

***REGULAR ANDOVER CITY COUNCIL MEETING – JUNE 5, 2018
MINUTES***

The Regular Bi-Monthly Meeting of the Andover City Council was called to order by Mayor Julie Trude, June 5, 2018, 7:00 p.m., at the Andover City Hall, 1685 Crosstown Boulevard NW, Andover, Minnesota.

Councilmembers present: Mike Knight, Sheri Bukkila, Valerie Holthus and James Goodrich

Councilmember absent: None

Also present: City Administrator, Jim Dickinson
Community Development Director, Joe Janish
Director of Public Works/City Engineer, David Berkowitz
City Attorney, Scott Baumgartner
Others

PLEDGE OF ALLEGIANCE

RESIDENT FORUM

Shelby Frost, 14260 Vintage Street, expressed his concern regarding the increase in traffic by his home related to the rerouting of traffic, due to construction on 143rd Avenue. He stated other neighbors have similar concerns, but were unable to attend the meeting. The resident has an in-home daycare at their home. The time of day that is the most problematic for traffic is between 4:00 – 5:00 p.m.

Mayor Trude clarified the concern was about safety, specifically for children being picked up from daycare. The resident was encouraged to call the City offices about any such concerns and that appearing at a City Council meeting is not necessary to get action, as staff would act on the concern in the absence of the Council.

Mr. Dickinson will order directed control in the area immediately. The local deputies will be able to issue citations that should change traffic speeds going forward.

AGENDA APPROVAL

Supplemental information was submitted for agenda Item #12a – Schedule June Council Workshop and a Closed Session: Property Negotiations PID#22-32-24-42-0007.

Motion by Holthus, Seconded by Knight, to approve the Agenda as amended above. Motion carried unanimously.

APPROVAL OF MINUTES

May 15, 2018, Regular Meeting: Correct as presented.

May 22, 2018, Workshop Meeting: Correct as amended.

Mayor Trude requested an additional sentence on page 6, line 23, stating “The Council had a discussion about our assessment policies not producing enough funds on rural road construction projects.”

Motion by Knight, Seconded by Bukkila, to approve the May 15, 2018 Regular Meeting minutes as presented and the May 22, 2018 Workshop Meeting minutes as amended. Motion carried unanimously.

CONSENT ITEMS

Item 2 Approve Payment of Claims

Item 3 Award Bid/17-44/Crosstown Blvd. NW Overlay (See Resolution R035-18)

Item 4 Approve Change Order #1/18-2, 2018 Street Reconstruction & 18-11, 143rd Ave NW Reconstruction (See Resolution R036-18)

Item 5 Approve Resolution for the Amended JPA for the Northwest Anoka County Community Consortium (See Resolution R037-18)

Item 6 Approve No Parking Resolution/Xeon Street NW/Winslow Cove (See Resolution R038-18)

Item 7 Approve Lease Agreement with Anoka-Hennepin School District/2018 Andover Family Fun Fest

Item 8 Award Quotes for Council Chambers Updating

Item 9 Approve Refuse/Recycler Hauler License

Motion by Bukkila, Seconded by Knight, to approve the Consent Agenda as read. Motion carried unanimously.

COMPREHENSIVE PLAN AMENDMENT – PETERSEN FARMS

Mr. Janish explained Anoka Independent Grain and Feed Inc. has been conducting business as a turkey farm within the City of Andover. As part of the operation, the agricultural lands were enrolled in the Agricultural Preserve Program. Minnesota Statute 473H, known as the Metropolitan Agricultural Preserves Act, establishes a program to encourage preservation of land for the production of agricultural products by valuing agricultural property in the metropolitan area in a manner similar to greater Minnesota. To qualify, the property must be zoned long-term agricultural by the city, with a maximum residential density of one house per forty acres. The

parcel must (normally) be forty acres in size. To enroll in the program, the owner obtains city approval and records a covenant with the County Recorder to leave the property in agricultural use. To remove property from the program, the owner files an "Expiration Notice" with the County Recorder. Eight years after the Expiration Notice is filed, the property is released from Agricultural Preserve.

Anoka Independent Grain and Feed Inc. made the decision to remove the property from agricultural use; therefore, filed for an expiration notice in 2010. As of April 18, 2018, the property was removed from the Agricultural Preserve Program; therefore, no longer qualifies for the current land use designation. Once property no longer qualifies for the program, and to remain compliant with the Comprehensive Plan, the land use designation should be changed to RR — Rural Residential. The RR district provides an area for low density residential development outside the Municipal Urban Service Area that will not be served by municipal sewer and water, with an overall residential density of 0.4 units per acre (overall density of 1 house per 2.5 acres).

The Comprehensive Plan establishes criteria for review of an amendment concerning a proposed land use change. In order for the land to be developed, Anoka County Highway Department will review and may require modifications to the surrounding county roads. All future development will be required to comply with City and County regulations.

All future developments will be required to meet all requirements set forth to protect wetlands, floodplains, and natural features. If the proposed changes are approved by the City Council, city staff will make the necessary map changes in the Comprehensive Plan. The Comprehensive Plan Amendment (CPA) will then be submitted to the Metropolitan Council for review and approval.

The Planning and Zoning Commission held a public hearing on May 8, 2018. Resident comments included concerns with the loss of wildlife habitat; would like to see the area preserved as open space or park land; and they had concerns with the protection of the shoreland/wetlands along the Rum River. The Planning and Zoning Commission recommended approval of the CPA 6 — 0 (1 absent).

Mayor Trude indicated the Council has acted on these types of requests frequently. She did not have any concerns. Each of the other Councilmembers indicated the same. In this situation, a property owner may decide to file and remove their property from the agricultural reserve. It is the property owner's right. One time in the City's history, the property went back into the agricultural reserve. The Planning and Zoning Commission previously had a public hearing on this matter, so there was not an additional public hearing scheduled for this topic at the Council meeting.

Motion by Bukkila, Seconded by Knight, to approve the Comprehensive Plan Amendment. Motion carried unanimously. (See Resolution R039-18)

SKETCH PLAN/PLANNED UNIT DEVELOPMENT (PUD) REVIEW – KNOLL PROPERTY/CENTRA HOMES – CENTRA HOMES LLC

Mr. Janish explained the City Council is being asked to review a sketch plan for a single-family planned unit rural residential development as requested by Centra Homes. The developer submitted a narrative of the proposed PUD. A PUD sketch plan is used to provide feedback to the developer through the Andover Review Committee (ARC), Planning and Zoning Commission, Park and Recreation Commission, and City Council. The purpose of a PUD is to encourage more efficient allocation of density and intensity of land use where such arrangement is desirable and feasible by providing the means for greater creativity and flexibility in environmental design than provided under the strict application of this code. It must be demonstrated to the satisfaction of the City Council that a higher quality development will result than could be otherwise achieved through strict application of this code.

The Andover Review Committee (ARC) reviewed the sketch plan and submitted comments to the applicant. A rough sketch plan has been submitted for the entire property. The applicant revised only the narrative portion of the application after receiving staff comments.

Access is proposed from Tulip Street and 157th Avenue NW with the construction of a new street. A local street will be constructed to access the lots. The length of the cul-de-sac exceeds five hundred feet as measured along the centerline from the intersection to the center of the cul-de-sac area by approximately 50 feet. Tulip Street is classified as a collector roadway. The Transportation Chapter of the Comprehensive Plan has identified access spacing of 330 feet. Staff suggests the developer move the access from Tulip Street to the northern portion of the sketch plan property as shown. Staff suggests the Planning and Zoning Commission and City Council consider the potential traffic impacts from deviating from the spacing guidelines in this instance. The applicant is proposing a narrower street width (27 feet wide with 18-inch ribbon curb) and 50 feet of right-of-way. It should also be noted that this street width would allow for parking on one side.

The City of Andover forwarded a copy of the proposed sketch plan to the Anoka County Highway Department and the written comments were returned. The applicant has not proposed additional access to other parcels in the area. As part of staff comments and a sketch provided to the developer, staff indicated that access from Tulip Street should be located further north to meet the spacing requirements and this access could possibly provide access to the property to the north that is not part of this proposal. Another option indicated by staff is to continue a street to the north that could eventually be extended to provide access to that lot.

Each lot would be served by individual septic systems and individual wells. The applicant is proposing a Low Impact Development (LID) that would focus on preserving as many trees as possible and reduce environmental impacts by having narrower streets and work to minimize stormwater impact.

The applicant indicates under a standard development at R-1 standards, approximately 10.25

acres of wooded area would be disturbed and with a PUD approximately 5.5 acres would be disturbed.

The applicant is requesting a Planned Unit Development (PUD) as part of this development. The applicant is requesting flexibility in code requirements including size and dimension; primarily to have flexibility to minimize tree removal, and has indicated the land is long and narrow, limiting design options under the standard zoning requirements. The applicant is also seeking a higher density. Staff has pointed out to the developer that the driveway access for Lot 2 appears to traverse through a wetland basin. Staff has also suggested Lot 2 be reconfigured. The developer has indicated that Lot 2 is designed to reduce driveways onto Round Lake Boulevard or 157th Avenue NW.

Staff suggests the developer consider lot reconfigurations in order to avoid private residential driveways accessing Round Lake Boulevard or 157th Avenue NW. This may be accomplished by extending the existing cul-de-sac further east, or look at another roadway access onto 157th Avenue NW. The extension of the cul-de-sac may require an emergency access with barricades from Round Lake Boulevard.

The developer and/or owner is responsible to obtain all necessary permits (Minnesota Department of Natural Resources, U. S. Army Corp of Engineers, LRRWMO, Minnesota Pollution Control Agency, LGU and any other agency that may have an interest in the site).

The Park and Recreation Commission reviewed the sketch plan on May 3, 2018. The current Master Park Plan does not show the potential of parkland in this area and the Park and Recreation Commissioners requested cash in lieu of land. The recent Transportation Plan approved by the City of Andover does not show a trail along Tulip Street, however the Park and Recreation Commission is requesting a trail to be constructed. The Park and Recreation Commission indicated this trail would provide access to Pine Hills South and Pine Hills North parks, both located at the intersection of 161st Avenue NW and Tulip Street NW.

Public at the Planning and Zoning Commission meeting input included: concerns regarding deviating from the 2.5 acre requirement, having a potential road in the backyard, having a roadway on three property lines of a lot, wetland concerns, drainage concern and potential impacts to groundwater due to number of wells and septic in the area. Planning and Zoning Commission input included: concerns with the shape and access for Lot 2, splitting Lots 3 and 4, access of Lot 1 to the County roadway should be reviewed due to safety concerns, lots should be bigger than 1.5 acres, provide more access to the north, provide a ghost plat for the property to the north, extend Quay Street to the north; and adjust access on Tulip Street to the north.

Mayor Trude inquired if the trail would be connected to the trail system. Mr. Janish explained there are not any such plans at this time.

Tate Baxter, who lives in Oak Grove, addressed the Council representing Centra Homes. Mayor Trude asked if the developer had considered modifying the sketch plan/PUD based on Planning and Zoning Commission input. He indicated they wanted to wait to get additional Council input

first before modifying the plan.

Mayor Trude explained a PUD by definition needs to be of benefit to the community. In this plan, she wanted to know what is the benefit to the community. She stated she appreciated the focus on low impact development, but she does not want to push the limits of the City Code too much. Mr. Baxter explained their plan is for higher quality homes, like the City would like to see. She wondered how many trees would actually be saved and if the development would really be doing “something out of the ordinary.”

Mr. Baxter displayed an illustration and discussed the roadways and tree preservation.

Councilmember Knight expressed concerns regarding the proposed lot size.

Councilmember Bukkila stated she is not in favor of lots less than 2.5 acres. She also expressed her concern that the configuration is “forced.” She also noted the City does not normally allow the double frontage indicated on the corner lot and she is not in favor of it.

Councilmember Knight agreed that the long driveway could be a snow plowing problem.

Councilmember Holthus wondered if the east and west street would be better, if it was moved to the north of the development, the road could start in the north and coming down between Lots 7 and 8. She suggested combining Lots 3 and 4, that way Lots 1 and 2 could be accessed from the west. In summary, she would also like to see some kind of access to the north, the street access from Tulip Street moved to the north, have larger lots, Lots 3 and 4 could be combined, and an emergency entrance off of Round Lake Boulevard.

Councilmember Goodrich expressed concerns about a road or driveway cutting in between the houses. He felt that did not make sense and agreed that a road to the north would be better. He does not want to see roads on three sides of a house. He likes that the development is low impact. He would to see less homes or larger lots.

Mayor Trude asked about input regarding the trail. Councilmember Holthus stated she did not want to see a dead-end segment, not until a near future date when it could be completely extended. Mayor Trude noted the road [Tulip Street] is fairly narrow. Mr. Berkowitz confirmed it was shown to have 66 feet right-of-way. The time to extend the trail would be when the road is up for reconstruction. Tulip Street is currently not in the Capital Improvement Plan in the next 5 years for reconstruction. Councilmember Bukkila noted future grading of the street could change the grade of the road during reconstruction and possibly affect trail construction.

Mr. Berkowitz noted the benefit of a road on the north edge would be that you are providing access from a different way next to the property to the north. This could really help the property to the north.

Councilmember Bukkila stated she would like to see the road go through to Round Lake

Boulevard, rather than have a cul-de-sac.

Mayor Trude wondered about dealing with properties that are on the north edge of the proposed development. She asked what staff is suggesting for accessing those properties without utilizing Round Lake Boulevard.

Mr. Berkowitz shared an illustration showing a long driveway. He indicated it would be a private driveway, not plowed by the City. Mr. Berkowitz stated there could be a plan to go around the north side of the property to access the property and potentially avoiding the wetland.

Mr. Janish roughly illustrated the wetland area on Lot 3. He also pointed out that there may possibly need to be an emergency access, it could possibly be a grass covered road.

Judy Henches, 675 - 106th Lane NW #3, Coon Rapids, indicated her parents' land is directly to the north and the land is now with the kids. She has been thinking about selling the house and the land. Mayor Trude indicated a road between the properties would enhance the value. Ms. Henches confirmed that Centra Homes has approached them.

Ray Schroeder, 3340 159th Avenue NW, addressed the Council. He lives immediately east of the proposed Lot 4. He stated he really does not want access to the back of his property. He also believes that the development is not really preserving trees if the road goes to the north. He feels that it destroys the 2.5-acre standard. He also expressed concern about the wetlands. Councilmember Bukkila agreed that it would provide the resident with greater value in the future. Mayor Trude asked where the largest quality trees were located. Mr. Schroeder responded, "the whole area." He confirmed there were oak and cedar trees, but not many poplar trees.

Mayor Trude gave a summary of what she heard and her personal comments. She confirmed she wants to see a trade-off, in reference to the PUD, where there is positive benefit of buying into the new development/community if the City changes its standard. She really could not tell from the plan if it would actually save trees. The narrow street has a low impact, but she would like to see more [low impact elements]. A trail has been proposed, but there are some concerns, however it would be nice to have a trail leading to the beautiful park nearby. She confirmed she believes trees could be planted in some of the open areas. She would really hate to see a road on 3 sides of a home. She acknowledged that the area to the east is very difficult to sort out and no one on the Council liked Lot 5. She suggested maybe combining the properties.

Mr. Janish stated they would need to look at a 50-foot right-of-way and that additional trees could possibly be planted in some of the open areas.

Mayor Trude encouraged the developer to work with staff, and the Council could potentially look at some particular issues at an upcoming workshop.

Councilmember Bukkila expressed the overall design is not desirable. She does like the limited

impact aspect of the development, but that small lots are not an appropriate trade-off. She would like to see the lots be closer to 2.5 acres and more efficient use of development. She has an “openness” to a PUD, but again, would like to see larger lots. Councilmember Knight suggested dividing Lots 3 and 4 and putting the driveway across the “bottom.” An emergency entrance should be considered off of Round Lake Boulevard. It was recommended the developer try to negotiate with the neighbors to the north.

There was support expressed for a trail on the east side, especially with the possible addition of the land to the north. Mr. Berkowitz stated a trail as part of a development is paid for by the developer.

Mr. Dickinson summarized the previously stated comments of the Councilmembers.

Mayor Trude encouraged the residents in the audience to talk to staff if they have additional questions.

SCHEDULE JUNE EDA MEETING

Mr. Dickinson requested the Council schedule a June EDA meeting to discuss topics as detailed in the staff report.

The Council discussed the draft agenda and available dates.

Motion by Bukkila, Seconded by Knight, to schedule a June EDA Meeting on June 19, 2018, at 6:00 p.m. Motion carried unanimously.

SCHEDULE JUNE CITY COUNCIL WORKSHOP

Mr. Dickinson requested the Council schedule a June City Council Workshop meeting to discuss topics as detailed in the staff report.

The Council discussed the draft agenda and available dates.

Motion by Holthus, Seconded by Goodrich, to schedule a June Workshop meeting on June 26, 2018, at 6:00 p.m. Motion carried unanimously.

SCHEDULE JULY CITY COUNCIL WORKSHOP

Mr. Dickinson requested the Council schedule July City Council Workshop meetings to discuss topics as detailed in the staff report.

The Council discussed the draft agenda and available dates.

Motion by Holthus, Seconded by Bukkila, to schedule July Workshop meetings on July 3 and

17, 2018, at 6:00 p.m. Motion carried unanimously.

CHANGE AUGUST 8, 2018 CITY COUNCIL MEETING LOCATION

Mr. Dickinson requested the Council change the August 8, 2018 City Council meeting as detailed in the staff report.

The Council discussed the location change being due to work being done in the Council Chambers.

Motion by Knight, Seconded by Bukkila, to change the location of the August 8, 2018 Council meeting to Anoka County Sheriff's Office at 7:00 p.m. Motion carried unanimously.

ADMINISTRATOR'S REPORT

City Staff updated the Council on the administration and city department activities, legislative updates, updates on development/CIP projects, and meeting reminders/community events.

(City Administrator) Mr. Dickinson updated the Council on the WDE landfill site. The Governor signed the bonding bill and the bids will go out in the fall. Work is being done on the City Campus Master Plan, and there will be a presentation on June 26th to the Council. Staff is doing research, along with the stakeholders. Mr. Dickinson is also checking in with the financial advisor on debt service forecast. There have been 26 housing permits granted so far this year, with 50-70 expected by year end. The Lennar project is moving forward with water and sewer. Election judges are needed for the primary election, residents are encouraged to contact City Hall to volunteer for the Fun Fest.

Work is going to be done in the Council Chambers related to acoustical issues and feedback. A few other changes will be done such as the presentation podium being moved to the opposite side of the room so that presenters will speak towards the Council, rather than across, and the podium can be moveable for other types of gatherings/meetings. The electronics in the Council Chambers have not changed in 20 years and updating is needed. The Council will have plugins for iPad devices so they can be used for the whole meeting [so they do not lose their charge].

MAYOR/COUNCIL INPUT

(Public Works/Community Center) Mayor Trude mentioned the Public Works open house and the future project at the Community Center. Concern was expressed about safe crossings for pedestrians along Nightingale Street. Kids are crossing at Veterans Memoria Boulevard. The Mayor asked if this concern could be added to the workshop. There was no negative feedback.

(Public Works/City Engineer) Mr. Berkowitz reiterated the residents were very positive regarding plans for the Public Works facility. On the Hanson Boulevard project they will give

people some warning. Signs will be posted 10 days before the closure. Staff is looking at adding electronic signs like the County. Those signs can also be used to advertise community events.

RECESS AND RECONVENE

The meeting was recessed to a Closed Session to discuss property negotiations for PID#22-32-24-42-0007 at 8:27 p.m.

The meeting was reconvened at 8:43 p.m.

ADJOURNMENT

Motion by Bukkila, Seconded by Goodrich, to adjourn. Motion carried unanimously. The meeting adjourned at 8:44 p.m.

Respectfully submitted,

Marlene White, Recording Secretary

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