new expansion.

Mr. Roche replied that the existing facility has been running at 99.2 percent full and has been running near that rate since he began ownership. He stated that the management team receives a lot of interest calls for the larger units, but they have to turn away business because of the lack of available units. He explained that when this neighboring property became available, this seemed to be an attractive option for expansion.

Acting Chairperson Koehler stated that he did not see the height of the building and asked if the height would be comparable to the existing buildings.

Mr. Roche confirmed that everything would be uniform in height from Hanson Boulevard.

Acting Chairperson Koehler asked if the tenants can access the units 24 hours per day as they are provided with a security code to access the site.

Mr. Roche replied that the hours tenants are able to access the site with their code are limited between 6:00 a.m. and 10:00 p.m. He confirmed that the hours would remain the same. He noted that exceptions could be made on a case by case basis by the on-site management team.

Acting Chairperson Koehler asked if the applicant intends to keep the third access point shown on the drawing.

Mr. Roche replied that they would most likely put a locked gate at that location that could be used for emergency access only.

Motion by Loehlein, seconded by Daninger, to close the public hearing at 7:24 p.m. Motion carried on a 6-ayes, 0-nays, 1-absent (Nemeth) vote.

Motion by VanderLaan, seconded by Loehlein, to recommend to the City Council approval of the resolution approving the Conditional Use Permit request for a mini storage facility (indoor storage only) located at 13535 Grouse Street NW, PIN 34-32-24-41-0014. Motion carried on a 6-ayes, 0-nays, 1-absent (Nemeth) vote.

City Planner Hanson stated that this item would be before the Council at the February 5, 2019 City Council meeting.

OTHER BUSINESS

City Planner Hanson updated the Planning Commission on related items that the City Council has reviewed since the last meeting of the Commission in November. The City Council will be meeting on January 22nd to discuss the density numbers and possible areas for more commercial zoning to be included in the draft Comprehensive Plan. The draft of the Comprehensive Plan is available for review on the City website.

City Planner Hanson advised of an upcoming meeting on February 26th which will be an open house for the draft Comprehensive Plan from 5:30 to 7:30 p.m., noting that Commission members are encouraged to attend. On March 26th the public hearing will be held to review the draft Comprehensive Plan. The City Council will then review the draft on April 16th.

City Planner Hanson advised of the upcoming North Suburban Home Show which will be held at the Community Center on March 9th from 8:00 a.m. to 2:00 p.m.

Acting Chairperson Koehler stated that the draft Comprehensive Plan meetings fall on Tuesdays, noting that some will align with regular Planning Commission meeting dates. City Planner Hanson provided clarification on the dates for the regular Planning Commission meetings and identified any conflicts.

ADJOURNMENT

Motion by Daninger, seconded by Sims, to adjourn the meeting at 7:30 p.m. Motion carried on a 6-ayes, 0-nays, 1-absent (Nemeth) vote.

Respectfully Submitted,

Amanda Staple, Recording Secretary
TimeSaver Off Site Secretarial, Inc.