

***PLANNING AND ZONING COMMISSION REGULAR MEETING  
AUGUST 10, 2022***

The Regular Bi-Monthly Meeting of the Andover Planning and Zoning Commission was called to order by Chairperson Karen Godfrey on August 10, 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, and Wes Volkenant

Commissioners absent: Jonathan Shafto

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

***PLEDGE OF ALLEGIANCE***

***APPROVAL OF MINUTES***

*July 26, 2022 Regular Meeting*

Mr. Griffiths requested the following changes to the minutes:

- Page 5, Line 33 – VanderLaan voted nay; Godfrey voted aye.
- Page 7, Line 37-38; delete complete sentence and replace with “Commissioner Loehlein stated development in the M-3 District is a hypothetical at this time and had concerns about having staff go through the motions of another text amendment.”

***Motion:*** by Loehlein, seconded by Koehler, to approve the July 26, 2022 Regular Meeting minutes as amended. Motion carries unanimously.

***PUBLIC HEARING: CONDITIONAL USE PERMIT (CUPA) – INCREASE CAPACITY OF BULK FUEL STORAGE TANKS – PID# 35-32-24-32-0001 WOLD ARCHITECTS AND ENGINEERS (APPLICANT)***

The Planning & Zoning Commission is requested to hold a public hearing and make a recommendation to the City Council on a CUPA request for a bulk fuel storage tank on behalf of Anoka County. Associate Planner Griffiths identified the location of the property and stated it is home to several Anoka County Departments. Mr. Griffiths noted there is an existing tank and this one is being requested due to a new building being constructed. Mr. Griffiths stated the Fire Department has reviewed the plan and are comfortable with it. He indicated the County would also need approval from the MPCA and follow State regulations.

Commissioner Loehlein noted the original permit was a Special Use Permit and the one before the Commission is a Conditional Use Permit Amendment. Commissioner Loehlein asked if the CUP stays with the property if the property is sold. Mr. Griffiths stated Special Use Permits are old terminology and the CUP is new terminology. He stated the CUP runs with the land and not the owner.

Commissioner Koehler stated the original agreement included landscaping/screening and training for employees. He asked why those two items weren't included in the CUPA. Mr. Griffiths explained the original permit was for an above ground tank and the new one will be underground. Mr. Griffiths stated the building will provide screening. Mr. Griffiths stated the Fire Department reviewed the plan and did not feel training was necessary. Mr. Griffiths noted the tank will be enclosed by 8-foot barbed wire fencing.

***Motion:*** Chairperson Godfrey assumed a motion to open the Public Hearing at 7:12 p.m. The motion carried by unanimous consent.

No one came before the Commission.

***Motion:*** Chairperson Godfrey assumed a motion to close the Public Hearing at 7:13 p.m. The motion carried by unanimous consent.

***Motion:*** by Koehler, seconded by Hudson, to recommend approval of a Conditional Use Permit Amendment for an additional underground 15,000-gallon liquid fuel storage tank located at PID#35-32-24-32-0001.

Chairperson Godfrey commented on how residents would be assured of appropriate prevention and detection of any leaks and impacts to ground water. She determined safety is not a concern at this time due to the Fire Department's approval and the regulations required for the tank.

Motion carries 6 ayes, 1 absent (Shafto).

***OTHER BUSINESS***

Mr. Griffiths stated the City is going to redo the City Hall parking lot and will be closing the access point on Crosstown Blvd NW. Access will be through the Community Center lot. Mr. Griffiths noted the City's efforts at communicating the project.

Mr. Griffiths updated the Commission on actions of the Council regarding Planning items and upcoming items. He announced there will not be a second meeting in August. Mr. Griffiths stated the Comp Plan Amendment has been submitted to the Met Council for review.

Commissioner Koehler asked if there was a date when the Comp Plan will be through the Met Council. Mr. Griffiths explained the completeness review will end on August 25 and then they have the 60 days to review the Comp Plan.

Chairperson Godfrey stated she received a comment from a resident on why the video from the last City Council meeting has not been posted.

***ADJOURNMENT***

***Motion:*** Chairperson Godfrey assumed a motion to adjourn the meeting at 7:15 p.m. Motion carried by unanimous consent.

Respectfully Submitted,

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