

***PLANNING AND ZONING COMMISSION MEETING – AUGUST 12, 2020***

The Regular Bi-Monthly Meeting of the Andover Planning and Zoning Commission was called to order by Chairperson Bert Koehler IV on August 12, 2020, 7:00 p.m., at the Andover City Hall, 1685 Crosstown Boulevard NW, Andover, Minnesota.

Commissioners present: Karen Godfrey, Scott Hudson, Nick Loehlein (remote),  
Mary VanderLaan

Commissioners absent: Marni Elias and Dawn Perra

Also present: City Planner Peter Hellegers  
Associate Planner Jake Griffiths  
Others

***PLEDGE OF ALLEGIANCE***

***APPROVAL OF MINUTES***

*July 14, 2020 Regular Meeting*

***Motion*** by VanderLaan, seconded by Godfrey, to approve the July 14, 2020 Regular Meeting minutes as presented. Motion was taken by roll call:

VanderLaan - aye

Koehler - aye

Hudson - aye

Godfrey - aye

Loehlein - aye

Motion carries 5 ayes, 0 nays, 2 absent (Elias and Perra)

***PUBLIC HEARING: INTERIM USE PERMIT - MINING & LAND RECLAMATION - PID# 17-32-24-21-0002, PID# 17-32-24-12-0004, PID# 17-32-12-0002 - TONY WESP (APPLICANT)***

Mr. Griffiths introduced the item and stated the applicant currently owns three different unaddressed properties located west of Tulip St NW encompassed by a floodplain. He explained these properties have limited potential for anything other than agricultural

purposes. Mr. Griffiths stated the applicant has been working with the Engineering Department on ways that a dwelling could be constructed on the property.

Mr. Griffiths stated the applicant is proposing to excavate approximately 8,500 cubic yards of fill from the floodplain within the property, creating a permanent pond and relocating the fill to three different locations along Tulip St NW. He explained the end result will be the creation of three areas of usable upland, one of which could be suitable for construction of a dwelling in the future.

Mr. Griffiths reported code requires an Interim Use Permit when excavating more than 400 cubic yards. Mr. Griffiths explained the Interim Use Permit requirements and the Planning Commission's role in reviewing the request. Mr. Griffiths stated staff has reviewed the application and placed 10 conditions upon the applicant, pointing out conditions 9 and 10 for Commission feedback. Mr. Griffiths displayed a drawing to illustrate the changes to the property.

Commissioner Godfrey asked if the three pads were sufficient to build a residential property including a well and septic system. Mr. Griffiths replied the proposed pad to the south could be suitable for development and the other two pads would require additional work and permitting to make it suitable.

**Motion** by Hudson, seconded by VanderLaan, to open the public hearing at 7:09 p.m.

Motion was taken by roll call:

VanderLaan - aye

Koehler - aye

Hudson - aye

Godfrey - aye

Loehlein - aye

Motion carries 5 ayes, 0 nays, 2 absent (Elias and Perra)

Sue Small, 16228 Tulip Street, approached the Commission and asked how this project impacts her land. She stated she has a high-water table and had to pump water out.

Tony Wesp (applicant), 17619 Tulip Street, approached the Commission and informed them the three parcels total 43 acres. He stated the construction will occur on 1/3 of the property and explained they are mitigating wetland so there is no impact to the water table.

Commissioner VanderLaan asked if the applicant was looking to build a home to live in. Mr. Wesp explained the intention is to build a home for his family to live in and continue farming the remainder of the land. Mr. Wesp stated the other two areas of upland are for future use to be determined and that he understands additional work is required in the future for development to occur on the two most northerly building pads.

Chairperson Koehler asked staff to show a map where trucks and construction vehicles would access the land. Mr. Wesp showed a map illustrating the haul routes which are contained entirely within the property.

Chairperson Koehler acknowledged an email staff received from Bob and Bonnie Dehn, 16485 Tulip St NW, expressing their support for the request.

Mr. Griffiths stated staff received multiple phone calls asking questions about the project. He stated there was one concern about the pond being a breeding area for mosquitos. Mr. Griffiths said staff contacted the Metropolitan Mosquito Control District and they will add the proposed pond to their list for treatment.

**Motion** by Hudson, seconded by Godfrey, to close the public hearing at 7:20 p.m. Motion was taken by roll call:

VanderLaan - aye

Koehler - aye

Hudson - aye

Godfrey - aye

Loehlein - aye

Motion carries 5 ayes, 0 nays, 2 absent (Elias and Perra)

Chairperson Koehler thanked staff for giving the applicant some leeway for the date and fill amount, so the applicant does not have to return for minor variations.

**Motion** by VanderLaan, seconded by Godfrey, to recommend to the City Council Approval of Interim Use Permit - Mining & Land Reclamation - PID# 17-32-24-21-0002, PID# 17-32-24-12-0004, PID# 17-32-12-0002. Motion was taken by roll call:

VanderLaan - aye

Koehler - aye

Hudson - aye

Godfrey - aye

Loehlein - aye

Motion carries 5 ayes, 0 nays, 2 absent (Elias and Perra)

Mr. Griffiths announced the recommendation will be on the City Council's agenda on Tuesday, August 18, 2020.

### ***OTHER BUSINESS***

Mr. Griffiths noted the city code amendments reviewed by the Planning Commission at the July 14, 2020 meeting were approved by the City Council.

### ***ADJOURNMENT***

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***Motion*** by Godfrey, seconded by Hudson, to adjourn the meeting at 7:24 p.m. Motion was taken by roll call:

VanderLaan - aye

Koehler - aye

Hudson - aye

Godfrey - aye

Loehlein - aye

Motion carries 5 ayes, 0 nays, 2 absent (Elias and Perra)

Respectfully Submitted,

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