

***PLANNING AND ZONING COMMISSION WORK SESSION MEETING –
JULY 24, 2018***

The Work Session Meeting of the Andover Planning and Zoning Commission was called to order by Bert Koehler, IV, on July 24, 2018, 6:00 p.m., at the Andover City Hall, 1685 Crosstown Boulevard NW, Andover, Minnesota.

Commissioners present: Dean Daninger, Nick Loehlein, Kyle Nemeth (via phone)
Jeff Sims and Mary VanderLaan

Commissioners absent: Scott Hudson

Also present: Community Development Director Joe Janish
City Planner, Stephanie Hanson
Others

CALL TO ORDER

DISCUSSION OF 2018 COMPREHENSIVE PLAN UPDATE

Ms. Hanson and Mr. Janish presented information regarding the 2018 Comprehensive Plan Update, with a focus on land use. The meeting was intended to be only informational.

Staff provided the Metropolitan Council's system statement. Ms. Hanson explained the need to abide by their system statement, which correlates to the updates in the Comprehensive Plan. A significant number of changes are not anticipated to the City's Comp Plan. Data will need to be updated with information from the County and Met Council. The Comprehensive Plan update in 2008 was more complex. The Mayor has talked about creating more commercial land, but it is not known where the City would do that.

Commissioner Sims arrived.

Ms. Hanson described Thrive MSP 2040. The Metropolitan Council prepares a long-range plan for the Twin Cities metropolitan area every 10 years. Each community gets system statements for their City, given by the Metropolitan Council. The City must meet the requirements for the community and that is why the plan must be updated by

December 31, 2018. The City already asked for an extension until June of 2019 because of extended discussion regarding the rural reserve. Ms. Hanson expects the work to be done shortly after December. The Planning and Zoning Commission will discuss topics related to water at the work session in August on the Comp Plan. The Comp Plan process includes having a public hearing, updates will go to the Council for approval and then to the Metropolitan Council.

Commissioner Koehler asked if the old and new plan would be shared at the public hearing. Ms. Hanson confirmed that would occur.

Ms. Hanson went on to explain that the land use section will need to be updated. Population estimates are a little bit higher and Met Council is aware of that. This is because there are many factors such as market, land use costs, etc., that go into forecasting. It is a challenge to provide all types of housing in a community. Ms. Hanson was not sure how those numbers are determined for the different types of housing, by Met Council. The allocation for Andover is 483 units of affordable housing. This number of housing units provides other options for housing in the community to meet the needs of a variety of residents.

Commissioner Loehlein asked if this is the number of new high-density units needed. Ms. Hanson confirmed it is the number of affordable housing units; this does not necessarily mean it needs to be high density.

Mr. Janish showed on a map where some high-density units could potentially be placed in the City. A PUD will likely be involved. He commented that land in Andover is very expensive and so it is harder to put in lower cost housing and that other cities have that same issue. Met Council does not dictate or recommend how this is to be done.

Commissioner Koehler asked how affordable housing is calculated. Mr. Janish indicated that it is based on the area's median income/monthly payment. Chairperson Nemeth pointed out that the structure of a home loan can change the payment, affecting the data. Mr. Janish explained that each project is evaluated for affordability. Chairperson Nemeth responded that the Commission has discussed this issue in the past and that the cost of development is high in the rural reserve area due to sewer and water, etc. The point was made that houses that are more affordable should be closer to public transit lines such as Bunker Lake Boulevard. There was discussion about the location of 7th Ave and Bunker Lake Boulevard as it is close to the rail line, and on Bunker Lake Boulevard one of the four-plexes that the City has recently purchased. Ms. Hanson confirmed that there is not going to be a bus route down Bunker Lake Boulevard in the future. Mr. Janish confirmed that there is really not affordable housing in the City now. Staff will provide additional information about this at a future meeting.

Commissioner VanderLaan asked about housing on the east side of Nightingale. Ms. Hanson stated that she is under the assumption there were several units set aside as low income in the Grey Oaks development. Mr. Janish indicated that developers can do a

mixed development, however housing with mixed rates is more difficult to get financing for. Chairperson Nemeth indicated that The Farmstead housing should meet some of these requirements. Chairperson Nemeth requested information regarding how many units are available at this time. Mr. Janish stated that the number will not be able to be provided with great accuracy as they are not documented reliably going back but will be documented going forward. The 177 units suggested at the time of the last Comp Plan update were not met in any way. Chairperson Nemeth asked if there were any repercussions by Met Council for not meeting the goal. Ms. Hanson stated that Met Council is looking for a good faith effort in the community.

Ms. Hanson indicated the Met Council uses a state demographer and trend forecasting to determine the data in the reports and that Andover is unique because MUSA is at full capacity in the City.

Chairperson Nemeth questioned the local employment number in the report, listed at 5,400.

Ms. Hanson reviewed the maps and the remaining farm area, mentioning Peterson Farms that is now out of the agricultural preserve and another where time has already expired. She pointed out a third area where the family farm is winding down, but they have not filed yet and once the filing is complete, there is an eight-year time period to wait before development can occur.

There was a brief discussion around historical preservation including the Kelsey House. The Commission asked that more research be done in that regard. Commissioner VanderLaan noted that the Staples Cemetery has a marking for a Civil War veteran who served at Gettysburg and that federal money was used to help restore it.

Chairperson Nemeth asked about the references to transit ways and aviation in the document. Ms. Hanson noted there are no plans for the City in those areas.

Ms. Hanson stated that she provided copies of chapter one of the Comp Plan with Commissioners to take home for further review and input.

Commissioner Sims asked if 10 years from now, whether the Commission would be discussing the 2050 Comp Plan. Ms. Hanson confirmed that was accurate.

Ms. Hanson clarified, in response to Commissioner Daninger's question, the next steps on the Comp Plan, and stated that there would be another work session by the Commission in August to discuss all things water, an open house and a public hearing in October/November.

Ms. Hanson does not expect a lot of public interest [in the open house/hearing] due to the fact that there is not going to be much change in the land use. Mr. Janish reiterated that residents want to know about changes in their property, roads or parks and anything else

that may affect their neighborhood. Commissioner Daninger reminded the Commission that residents affected by changes have historically been invited to the open house and public hearing. This was confirmed by Ms. Hanson. Commissioners do not need to attend the open house, but it could be nice for Commissioners to understand the concerns and get feedback.

Commissioner Sims asked about the need for a PUD to change the density in an area. Ms. Hanson confirmed the Comp Plan allows for PUD's.

Commissioner Daninger asked if the City speaks to neighboring cities about these issues [zoning]. Mr. Janish replied that other cities are invited to participate. Ms. Hanson noted that the Comp Plan has to be submitted to all of the surrounding communities before it goes to Met Council.

OTHER BUSINESS

On August 28th there will be another work session. There is also a meeting on August 15th.

There was also discussion about online training available to Commissioners from the League of Minnesota Cities. The suggestion is for staff and Commissioners to take the brief course and then discuss it at an upcoming meeting.

Chairperson Nemeth recounted interactions at Andover Family Fun Fest where a couple residents made nice comments about the City, both being from other nearby cities. One negative comment about a park and was referred to the Park & Rec Commissioner.

Commissioner VanderLaan noted that the frisbees were a big hit, the fireworks well received and there were nice comments on the quality of the event and traffic control.

There was a question regarding who the candidates were for City Council. Staff responded that it is still open for filing.

ADJOURNMENT

Motion by Koehler, seconded by Daninger, to adjourn the meeting at 7:38 p.m. Motion carried on a 6-ayes, 0-nays, 1-absent (Hudson) vote.

Respectfully Submitted,

Marlene White, Recording Secretary
TimeSaver Off Site Secretarial, Inc.