

***PLANNING AND ZONING COMMISSION MEETING – JANUARY 22, 2019***

The Regular Bi-Monthly Meeting of the Andover Planning and Zoning Commission was called to order by Chairperson Bert Koehler IV on January 22, 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, Kyle Nemuth and Mary VanderLaan.

Commissioners absent: None

Also present: City Planner Stephanie Hanson  
Others

***PLEDGE OF ALLEGIANCE***

***APPOINTMENT OF CHAIR PERSON AND VICE CHAIR PERSON***

Commissioner Nemeth noted that Commissioner Koehler has been appointed as the Chairperson of the Commission.

Chairperson Koehler thanked Commissioner Nemeth for his service as Chairperson for the previous year and noted that he did a superb job.

***APPROVAL OF MINUTES***

*January 8, 2019 Regular Minutes*

Chairperson Koehler requested the following corrections:

Page two, Line ten: “The City has not been made aware of any security issues with ~~security that have occurred~~ since the construction of the existing facility.”

Page two, Line 18: “...~~new construction~~ newly constructed buildings in the area.”

***Motion*** by Daninger, seconded by Loehlein, to approve the minutes as amended. Motion carried on a 6-eyes, 0-nays, 1-present (Nemeth), 0-absent vote.

***PUBLIC HEARING: Sketch Plan/Planned Unit Development – The Villas at Crosstown Woods – Crosstown Blvd. NW and 161<sup>st</sup> Ave. NW – Landmark of Andover LLC***

City Planner Hanson noted the purpose of this item is to hold a public hearing to review a sketch plan for single family planned unit residential development known as The Villas at Crosstown Woods.

City Planner Hanson reviewed the proposed Planned Unit Development (PUD) concept plan with the Commission, noting that the purpose is to provide the applicant with informal feedback on the sketch plan. The purpose of a PUD which would provide more flexibility in density in return for going above the requirements of City Code in other areas. She stated that the comments from staff and ARC were provided within the staff report. She reviewed the current zoning (R-1 single-family rural) and proposed zoning change (R-1 single-family urban), noting that the property is located within the MUSA.

City Planner Hanson reviewed the proposed access which would provide one access off Constance Boulevard and another access through the Millers Woods development. Each lot would be serviced by municipal sewer and water. She noted that originally 43 sewer and water connection units were allocated to this property but upon further refining by the engineering department, there are five additional connections that are available which could create a total of 48 connections.

City Planner Hanson reviewed the proposed tree preservation plan. The approved delineation reports for the wetlands on site were received today from the Coon Creek Watershed District. She noted that an additional permit and review would be required by the Watershed District through the platting process. She stated that the Park and Recreation Commission will review the sketch plan to determine if there would be a park desired in this area or whether the recommendation would be for cash in lieu of land.

City Planner Hanson reviewed the findings that would be required for a PUD and the specific requirement variations that would be proposed for this development. She provided details on the types of homes that are being considered for this development, which would be a detached townhome product that would range in price from \$325,000 to \$475,000 per villa. She stated that the next step in the process would be dependent upon the comments received from the Commission and City Council.

City Planner Hanson stated that she has spoken with a few homeowners in Millers Woods and has received emails, which have been provided to the Commission and will be entered into the public record.

Commissioner VanderLaan asked for details on the screening that would be required along the County roads. She asked if the trees proposed to be saved on the preservation plan would meet the screening requirements or whether additional plantings would be required.

City Planner Hanson reviewed the screening requirements along County roads within City Code. She stated that the recommendation for screening would be provided during the preliminary plat stage.

Commissioner Sims referenced the common areas and asked how those areas would be maintained if the HOA were to fail.

City Planner Hanson replied that the HOA would maintain those areas and she would need to consult with staff about what happens if the HOA fails.

**Motion** by VanderLaan, seconded by Daninger, to open the public hearing at 7:21 p.m. Motion carried on a 7-ayes, 0-nays, 0-absent vote.

Rychel Gaustad, 512 Constance Boulevard, stated that she does not oppose development of this site but is interested to know if the City has done an overall planning study of the area. She stated that if there has been a study of the entire area, she would be curious to know if traffic circulation was an element of that study. She asked how the neighboring parcels would work together with the proposed plan. She referenced the existing access points onto Constance Boulevard near this site that would be in addition to the proposed access for this site and asked if there has been a thought to adding passing lanes on Constance. She wanted to ensure that the entrance to the neighborhood would be well lit for safety. She stated that she and her neighbors were hoping that eventually their properties could be developed and would want to ask that the Council pipe a roadway easement to the east to allow to future development opportunities. She asked if she would be able to obtain the current high-water levels on the drainage and wetlands, along with the normal water levels for the property. She was curious as to the amount of water that would flow onto adjacent properties from this parcel/development.

Chairperson Koehler stated that there is a law which ensures that a development cannot pass on more water post construction than exists under the current conditions.

Commissioner VanderLaan referenced the driveway for the property at 556 Constance and wanted to ensure that the entrance to this proposed development would not encroach on the private driveway for that property.

Jeremy Whittenburg, 15998 Norway Street, asked for additional details on the proposed housing product. He referenced the tree separation shown between this development and Millers Woods and felt that buffering would be important to maintaining the privacy between the developments.

Dave Busak, 702 158<sup>th</sup> Avenue NW, stated that his concern is with traffic within the Millers Woods development. He stated that the residents of that neighborhood have expressed previous concern with the lack of trails and bikeways throughout the development, noting the narrow street widths. He believed that additional traffic from

the proposed development would come through Millers Woods. He asked if a bikeway could be added through his development to provide additional safety for the residents and children in that area.

Vicky Kroll, 15967 Olive Street, stated that she would ask that the developer consider not providing a connection through Millers Woods. She stated that the residents of that neighborhood have enjoyed its privacy and security as there is currently only one access into the development. She stated that the residents in that development pay association dues to maintain neighborhood amenities such as a pool, playground, and basketball court for the neighborhood. She stated that if there is a road connection to the proposed development from Constance, there would be additional traffic that would indicate the privately maintained amenities are for public use. She noted that because of the narrow streets there are safety concerns with the children in the neighborhood.

Nathan Fair, Landmark of Andover, LLC stated that they are a sister company of Hanson Builders located on Hanson Boulevard. He stated that he is present to address any concerns or questions of the Commission or residents.

Commissioner VanderLaan stated that there are two churches located across the street from this property and asked if there has been any communication with those organizations.

Mr. Fair replied that there has not been communication with those organizations.

Commissioner VanderLaan referenced the nearby cemetery and stated that it would behoove the City, those with lots at the cemetery, and the developer to ensure that there are no impacts to that property.

Mr. Fair stated that they would continue to work with staff as they continue with the phase one reports.

Commissioner Daninger asked if there has been a ghost plat for the neighboring parcel.

Mr. Fair replied that has crossed their minds but noted that the property to the east is not included in the MUSA and therefore staff has not asked for a ghost plat. He stated that the water information would be a part of the platting process but ensured the neighboring property owner that this development would not add additional water onto neighboring parcels. He stated that he would continue to work with staff and could share the information with the neighboring property owner.

Commissioner Nemeth stated that he has read that this would create lifecycle housing for those that are downsizing. He asked if the primary marketing would be aimed at those near or at retirement age.

Mr. Fair replied that there is a market for the empty nesters but stated that there is also a market of younger individuals that do not want to have larger homes or families. He confirmed that most marketing would be aimed at the typical Andover resident that is looking to downsize and remain in the community. He stated that the neighborhood would not be age restricted, but the product would lend itself to the empty nester market.

Chairperson Koehler referenced the resident comments that were made tonight regarding trails; traffic, turn lanes, and connections to the south; HOA; and lighting. He recognized that this is an early stage of the process and asked if the developer has any information to share on those topics.

Mr. Fair stated that during a concept plan there are discussions with staff on connections to the development. He explained that the entrance needs to be as far to the east as possible to ensure the functionality of the Crosstown/Constance intersection. He stated that they would be open to not connecting to the temporary cul-de-sacs in Millers Woods but would leave that decision to the engineering department. He stated that they would follow the standard lighting ordinance and confirmed that they would follow those ordinances. He explained that a grand entrance would be created which would include a lit monument. He noted that most of the residents would come into the grand entrance to enter the development rather than driving through Millers Woods. He stated that they would build standard road width throughout the development. He did not see any trails in this development as there are not currently trails or sidewalks in the adjacent development, therefore there would not be a connection. He stated that if there were sidewalks in Millers Woods, they would be happy to provide sidewalks in their development to provide connection.

Chairperson Koehler referenced the private HOA amenities in Millers Woods and asked if there would be a plan to avoid unauthorized use.

Mr. Fair stated that they do a lot of private HOA parks in their development in other communities and they control unauthorized use with signage. He stated that he did not think there would be a lot of desire for those amenities from the target age of residents that would be purchasing within his development. He stated that if the straight conforming plat were chosen, they would propose to construct split level homes and noted that the Andover market already has a surplus of that home product. He stated that the site would also need to be clear cut in order to grade that site. He noted that it would financially make sense to grade this site for split level homes. He explained that less grading and importing of dirt would be needed for the villa product as most of those homes would not have basements.

Commissioner VanderLaan asked how important it would be to preserve the line of trees between this development and Millers Woods. She stated that as proposed the temporary cul-de-sacs would be removed to connect to this development and was unsure how important the extensive buffering would be to separate the neighborhoods or whether it would be beneficial to integrate as they would both be urban developments.

Mr. Fair replied that he has not had conversations with the residents in Millers Woods but based on his previous experience he would believe the residents in Millers Woods would want the trees preserved. He noted that the trees would also add value to his development, as residents in both neighborhoods would want to preserve their privacy.

Commissioner VanderLaan stated that the engineer's report states that the eyebrow would be removed and asked if the developer would agree.

Mr. Fair stated that he would like input from the Commission. He noted that he would prefer the eyebrow but understands that there is additional time for snowplowing and would also be okay removing that element should the Commission desire that.

Commissioner Loehlein stated that he likes the eyebrow as it creates character on the corner.

Commissioner Daninger stated that the Commission looks to staff and engineering for guidance. He stated that he would be okay with it but would default to staff's opinion.

Commissioner Nemeth stated that this issue has come up in the past and the Commission discussed removing the feature while the City Council chose to allow it. He stated that he would not have a problem if there is not an issue with maintenance.

Commissioner Hudson stated that he lives in Millers Woods and asked if there is ability to create a curve for the Norway extension which would create less hassle in the future. He stated that if the cul-de-sacs are connected to the neighborhood, he would want to ensure that speeds are controlled as it would be almost a straight shot from Constance down Norway. He recognized that the residents from the proposed development may not travel through Millers Woods, but the Millers Woods residents would most likely go through the new neighborhood to access Constance.

Mr. Fair stated that he would take those comments and determine if there would be a method to slow traffic but noted that there would be restrictions based on the trees that would be saved. He stated that if the direction from the Council and staff would be for more narrow roads, he could decrease the road width in that area.

Commissioner Hudson stated that perhaps there could be communication with the Millers Woods HOA to determine if there could be similarities between the two organizations to provide continuity.

Mr. Fair confirmed that it would be a similar HOA as the buyer is typically downsizing from a \$600,000 home and therefore want it to be a high-quality neighborhood.

Commissioner Loehlein stated that he had similar comments about Norway, in attempt to deter that from being a straightaway. He referenced the connection to lifecycle housing and believed that this product would provide a great addition to the market for Andover.

Rychel Gaustad, 512 Constance Boulevard, asked if it would be possible to provide an access to her property, like the temporary cul-de-sacs in Millers Woods, which would provide a connect to the properties to the east. She explained that would alleviate additional traffic concerns in the future when the properties to the east develop to provide connection to that future development.

Jeremy Whittenburg, 15998 Norway Street, stated that he feels it is very important to have the tree coverage between Millers Woods and this proposed development.

Commissioner Daninger stated that the trees between the developments are desired by both developments.

Breanna Serakos, 15995 Norway Street, stated that she would be directly impacted from this development. She acknowledged that when she purchased the property, she was aware of the development possibilities of the adjacent property. She was concerned with the safety of her children if the traffic volumes and speeds increase as it travels by her property. She stated that one of her children has disabilities and she would ask for ADA compliance within Millers Woods, as they have no current access to sidewalks or trails. She stated that she has expressed concerns and requests to the City for the past five years with gaining ADA compliance within Millers Woods. She was afraid that opening Norway Street would take away the safety that her family currently enjoys.

Chairperson Koehler asked that Ms. Serakos also express her concerns through an email as well and submit that to staff.

Ms. Serakos acknowledged that the concern would not be with the traffic from the proposed development but with the traffic coming off Constance and down the straightaway into Millers Woods.

Vicky Kroll, 15967 Olive Street, stated that Millers Woods currently has one entrance and asked if the City ordinance requires additional access points.

Chairperson Koehler stated that City staff will provide additional input. He noted that personally he would prefer more than one entrance into his neighborhood. He explained that if a tree were to fall across the one entrance, he would want to have additional options to enter and exit his development.

Nick Mulvey, 752 158<sup>th</sup> Avenue NW, asked the square footage proposed for the home product. He asked if there would be a way to abut cul-de-sacs on each of the developments which would allow for future connection if it is determined to be needed.

He stated that if the connections are needed, could there possibly be speed bumps to slow the speed of traffic.

Derek Johnson, 15893 Olive Street, asked if the developer would maintain irrigation lines and sod if the temporary cul-de-sacs are removed.

Nathan Fair, Landmark of Andover LLC, stated that the product would range in size from 1,500 square feet to 3,200 square feet. He explained that the one level homes would be on the smaller range while the homes with basements would have larger square footage. He explained the escrow fund that would be held to ensure that the sod and irrigation is maintained when a temporary cul-de-sac is removed.

Commissioner Nemeth referenced a memorandum from staff and received confirmation that the developer would be addressing those comments.

**Motion** by Loehlein, seconded by Nemeth, to close the public hearing at 8:19 p.m. Motion carried on a 7-ayes, 0-nays, 0-absent vote.

Commissioner Daninger summarized the issues that were brought forward regarding street size and traffic. He stated that lot width was not mentioned but perhaps input would be desired on that.

Chairperson Koehler stated that once 41 lots are reached, the developer could clear cut the lot and develop under normal standards.

Commissioner Daninger stated that under R-4 development, the lot could be clear cut and regular development would occur. He confirmed that under the PUD the trees would be preserved, and more than 41 lots would be created. He stated that perhaps lot width is slightly increased, and one lot is removed to provide the potential for a future connection to the east and perhaps a park area as the Millers Woods park is not available to this neighborhood.

Commissioner VanderLaan referenced the additional five sewer and water connections that are available and asked if that availability would extend past this area.

City Planner Hanson replied that the MUSA does not extend past this property and therefore the connections would not be available to adjacent properties.

Commissioner Loehlein stated that he would support the density as proposed in the sketch plan. He asked for staff input on a potential stub to the property to the east, as that could increase traffic flow if there is development to the east. He stated that perhaps a four-way stop on Norway could also be created which could calm traffic.

City Planner Hanson stated that she can bring those comments to engineering.

Chairperson Koehler asked for staff input on the number of access points into a neighborhood.

City Planner Hanson replied that emergency services prefer more than one entrance into a development. She stated that it may not be an issue of ordinance but perhaps policy. She noted that public works also prefers additional connections.

Chairperson Koehler stated that there are signs posted at the entrance to Millers Woods stating that there is no exit for the neighborhood. He asked and received confirmation that there are also signs in the cul-de-sacs which explain that the cul-de-sacs are temporary and there would be future road connections. He stated that he is not concerned with the number of lots and summarized the issues that may need consideration including a possible connection to the east, whether a park in this area would be desired/needed, and road width. He stated that although the applicant is willing to increase road width to match City standard, more narrow roads can slow traffic and perhaps the road width be matched to the widths in Millers Woods.

Commissioner Nemeth asked if there could be additional properties added into the MUSA.

City Planner Hanson explained the MUSA would only change if an amendment to the Comprehensive Plan is changed or whether additional capacity is gained.

Commissioner Nemeth stated that perhaps Norway could be shifted to the west in attempt to slow traffic. He acknowledged that narrowing the road width or adding additional curves could also slow traffic.

Chairperson Koehler stated that narrowing the road could allow for a bikeway/trail along the side which would allow for pedestrian traffic. He thanked everyone for the input tonight and encouraged residents to provide additional input to City staff.

City Planner Hanson stated that this item would be before the Council at the February 19, 2019 City Council meeting and before the Parks and Recreation Commission at their February 7, 2019 meeting.

### ***OTHER BUSINESS***

City Planner Hanson updated the Planning Commission on related items.

Commissioner Nemeth noted that under Agenda Item three, he forgot to mention that Commissioner Daninger was appointed as Vice-Chair.

### ***ADJOURNMENT***

***Motion*** by Sims, seconded by Daninger, to adjourn the meeting at 8:36 p.m. Motion carried on a 7-ayes, 0-nays, 0-absent vote.

Respectfully Submitted,

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