

PLANNING AND ZONING COMMISSION MEETING – FEBRUARY 11, 2020

The Regular Bi-Monthly Meeting of the Andover Planning and Zoning Commission was called to order by Chairperson Bert Koehler IV on February 11, 2020, 7:00 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: City Planner Peter Hellegers
Associate Planner Jake Griffiths
Others

PLEDGE OF ALLEGIANCE

OATH OF OFFICE – COMMISSIONERS MARY VANDERLAAN, MARNI ELIAS, AND DAWN PERRA

APPOINTMENT OF CHAIRPERSON AND VICE CHAIRPERSON

Chairperson Koehler explained the Commission chooses their own Chair and Vice Chair and reports it to the City Council.

Motion by VanderLaan, second by Godfrey, to nominate Bert Koehler IV as Chair of the Planning and Zoning Commission. Motion carried on a 7-ayes, 0-nays, 0-present vote.

Motion by Hudson, second by Koehler, to nominate Karen Godfrey as Vice Chair of the Planning and Zoning Commission. Motion carried on a 6-ayes, 0-nays, 1-present (Godfrey) vote.

APPROVAL OF MINUTES

December 10, 2019

Commissioner VanderLaan requested a change on page 4, lines 42-45: Mr. Janish stated a code amendment “for an impound lot” was recommended to the Commission.

Motion by Loehlein, seconded by Godfrey, to approve the minutes amended. Motion carried on a 5-ayes, 0-nays, 2-present (Elias and Perra) vote.

PUBLIC HEARING: Conditional Use Permit (CUP) for On-Sale Liquor License – 13735 Round Lake Blvd. NW, Suite 105 – Margie’s Kitchen and Cocktails - Justin Ahlstrom (Applicant)

Associate Planner Griffiths presented the Conditional Use Permit for an On-Sale Liquor License for Margie’s Kitchen and Cocktails. Mr. Griffiths stated the business is a permitted use on the property and is only before the Planning Commission for the Liquor License. Mr. Griffiths explained the applicant must meet the requirements of State Statute and the Commission may recommend additional requirements to the City Council. Mr. Griffiths outlined the review requirements for approval or denial of the CUP.

Commissioner Loehlein asked if the CUP travels with the property or the owner. Mr. Griffiths replied the CUP is a land right and stays with the property and not the business owner.

Commissioner VanderLaan asked about the sunset clause on the resolution. Mr. Griffiths stated if the business does not make substantial progress within one year, the City can revoke the CUP.

Commissioner Elias asked if staff could ask the property owner make improvements to the business parking lot. She stated she witnessed several close calls and asked if the owner can be required to make improvements. Mr. Griffiths stated the site was approved when originally built and staff cannot require additional improvements unless significant changes were proposed. The applicant has indicated they are planning to make some minor improvements to the lot.

Commissioner Godfrey asked staff to address public comments received by email or phone. Mr. Griffiths received one email comment stating support for the CUP if enhancing the service of the business but not if it is going to be used as a bar/tavern. Commissioner VanderLaan stated the Commission normally gets addresses from commenters and asked if this person was a resident and if they live close to the property. Mr. Griffiths replied the City does not have an email, address, or phone number regarding the commenter.

Chairperson Koehler asked staff to clarify Item 2 allowing liquor to be served outside. Mr. Griffiths stated the applicant has indicated they may want to serve liquor on an outdoor patio and must follow requirements for fencing if they choose to do so. He stated there are other businesses in the City that have similar layouts.

Motion by Loehlein, seconded by Hudson, to open the public hearing at 7:25 p.m. Motion carried on a 7-ayes, 0-nays, 0-absent vote.

Justin Ahlstrom, business owner, came forward for questions. Commissioner VanderLaan thanked Mr. Ahlstrom for opening a business in Andover. She asked for clarification of his business address and LLC. Mr. Ahlstrom stated he has two LLCs, one that operates out of his home, and one that operates at the address of Margie's Kitchen and Cocktails.

Chairperson Koehler asked Mr. Ahlstrom if a year was enough for him to open. Mr. Ahlstrom stated he plans to open by July of 2020. Chairperson Koehler asked if he plans on having a bar or just a restaurant. Mr. Ahlstrom stated it will be a bar and a restaurant. Chairperson Koehler asked if the restaurant would be open for breakfast. Mr. Ahlstrom replied they will be open for brunch at 10 am on Saturdays and Sundays.

Commissioner VanderLaan asked who Margie was. Mr. Ahlstrom stated Margie is his grandma who owned a small café and named it in honor of her.

Commissioner Elias asked what experience Mr. Ahlstrom has in the restaurant business. Mr. Ahlstrom replied that he has many years in managing restaurants.

Chairperson Koehler asked if Mr. Ahlstrom has had any situations where the police have been called due to intoxication. Mr. Ahlstrom replied no.

Motion by Loehlein, seconded by VanderLaan, to close the public hearing at 7:31 p.m. Motion carried on a 7-ayes, 0-nays, 0-absent vote.

Chairperson Koehler reported the City has 6 calls regarding intoxication over the past three years at businesses serving liquor in Andover. Chairperson Koehler stated he is concerned about outdoor seating and would like to see a clear path for people to walk on the sidewalk without having to step in the street.

Motion by Loehlein, seconded by Elias, to recommend to the City Council Approval of the Conditional Use Permit for Liquor Sales, located at 13735 Round Lake Blvd NW, Suite 105. Motion carried on a 7-ayes, 0-nays, 0-present vote.

City Council will review this item at the February 18, 2020 meeting.

OTHER BUSINESS

City Planner Hellegers updated the Planning Commission on the removal of a garage from a property. Mr. Griffiths stated the property owner and the City Attorney agreed to give the property owner enough time to remove the garage and it should come down in late April.

ADJOURNMENT

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Motion by Koehler, seconded by Loehlein, to adjourn the meeting at 7:37 p.m. Motion carried on a 6-ayes, 1-nays (Hudson), 0-absent vote.

Respectfully Submitted,

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