

***PLANNING AND ZONING COMMISSION REGULAR MEETING  
MAY 24, 2022***

The Regular Bi-Monthly Meeting of the Andover Planning and Zoning Commission was called to order by Chairperson Karen Godfrey on May 24, 2022, 7:00 p.m., at the Andover City Hall, 1685 Crosstown Boulevard NW, Andover, Minnesota.

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

Commissioners absent: None

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

***PLEDGE OF ALLEGIANCE***

***APPROVAL OF MINUTES***

*April 26, 2022 Regular Meeting*

***Motion:*** Chairperson Godfrey assumed a motion to approve the April 26, 2022 Regular Meeting minutes as presented. Motion carries by unanimous consent.

***PUBLIC HEARING: CONSIDER CONDITIONAL USE PERMIT (CUP) REQUEST  
– DRIVE THROUGH WINDOW – PID 30-32-24-43-0018 – 14524 INCA STREET  
NW – BORDER FOODS, LLC (APPLICANT)***

The Planning Commission is requested to hold a public hearing and make a recommendation to the City Council on a CUP for a drive-through window establishment at 14524 Inca Street NW. City Planner Hellegers stated the property is zoned for neighborhood business and noted a CUP is only needed for the drive-through window. He identified the access points, presented the site plan, and reviewed the landscaping/screening proposal. Mr. Hellegers stated the site can accommodate stacking up to 14 vehicles.

Commissioner Koehler reiterated the purpose of the public hearing and CUP is only for the drive-through.

Commissioner VanderLaan asked about headlights disturbing the surrounding properties and noted the landscaping seemed to adequately screen headlights. Mr. Hellegers stated staff is working with the developer to ensure adequate screening.

**Motion:** Chairperson Godfrey assumed a motion to open the Public Hearing at 7:08 p.m. The motion carried by unanimous consent.

Mr. Hellegers stated the City received two phone calls from residents. He noted one call was inquiring about the overall development and the other commented about traffic concerns.

Zach Zelickson, 5425 Boone Avenue North, New Hope, came forward and stated he is the developer of the fast-food restaurant.

Barbara Kelley, 15111 Bluebird Street NW, came forward and asked the name of the restaurant. Mr. Zelickson stated it will be a Taco Bell.

**Motion:** Chairperson Godfrey assumed a motion to close the Public Hearing at 7:11 p.m. The motion carried by unanimous consent.

**Motion** by Loehlein, seconded by VanderLaan, to recommend approval of a Conditional Use Permit for a drive-through window for the proposed business at 14524 Inca Street NW.

Commissioner Volkenant complimented the layout of the business and the drive-through window.

Motion carried unanimously.

Mr. Hellegers stated the item will go to City Council on June 7, 2022.

***PUBLIC HEARING: SKETCH/PUD CONCEPT PLAN REVIEW – ANDOVER SENIOR CAMPUS – PID# 23-32-24-32-0006 AND PID# 23-32-24-33-0002 – SILVERCREST PROPERTIES, LLC (APPLICANT)***

The Planning Commission is requested to hold a public hearing and make comments on a proposed development for SilverCrest Properties. Community Development Director Janish identified the location of the proposed development. Mr. Janish explained the purpose of a concept plan review and a Planned Unit Development (PUD). The western building would consist of sections ranging from 1 story to 4 stories. This building would include space for commercial, Independent Living, Assisted Living and Memory Care. The eastern building would be 3 stories and be a senior cooperative, and proposed to be constructed at a later date. Both buildings are expected to have underground parking and surface parking. Mr. Janish identified the access points, utility connections, screening and buffering, landscaping, and parking. Mr. Janish stated the Park and Recreation Commission reviewed the plan and are interested in pickleball courts and trail access. Mr. Janish stated the developer will construct a trail along the south side of Crosstown Boulevard and the west side of Bluebird. Mr. Janish stated a Comp Plan Amendment will be needed and explained the steps for the project to move forward. He presented the PUD deviations as written in the staff report. The City is requesting a traffic study to be conducted by the developer. Mr. Janish noted staff received 4 comments via email.

Commissioner Hudson asked for an elevation depiction. Mr. Janish stated one is not provided.

Commissioner Koehler asked about the parapet and asked if it is intended to screen items on the roof. Mr. Janish stated mechanical equipment on a roof requires screening. Commissioner Koehler asked if solar panels would need to be screened. Mr. Janish stated they do not.

***Motion:*** Chairperson Godfrey assumed a motion to open the Public Hearing at 7:30 p.m. The motion carried by unanimous consent.

Mr. Janish summarized the four comments received by email:

- Damon & Cari Boswell, 15035 Drake Street NW, are not in favor of the three- and four-story buildings in an established neighborhood. They stated property

values will suffer. The Boswells are concerned about traffic and only one access point. They are concerned that increased traffic will impact the safety of pedestrians and bicyclist. They are also concerned about strangers coming into the neighborhood.

- Bill and Judy Kidder, 1565 150<sup>th</sup> Lane NW, attended the meeting with the developers and were impressed with the saving of mature trees. The Kidders would like to see the Winslow Hills sign improved.
- Judy and Bill Kidder, 1565 150<sup>th</sup> Lane NW, stated it would be nice to have a maintenance free privacy fence separating the homes from the development.
- Eugene Benson, 1292 148<sup>th</sup> Lane NW, noted saving of trees is important. The trail along Crosstown is welcome. He wants to ensure the building is accessible for emergency vehicles. They are concerned about backing out of parking stalls and width of the drive aisles. They had questions about lighting and wondering how snow will be handled.

Jack Collins, Executive Vice President SilverCrest Properties, 804 Cassie Court, Hopkins, came forward and stated they have been focused on senior living for 35 years. They are a local company and provide many amenities to the residents. He stated they offer a pool, fitness equipment and aerobics room. Mr. Collins stated they provide nursing and caregiver services. He stated they did a market research study and found demand in Andover. Mr. Collins stated they have gathered information from 2 neighborhood meetings, several meetings with the City Council and Commission meetings. He stated SilverCrest is interested in being a good City partner, open the wellness center to those who are 55 plus, and have a bistro open to the public. Mr. Collins stated the company has fundraisers for community projects and organizations.

Mike Gould, President SilverCrest Properties, 5402 Parkdale Drive, St. Louis Park, came forward and stated they are committed to the communities they serve. He stated Andover is a great community and they want to be here.

Deana Klosterman, 1204 151<sup>st</sup> Avenue, came forward and stated she is confused on the notice that was mailed out. She stated they didn't get a notice and thought the mailing wasn't broad enough. Ms. Kosterman stated she is concerned about clear cutting trees, headlights, and streetlights shining into homes. She is concerned about road damage from all the new construction and who is responsible for the repairs. Ms. Klosterman is

concerned about traffic and accessing Crosstown. She is worried about safety issues, ambulance access, and the noise from the ambulance.

Tom and Jan Peters, 15171 Bluebird Street, came forward stated they live across the street from the development. He asked if there was anything the community could do to stop the development. He stated the development is going to ruin the neighborhood. Jan stated she is concerned about the entrance and exit on Bluebird that allows people to go south on Hanson. Mr. Peters stated it is difficult to cross Crosstown. He shared a law passed in 2018 called PNCC – Preserving Neighborhood and Community Choice to stop pariah companies from coming in and packing and stacking neighborhoods. Mr. Peters stated crime will go up, he won't get sun in his yard, traffic will increase, and there will be increased danger to kids. Mr. Peters doesn't want another bar in Andover.

Drew Guhanick, 15102 Bluebird Street, came forward and stated it is almost impossible to cross Crosstown and wants the intersection addressed. He asked if the retention ponds are mosquito havens and what they are needed for.

Jim and Barb Kelley, 15111 Bluebird Street, came forward and stated they are in favor of the proposal because the land will be developed eventually. Mr. Kelley stated the proposal is the least offensive option as compared to a fast-food restaurant or bar. Mr. Kelley stated the access from Bluebird to Crosstown needs to be addressed. He likes the idea of saving trees and likes having those in retirement age. Ms. Kelley doesn't believe crime will increase. Mr. Kelley stated the development will not attract the wrong kind of people. Ms. Kelley stated the biggest concern is traffic on Bluebird and crossing over to Crosstown. She would like a speed reader on Bluebird.

Robin Tacheny, 15084 Crane Street, came forward and asked if Crosstown was a City or County street. Mr. Janish stated the portion from Hanson eastward is a City street.

Dale Shumacher, 15080 Bluebird Street, came forward and stated traffic on Bluebird is a concern. He requested traffic be minimized. He asked for clarification on where the commercial property is.

Judy Kidder, 1565 150<sup>th</sup> Lane, came forward and asked how the development impacts home values. Ms. Kidder wants a development that will improve the neighborhood. She asked if the Commission and staff think it is a good fit for the community. She thanked the Commission for allowing residents to ask questions.

Cory Luitjens, 15163 Bluebird Street, came forward and stated his concern is having a pond looking out his front door. His biggest concern is looking out a structure instead of wildlife. He is concerned about traffic. He would prefer to have single family homes. Mr. Luitjens is concerned about lighting shining in his house.

Doug Ackerman, 15187 Bluebird Street, came forward and stated his biggest concern is the traffic. He said Bluebird and Crosstown is a busy intersection.

Jack Collins, Executive Vice President SilverCrest Properties, 804 Cassie Court, Hopkins, came forward to respond to resident questions and concerns. He identified the location of the commercial property. Mr. Collins stated they are working with a commercial broker and stated it will most likely be professional services. He stated the company is conducting a traffic study and the City is reviewing the draft. Mr. Collins stated the tree study is also complete. The company has also completed a shadow study.

Peter Pfister, consulting architect, 5221 Olsen Memorial Highway, Golden Valley, came forward and stated they completed a lighting study. Mr. Pfister stated the light can be controlled to face down and can be dimmed late at night. Mr. Pfister stated headlights can be addressed with landscape or solid structure.

Mr. Collins stated notifications for the neighborhood meeting were sent to residents 1000 feet from the development. The company conducted 2 mailings to 195 residents.

Tom Peters, 15171 Bluebird Street, came forward and stated Andover is considered the Edina of the north. He asked if they could keep Winslow Hills a neighborhood and put in single family homes. He stated the development will ruin Winslow Hills and will affect all of Andover.

Mike Gould, President SilverCrest Properties, 5402 Parkdale Drive, St. Louis Park, came forward and stated they hear the neighbors and have conducted studies to address resident concerns. Mr. Gould stated residents of their facility tend to come from the City they are in.

**Motion:** Chairperson Godfrey assumed a motion to close the Public Hearing at 8:22 p.m. The motion carried by unanimous consent.

Mr. Janish addressed the comments and concerns of the residents. Mr. Janish stated the applicant mailed notifications to residents within 1000 feet of the property line. The City

mailed notifications from the property line to 350 feet as dictated by State Statute. The City advertised in the local paper and posted 4 property signs.

Mr. Janish stated road damage can be reported to the Public Works Department and they will address the damage. Mr. Janish stated the Fire Department reviews emergency access to the facility. Mr. Janish stated a shadow study was conducted and will be shared with the City.

Mr. Janish explained retention ponds are required as part of the development to keep high water quality. Mr. Janish stated he has had conversations with the local assessor regarding property values. The assessor indicated there will be minimal impact on property values.

Commissioner Loehlein noted many of the concerns were regarding traffic and the access on Bluebird may be emergency access only. He asked Mr. Janish to explain what that means. Mr. Janish stated the access would be for emergency use only, paved, and barricaded. Mr. Janish stated if the parcel were developed according to the Comprehensive Plan, the City would see 4-5 times more traffic than the proposal.

Commissioner Volkenant stated the Bluebird connection is designed to be an exit and 150<sup>th</sup> Lane is emergency access only. He asked Mr. Janish if that was the correct interpretation. Mr. Janish stated the applicant is looking at the implementations of the Bluebird access being full access versus emergency access.

Commissioner VanderLaan stated this is the first visit the developer has had with the Planning and Zoning Commission. She stated the developer has met with the City Council and residents. She stated it is shocking to the neighborhood when an area is developed. Commissioner VanderLaan wanted it made clear that the developer has attempted to communicate well but it is the first time in front of the Planning Commission.

Jack Collins, Executive Vice President SilverCrest Properties, 804 Cassie Court, Hopkins, clarified this is the first time the developer has been in front of the Planning and Zoning Commission. All previous meetings have been at Council Work Sessions and with neighborhood residents. Mr. Collins stated they like to go to the neighborhood first to gather feedback. Commissioner VanderLaan asked if the developer is intensely listening to the residents. Mr. Collins stated they have shown their commitment to listening through the studies they have commissioned on lighting, trees, traffic, and

shadows. Mr. Collins stated they are doing everything they can to address resident concerns.

Commissioner VanderLaan asked the age limit for the senior coop. Mr. Collins stated 55 plus or 62 plus. He stated the average age for phase 1 is 85 years old and the average age for the coop is in their mid-seventies. Commissioner VanderLaan stated there is a movement that allows disabled veterans at any age to move into facilities like this. She asked if SilverCrest has allowed this. Mr. Collins stated Mr. Gould is a Vietnam Veteran and they are committed to veteran issues. He stated they have to meet the requirements of care and licensure. Mr. Collins stated they don't provide high acuity care and individuals may have to go to a skilled nursing facility if they need more care. Mr. Collins stated the company works with the VA.

Commissioner Volkenant stated Andover has not had a four-story structure. He asked if the developer has considered a three-story structure. Mr. Collins stated two of the structures are three stories. He said length of hallways is important and to make the business concept work, there needs to be a certain number of units.

Commissioner Volkenant is concerned about the exit onto Bluebird and headlights shining into the existing homes. Mr. Collins stated the design is not far enough in the process to answer the question.

Commissioner Volkenant asked about the drive on the south side of the memory care unit and what it will be for. Sarah Kern, Project Manager, 9540 Lakeview Circle, Chaska, came forward and stated the drive is intended for emergency access.

Commissioner Koehler asked who is responsible for mosquito control. Mr. Janish stated the Mosquito Control Board is responsible.

Commissioner Koehler asked who is responsible for addressing traffic concerns from Bluebird to Crosstown. Mr. Janish stated the intent is to work with the developer on the intersection. Mr. Janish stated if the development is constructed and there are issues, the City is responsible. Commissioner Koehler asked if the City has a plan on how they would address the traffic issue. Mr. Janish stated the traffic study will be shared with the Commission.

Commissioner Volkenant asked about traffic flow and the right out. He asked staff to look at making the right out safer. He asked if there could be a stoplight at the intersection of Crosstown and Bluebird. Mr. Janish stated the question will be addressed

by the traffic study. He stated Crosstown is a City road and follows the spacing guidelines of the County since Hanson is a County road. Commissioner Koehler read from a memo provided from the City Engineer that stated a stoplight at Bluebird and Crosstown is too close to Hanson and cannot be constructed.

Chairperson Godfrey stated the property has been for sale for about 20 years and this is the first time the City has seen a proposal. She asked how the property could be developed if not for a senior campus. Mr. Janish stated there have been retailers that have looked at it but found it insufficient. He stated a convenience store looked at it, but they were concerned about access. Mr. Janish noted the property could be 60,000 square feet of commercial and up to 50 attached townhomes. He stated these options would increase traffic more than the proposal.

Commissioner Koehler asked what the building height could be if the property had been designed general commercial. Mr. Janish stated the height could go up to 45 feet with a 4-foot parapet. Commissioner Koehler stated that height has been available for this property for 22 years.

Commissioner Hudson thanked the developer for reaching out and listening to residents. He likes that they are an own and hold entity. Commissioner Hudson stated the trail on the southside of Crosstown will help pedestrian traffic. Commissioner Hudson doesn't believe the traffic concerns are going to be as bad as people anticipate with the average age of 85. Commissioner Hudson stated something will be built on this site and it could be worse.

Commissioner Shafto stated Andover can use more senior living and it would be an excellent opportunity for residents to stay in the community. Commissioner Shafto stated the location is good for seniors. He is also concerned about traffic and pedestrian safety.

Commissioner Loehlein stated the property has been for sale for many years and if developed as commercial, it would be very busy. He believes a senior residential development is a good option and encouraged the developer to take residents' concerns to mind.

Commissioner Volkenant stated the local amenities are beneficial for seniors. He has concerns regarding the height of the building. Commissioner Volkenant stated he is looking forward to seeing the traffic study and how it addresses concerns.

Commissioner Koehler asked if it is permitted to make a U-turn on Hanson going north at Crosstown. Mr. Janish stated a U-turn is allowed.

Chairperson Godfrey thanked residents for sharing their concerns and thanked the developer for their responsiveness.

Mr. Griffiths stated the items will go before the City Council on June 7, 2022.

***OTHER BUSINESS***

Community Development Director Janish updated the Commission on actions the City Council has taken on Planning and Zoning Commission items.

Associate Planner Griffiths stated the November 8, 2022 meeting needs to be rescheduled due to Election Day. Staff recommended Wednesday, November 9, 2022. The Commission reached consensus to hold the meeting on November 9, 2022.

***ADJOURNMENT***

***Motion:*** Chairperson Godfrey assumed a motion to adjourn the meeting at 9:06 p.m. Motion carried by unanimous consent.

Respectfully Submitted,

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