

***PLANNING AND ZONING COMMISSION WORK SESSION MEETING
FEBRUARY 11, 2020***

The Work Session Meeting of the Andover Planning and Zoning Commission was called to order by Chairperson Bert Koehler IV on February 11, 2020, 6:00 p.m., at the Andover City Hall, 1685 Crosstown Boulevard NW, Andover, Minnesota.

Commissioners present: Karen Godfrey, Scott Hudson, Nick Loehlein, Mary VanderLaan, Marni Elias, and Dawn Perra

Commissioners absent: None

Also present: Community Development Director Joe Janish
City Planner Peter Hellegers
Associate Planner Jake Griffiths
Others

DISCUSSION – COMPREHENSIVE PLAN UPDATE

Community Development Director Janish explained the 2040 Comprehensive Plan was not approved by the Met Council due to density requirements. Mr. Janish stated the Met Council required higher density and more affordable housing within the MUSA. Mr. Janish explained the Met Council defines affordable housing as 8 units per acre or higher.

Mr. Janish presented the original density plan and the revised plan that has been worked on by staff and Council. Mr. Janish explained the process to identify these areas included sewer and water capacity, roadways, planning rules, and Council input. Mr. Janish stated staff created two new classifications in the land use categories: urban residential medium (8-12 units per acre) and urban residential high low (12-20 units per acre). Mr. Janish detailed how this method resolved the density and affordable housing requirements of the Met Council. Mr. Janish reported on how staff and Council identified the locations of higher density.

Chairperson Koehler asked for a definition of MUSA. Mr. Janish stated MUSA is the Metropolitan Urban Service Area which provides water and sewer service. The City must have the capacity to serve the areas reserved for development within the MUSA.

Commissioner Godfrey asked for an explanation of the significance of requiring PUDs in the higher density areas and how that protects Andover's culture. Mr. Janish stated if a

developer wants to develop at 8 units or greater, PUDs establish certain criteria to put the burden on the developer to create a more efficient development than the code requires them to do. This process allows the Planning and Zoning Commission and the City Council to have more constructive input by the City.

Chairperson Koehler stated PUDs put a lot of work on the Planning and Zoning Commission's plate. He would like a working session regarding the requirements, engineering, and emergency services to better address PUDs. Mr. Janish explained the approval process staff talks in-house with engineering, emergency services, and public works prior to coming to the Planning and Zoning Commission. Chairperson Koehler stated he would like to have the background information stating the reasons the City has concerns with a project.

Mr. Janish stated staff is working on updating the entire Comprehensive Plan to match the population estimate based on the change the City made for the density requirements.

Commissioner Elias asked what would happen if the City didn't comply with the Met Council's requirements. Mr. Janish stated the City would then work off the old Comp Plan and the Met Council could stop issuing permits to extend the sewer which would stall development and potential tax increases.

Chairperson Koehler asked if the City has received any indications developers are interested in building an apartment building. Mr. Janish stated the City has received some interest from developers. Mr. Janish identified the locations where an apartment building can be built. He stated Andover is not in the market for a large apartment complex which attracts more developers.

Commissioner Perra asked about the employment requirements of the Met Council. Mr. Janish stated there are not specific requirements about employment, just the number of employees.

OTHER BUSINESS

Chairperson Koehler briefly explained the upcoming meeting agenda of the Planning and Zoning Commission.

ADJOURNMENT

The workshop adjourned at 6:55 p.m.

Respectfully Submitted,

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