

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

The Workshop Meeting of the Andover Planning and Zoning Commission was called to order by Chairperson Kyle Nemeth on January 22, 2019, 6:00 p.m., at the Andover City Hall, 1685 Crosstown Boulevard NW, Andover, Minnesota.

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

Commissioners absent: None.

Also present: Community Development Director Joe Janish
City Planner Stephanie Hanson
Associate Planner Dan Krumwiede
Others

OATH OF OFFICE – REAPPOINTED COMMISSIONER HUDSON AND COMMISSIONER KOEHLER

Chairperson Nemeth administered the Oath of Office to Commissioners Hudson and Koehler.

APPOINTMENT OF CHAIR PERSON AND VICE CHAIR PERSON

City Planner Hanson stated that the Commission is requested to nominate a Chairperson and Vice Chairperson tonight, noting that the term would be for one year.

Chairperson Nemeth opened the floor for nominations for Chairperson.

Motion by Commissioner Hudson, seconded by Commissioner Sims, to nominate both Commissioners Nemeth and Koehler for Chairperson.

Both nominees stated that they would be willing to accept the position, if appointed.

The Commission conducted a written ballot and with a vote of 5-2 Commissioner Koehler was appointed to the position of Chairperson.

City Planner Hanson stated that the outcome of the vote and switch to the new Chairperson will occur at the regular meeting.

Motion by Commissioner Koehler, seconded by Commissioner VanderLaan, to nominate Commissioner Daninger for the position of Vice Chairperson.

Motion by Commissioner Loehlein, seconded by Commissioner VanderLaan, to nominate Commissioner Nemeth for the position of Vice Chairperson.

The Commission conducted a written ballot and with a vote of 4-3 Commissioner Daninger was appointed to the position of Vice Chairperson.

DISCUSSION – SKETCH PLAN/PLANNED UNIT DEVELOPMENT – THE VILLAS AT CROSSTOWN WOODS – CROSSTOWN BLVD. AND 161ST AVE. NW – LANDMARK OF ANDOVER LLC

City Planner Hanson stated that the intent of the discussion is to answer any questions prior to the regular meeting tonight. She stated that she has had conversations and questions from residents within Millers Woods and copies of those conversations have been provided to the Commission to review.

Commissioner VanderLaan stated that fundamentally she would like to know if the regulations address anything specifically that defines a home as a villa.

City Planner Hanson replied that is a marketing strategy and villa has become the name for a detached townhome.

Commissioner VanderLaan asked if staff is aware of a historic home near this location and whether it was preserved.

City Planner Hanson stated that the only historic home that will be preserved is a single-family home off 7th Avenue, where Portraits of the Heart currently is.

Commissioner Koehler stated that the streets are narrowed, although not as narrow as streets in other developments.

City Planner Hanson stated that staff does not have any concerns with the width proposed as it is only one foot smaller than the typical City road width.

Commissioner VanderLaan referenced the applicant's narrative, which states that these homes would be attractive to seniors and empty nesters. She asked if there is a way the City can use this to meet the quota for affordable homes.

City Planner Hanson stated that these homes will not be considered affordable as the estimated price range would be \$325,000 to \$475,000 per unit.

Commissioner Daninger asked and received confirmation that there are temporary cul-de-sacs in Millers Woods that are marked, noting complaints that those would now go through. He stated that it appears that this is an attempt to fit 48 lots into 41 lots. He stated that he does not mind setbacks but is slightly concerned with the density.

City Planner Hanson confirmed that she has received comments from residents in Millers Woods that do not want their cul-de-sacs to go through. She stated that the cul-de-sacs are marked as temporary and are smaller in size than a permanent cul-de-sac. She explained that if the cul-de-sacs were to remain as permanent cul-de-sacs, the cul-de-sac would need to be enlarged. She noted that the homes on the temporary cul-de-sac have taken advantage of the temporary cul-de-sac status and built their homes closer to the roadway.

Commissioner Loehlein stated that reviewing the sketch plan, this proposal would include tree preservation, while the sketch shown for regular development does not show any trees preserved.

City Planner Hanson explained that a PUD allows flexibility to save trees, while regular development and setbacks would require grading of the entire site and therefore the trees would need to be removed to accomplish those goals.

Commissioner Loehlein referenced the eyebrow shown on the sketch plan and noted the previous discussion the Commission has had on that type of element in previous development. He noted that the City Council previously approved that element in the past, although engineering does not encourage that design element. He asked if that element were to be removed, would that they change the number of lots.

City Planner Hanson noted that may change the number of lots. She recognized the comments from engineering and the previous Council approval, therefore the applicant has left that element in the sketch plan at this time to gain input from the City Council.

Commissioner Daninger stated that in reviewing the two scenarios, one shows clear cutting of the site and the other shows preservation of trees. He stated that perhaps a lesser number of lots could be suggested on the PUD plan.

City Planner Hanson stated that staff did some research with PUD's and lot sizes and provided comparable lot widths from other developments within Andover. She stated that it is a requirement of the City for drainage and grading to clear the lot and therefore under regular requirement the trees will not be able to be saved.

Commissioner VanderLaan asked and received confirmation that there are buffering requirements along County roads, which will require trees to be replanted or saved in that area. She stated that there are trees shown that would buffer between this residential development and the adjacent Millers Woods development.

City Planner Hanson stated that the applicant is attempting to save the trees for the Millers Woods residents, as they would like the trees saved.

Commissioner Hudson stated that he lives within Millers Woods and the biggest element is that Norway will become a racetrack and there will be issues with speeds. He stated that the road width in Millers Woods is 28 feet, which is narrower than the 32 feet proposed in this development that would lead to Constance. He stated that it would be nice to see some way to slow the traffic down in that stretch. He noted that without sidewalks in the development, there will also be pedestrian traffic on the roads. He stated that currently there is no access to trails from Millers Woods and with no additional trails in this neighborhood that would simply increase the number of residents without trail access. He stated that the proposed density falls within the allowed range and therefore he is not opposed to that density. He believed that this product would fit with the existing Millers Woods neighborhood. He noted that Millers Woods has a very stringent HOA and would be in agreement with some type of buffer between the two neighborhoods. He stated that if regular development without buffering is developed on this site, there would be no buffer between the two neighborhoods. He explained that the park and pool within Millers Woods are HOA amenities and it would be difficult to prevent an adjacent development with families from using those amenities. He stated that seniors would be less likely to attempt to use those private amenities.

Commissioner Koehler asked if there has been any exploration of expanding the HOA to include this neighborhood, or whether that would be possible or feasible. He stated that empty nesters have grandkids and often then want to use a nearby park. He recognized that there would be a problem with one neighborhood containing private amenities.

Commissioner VanderLaan asked for details on the ownership of the parcels, whether the land has been purchased or is contingent upon development approval.

City Planner Hanson confirmed that the purchase would be contingent upon development approval.

Commissioner Sims asked if the City Council has seen this.

City Planner Hanson replied that the Council has not seen this sketch yet.

Commissioner Sims asked what the City would be receiving in return for the PUD.

City Planner Hanson replied that the development would have more open space and would be saving trees and including higher architectural standards.

OTHER BUSINESS

No comments.

ADJOURNMENT

Motion by Hudson, seconded by Sims to adjourn the meeting at 6:40 p.m. Motion carried on a 7-ayes, 0-nays, 0-absent vote.

Respectfully Submitted,

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