

***PLANNING AND ZONING COMMISSION WORKSHOP MEETING –
SEPTEMBER 8, 2020***

The Workshop Meeting of the Andover Planning and Zoning Commission was called to order by Chairperson Bert Koehler IV on September 8, 2020, 6:15 p.m., at the Andover City Hall, 1685 Crosstown Boulevard NW, Andover, Minnesota.

Commissioners present: Karen Godfrey, Mary VanderLaan, Nick Loehlein (remote), and Marni Elias

Commissioners absent: Scott Hudson, and Dawn Perra

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

COMPREHENSIVE PLAN UPDATE

City Planner Hellegers explained the Comprehensive Plan process required by the Metropolitan Council. Mr. Hellegers reviewed the major components focusing on density, affordable housing, and the discussions by Council and the Planning Commission.

Commissioner Godfrey asked Mr. Hellegers to explain how the target number for affordable housing is reached. Mr. Hellegers responded the number of units required for affordable housing is dependent on the City's population. He explained that as a developing community, the City has a higher requirement than a community that is fully developed. Mr. Hellegers stated the dollar amount is based on average income for a family of four.

Chairperson Koehler asked if renewable energy is addressed in the Comprehensive Plan. Mr. Hellegers stated it is addressed in the Land Use chapter and it is not a stand-alone section. Mr. Hellegers explained solar power is addressed within the Comp Plan. Mr. Hellegers further explained the City has adopted an ordinance allowing greater use of solar power.

Associate Planner Griffiths stated there is also a map in the Comprehensive Plan that shows areas of the City suitable for solar power.

Commissioner VanderLaan asked about the growth forecast and stated the Metropolitan Council has varied from the Census Bureau. Mr. Hellegers replied the Census forecast is used for some essential purposes and the Metropolitan Council provides updates and forecasts into the future. Commissioner VanderLaan asked for copies of the data. Mr. Hellegers displayed the revised forecast on the PowerPoint. He stated the 2020 should be somewhat accurate although it is not official. Mr. Griffiths stated the Census Bureau based the City's population on actual responses and the Metropolitan Council used data from the 2010 census to forecast the City's population. He explained the City has updated the population projection based on what has been developed and what land could potentially be developed in the future. Commissioner VanderLaan asked if staff felt the population projection was accurate even though the Census Bureau has not completed their count for the 2020 census. Mr. Hellegers responded it was as close as the City would get. Mr. Griffiths replied the City will know in several months how close the projection is to actual when the 2020 census is completed.

Commissioner Elias asked if during the next Comprehensive Plan update in 2028, can the Met Council make the City change areas to different density if the City has not yet developed based on the current plan. Mr. Hellegers stated it depends on how quickly these areas develop and he said the City will run out of space. He stated the City will continue to see requirements for density and affordable housing from the Met Council. Mr. Hellegers stated the City has areas for new development and areas for redevelopment. He said it is difficult to predict what will develop. Mr. Griffiths stated the Comprehensive Plan meets the bare minimum requirements of the Met Council at this time. Mr. Griffiths explained the Metropolitan Council requirements change based on what land the City has left to develop within the MUSA. Mr. Hellegers stated the Rural Reserve area is not currently counted in density by the Met Council because it is not within the MUSA. Commissioner Elias asked if it is better to encourage or discourage development of the higher density areas in the City. Mr. Hellegers responded the City Council has approved and is willing to develop the areas proposed in the plan.

Chairperson Koehler stated he appreciates all the work staff has put into the Comprehensive Plan.

ADJOURNMENT

Chairperson Koehler adjourned the workshop at 6:45 p.m.

Respectfully Submitted,

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