

***PLANNING AND ZONING COMMISSION REGULAR MEETING  
JANUARY 10, 2023***

The Regular Bi-Monthly Meeting of the Andover Planning and Zoning Commission was called to order by Chairperson Karen Godfrey on January 10, 2023, 7:00 p.m., at the Andover City Hall, 1685 Crosstown Boulevard NW, Andover, Minnesota.

Commissioners present: Bert Koehler IV, Nick Loehlein, Scott Hudson, Jonathan Shafto, Mary VanderLaan, and Wes Volkenant

Commissioners absent: None

Also present: City Planner Peter Hellegers  
Others

***PLEDGE OF ALLEGIANCE***

***APPROVAL OF MINUTES***

*December 13, 2022 Regular Meeting*

Commissioner Koehler requested a change to page 12, line 9: add the word “Commission” between “the” and “is”.

City Planner Hellegers requested a change to page 4, line 23: change “Ms. Thomas” to “Ms. Thompson”.

Commissioner Volkenant requested a change to page 8, line 9: add “Noting the comment about congestion on Inca”; take out the word “stated” and add “asked if”; take out the words “would be” and add “is”; after the word “streets”, add “as it appeared to be on the big foldout map”.

***Motion:*** by Koehler, seconded by VanderLaan, to approve the December 13, 2022 Regular Meeting minutes as amended. Motion carries unanimously.

***PUBLIC HEARING: CONSIDER A CONDITIONAL USE PERMIT (CUP) FOR A DRIVE THROUGH WINDOW – PIN 34-32-24-32-0027; 2248 BUNKER LAKE BOULEVARD NW – ANODVER STATION 2016, LLP, 2655 CHESHIRE LANE NORTH, PLYMOUTH, MN 55447 (APPLICANT)***

The Planning & Zoning Commission is requested to hold a public hearing and make a recommendation to the City Council on a Conditional Use Permit (CUP) for a drive through window for a fast casual restaurant. City Planner Hellegers identified the location of the proposed business and stated the surrounding property is primarily commercial with residential located across Bunker. He noted the drive-through allows for the stacking of 7 vehicles. Mr. Hellegers presented the landscape plan. He explained the review criteria for a CUP.

Commissioner Koehler asked if it was considered to have the drive-through go the opposite direction so headlights wouldn't shine into people's houses. Mr. Hellegers stated going the opposite way didn't work well for the flow of traffic.

Commissioner Volkenant asked if the flow of traffic through the drive-through could go the opposite direction so it wouldn't shine onto cars traveling on Bunker. He asked if the landscaping is sufficient to prevent headlights from causing difficulties for vehicles traveling eastbound on Bunker. Mr. Hellegers brought up the landscape plan, stated the traffic pattern follows the existing pattern, and feels the landscape plan will mitigate headlights. Commissioner Volkenant stated the key is to have adequate landscaping on the northwest corner as the vehicles exit the drive-through. Mr. Hellegers believes the existing trees will block the headlights and stated the Commission can request additional landscaping. Mr. Hellegers explained the drive-through lane is offset from Bunker.

Commissioner Koehler asked if Mr. Hellegers was aware of any complaints from the drive-through at Caribou. Mr. Hellegers stated he is not aware of any complaints. Commissioner Koehler asked if he was aware of comments from the police that the drive-through is blinding traffic. Mr. Hellegers stated he is not aware of any issues.

Commissioner VanderLaan stated the City Council and Andover Review Committee should consider landscaping options other than trees, such as walls, bricks, or other materials that cut the glare.

***Motion:*** by Koehler, seconded by Loehlein, to open the public hearing at 7:20 p.m. Motion carries unanimously.

Chris Moe, with Andover Station 2016, came forward and stated he is fine with adding language to the CUP for additional landscaping to provide an opaque screen. He explained that vehicles traveling eastbound will have glare from vehicles traveling westbound. Mr. Moe stated he is willing to work with staff to provide adequate screening.

**Motion:** by Koehler, seconded by Loehlein, to close the public hearing at 7:23 p.m. Motion carries unanimously.

Commissioner Hudson asked if the conditions on the resolution to approve are consistent with the Chipotle drive-through. Mr. Hellegers stated they are the same.

Commissioner Volkenant noted the parking for the Dollar Store gets severely cut down by this development and asked if staff had discussions with the owner of the property. Mr. Hellegers stated there are 374 parking spaces in the shopping center and parking will be reduced due to Noodles, however, the remaining parking is sufficient. He noted Chipotle increases the number of parking spaces to 387. Mr. Hellegers explained the Dollar Tree should not be significantly impacted. Commissioner Volkenant asked if the Dollar Tree parking spaces to the east of the curb would be open or blocked. Mr. Hellegers identified the available parking for Noodles and the Dollar Tree.

Chairperson Godfrey stated she appreciates that the proposal retains the existing trees with supplemental landscaping. She asked Mr. Hellegers to confirm the existing trail will be retained. Mr. Hellegers stated the existing trail remains in place.

**Motion:** by Loehlein, second by Hudson to recommend approval of a Conditional Use Permit for a drive-through window for the proposed business located at 2248 Bunker Lake Boulevard.

Commissioner Koehler requested striking “coniferous/evergreen” from condition 3 to allow the developer to do what needs to be done to screen correctly.

Commissioner VanderLaan asked staff to suggest language for condition 3. Mr. Hellegers stated coniferous/evergreen landscaping is placed as a condition to provide foliage year-round. He noted it is not the only way the developer can screen, and the language is consistent with past proposals. He suggested changing condition 3 to providing opaque landscaping.

Commissioner Koehler stated he is satisfied the City Council will hear the concern and would like to vote on the motion as presented.

Motion carries unanimously.

***OTHER BUSINESS***

Mr. Hellegers provided updates to the Commission on planning items.

***ADJOURNMENT***

***Motion:*** Chairperson Godfrey assumed a motion to adjourn the meeting at 7:36 p.m.  
Motion carried by unanimous consent.

Respectfully Submitted,

Shari Kunza, Recording Secretary  
*TimeSaver Off Site Secretarial, Inc.*