

Commissioner Kafer asked if there is a reason for a code amendment versus rezoning the property. Mr. Janish answered the size of the property.

Mr. Janish indicated there are two ways to look at this, either pull the automobile repair out of the automobile service station, allow for it to identify as its own item and have its own regulations or modify the required 25,000 square feet of retail space, whether that is lowering or eliminating the square footage. The EDA agreed the 25,000 square foot of retail space should be modified.

Mr. Dickinson suggested focusing on the definitions, the size and requiring a CUP. The EDA agreed.

Mr. Dickinson asked if there is a desire of the EDA to recommend this item to the Planning and Zoning Commission to review definitions and size of retail space in order to make parcels viable for this type of service.

President Bukkila stated she doesn't think SC is the district for automotive repair. Commissioner Barthel agreed, but also feels this parcel is zoned SC and should be kept that way until it is designated something else. Commissioner Butler agreed with Commissioner Barthel and is open to reviewing the definition. Commissioner Butler questions if that parcel should be SC, or should it be zoned General Business.

Mr. Dickinson reviewed the EDA direction of sending this to the Planning and Zoning Commission for review.

Mitchell Webb, 3657 Bunker Lake Boulevard stated the business has been in Andover for 8 years and they would like to stay in the community. They have not had a noise issue at their current location and have good relations with the neighbors. They have two other locations, Blaine and Big Lake and would like to stay in Andover.

ANDOVER HOME IMPROVEMENT GRANT PROGRAM/PROGRAM UPDATES

Mr. Janish indicated 23 applications have been received, based on property values only three of the applications qualify. Mr. Janish stated driveways and siding are the two most frequent requests.

Mr. Janish stated eligible properties have been located through GIS and letters will be sent to the property owners for target promoting of the program.

Mr. Janish indicated two of the applicants have signed their agreements and are ready to go.

REDEVELOPMENT UPDATES

Mr. Dickinson indicated a 4-plex on 138th Avenue is interested in selling. A twin on 138th Avenue is owner occupied and is not interested in selling. Three properties owned by the same owner

have been on the radar and may be worth pursuing. Staff was contacted by the owner of the 6-plex.

The area was discussed.

COMMERCIAL PROJECT ACTIVITY

Mr. Janish updated on the following:

Car Wash 7th Avenue and Bunker Lake Boulevard – Staff has been approached by companies looking at placing a car wash in the Neighborhood Commercial District at the intersection of 7th Avenue and Bunker Lake Boulevard. Staff would like to have a conversation with the EDA to determine interest/support in supporting a City Code amendment that would allow this.

Mr. Janish indicated it would be a full-service car wash. Zoning of Neighborhood Business does not allow for a car wash, there would need to be a code amendment.

The EDA is not interested in supporting a code amendment change for a car wash at this location.

Mr. Janish indicated there is interest in a convenience store on this property, however Code requires two acres, and the parcel is less than two acres. A code amendment would need to be done to allow for a convenience store at this location.

Commissioner Barthel stated he feels this area is a good location for a convenience store.

Clocktower Commons, 15190 Bluebird Street – Staff have met with the owner/developer who is working on plans to build on the final pad. The developer is aware and plans to have a clock on the building.

Interest in Hughes Industrial Park – Staff received an email from a business that would like to build another building. The business would have to go through the Interim Use and Commercial Site Plan process.

ABC Mini-Storage/T-Squared (self-storage), 13624 Hanson Boulevard – The west building is up, and they are starting to grade the parking lot. The buildings will have brick over the steel and stucco.

Restaurants/Fast Food – Currently staff is aware of companies continuing to look for land to locate to in Andover.

TCF Site – At this time the city has approved two conditional use permit applications related to having a drive through at this location. These two restaurants would be Chipotle and Noodles and Company. The applicant is working with the Coon Creek Watershed District on infiltration at the site. Staff received an email from the applicant and the infiltration issue has been resolved with the Coon Creek Watershed District.

Taco Bell, 7th Avenue and Bunker Lake Boulevard – A Certificate of Occupancy has been issued and the business is serving customers.

Westgate Senior Living, 7th Avenue and Bunker Lake Boulevard – The building has received their Certificate of Occupancy.

Aurora Vista, 7th Avenue and Bunker Lake Boulevard – Staff received a tour of the project. The third floor of the west wing has been insulated and sheet rocking has begun. A framing inspection is taking place on the second floor of the west wing this week. Finishes have been installed on the third floor of the east wing. Siding continues to be installed. Retaining walls have been installed around the building. The curb, gutter and sidewalks have been placed, with pavement going down next week in the parking lot. They are planning on a October opening.

Holasek Property (near City Hall) – Andover City Council approved a Comprehensive Plan Amendment, City Zoning Code Amendment and rezoning of the parcel on August 4, 2022. This item was approved by the City Council on December 20, 2022. The applicants are reviewing market conditions and financial partners.

Housing – Developers are looking for additional land for future developments. Several developers are trying to keep an inventory of lots but are having difficulty in finding locations. In 2021 there were 140 new housing starts. In 2022 there were 100 permits issued for new housing, 1 apartment (150 units) and an assisted living facility (32 units). Currently 32 permits have been issued for single-family homes.

Fields of Winslow Cove – City Council has approved the Final Plat for Fields of Winslow Cove 2nd Addition with 36 lots on the west side of Prairie Road. Grading has started with streets and utility work expected in July.

Legacy at Petersen Farms – City Council will consider the Conditional Use Permit (CUP) amendment for a Planned Unit Development amendment to allow for Phase 3 (33 lots). On December 20, 2022 City Council tabled action on this item and provided an extension to the applicant in order to allow the applicant to review how a second access could be provided for Phase 3. The applicant has provided access and on June 6, 2023 the City Council approved the PUD amendment. City staff continues to work with the applicant on the primary plat.

Legacy Christian Academy – The commercial site plan has been approved with the building permits issued.

Anoka County 911 and Radio Building - The footings are halfway around the building with the foundation walls placed right behind. Foundation insulation has been installed as backfilling has started to take place.

Grace Lutheran Church, 13655 Round Lake Boulevard – Staff continues to work with the applicant on the Commercial Site Plan.

Constance Free Church, 16150 Crosstown Boulevard – Is remodeling part of their facility, including revamping the entrance to the building and screening some mechanical equipment they installed. City Council amended the City Code to allow for taller fences in certain situations. Staff has stamped the commercial site plan. Building permits have been issued.

White Rabbit Kitchen, 15190 Bluebird Street – They are moving into the former META location. The building permit has been issued.

Overall Marketing – City staff continues to work with parties interested in investing in Andover and marketing all commercial sites. Staff continues to work with Anoka County Regional Economic Development (ACRED) on marketing of the community and Anoka County.

OTHER BUSINESS

There was none.

ADJOURNMENT

Motion by Barthel, Seconded by Nelson to adjourn. Motion carried unanimously. The meeting adjourned at 6:53 p.m.

Respectfully submitted,

Michelle Hartner, Recording Secretary