

***PLANNING AND ZONING COMMISSION REGULAR MEETING
SEPTEMBER 8, 2020***

The Regular Bi-Monthly Meeting of the Andover Planning and Zoning Commission was called to order by Chairperson Bert Koehler IV on September 8, 2020, 7:00 p.m., at the Andover City Hall, 1685 Crosstown Boulevard NW, Andover, Minnesota.

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

Commissioners absent: Dawn Perra, Scott Hudson

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

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

August 12, 2020 Work Session

Motion by VanderLaan, seconded by Godfrey, to approve the August 12, 2020 Work Session Minutes as presented. Motion was taken by roll call:

VanderLaan - aye

Koehler - aye

Hudson - absent

Godfrey - aye

Elias – present

Loehlein - aye

Perra- absent

Motion carries 4 ayes, 1 present (Elias), 2 absent (Hudson and Perra)

August 12, 2020 Regular Meeting

Motion by Godfrey, seconded by Elias, to approve the August 12, 2020 Regular Meeting Minutes as presented. Motion was taken by roll call:

VanderLaan - aye

Koehler - aye

Hudson - absent

Godfrey - aye

Elias – present

Loehlein - aye

Perra- absent

Motion carries 4 ayes, 1 present (Elias), 2 absent (Hudson and Perra)

PUBLIC HEARING: COMPREHENSIVE PLAN UPDATE

City Planner Hellegers explained that the Comprehensive Plan is how the City guides development and the City has been working on the 2040 Comprehensive Plan for a few years. Mr. Hellegers described the process of the Comprehensive Plan 10-year comprehensive planning cycle. He said the plan was submitted to the Met Council in June of 2019 and it was deemed incomplete. He stated since then, the City has addressed the Comp Plan and making it in alignment with the requirements of the Metropolitan Council.

Mr. Hellegers briefly reviewed the chapters and the changes the City was required to change. He stated the population forecast was decreased while the employment forecast was increased. He explained the affordable housing requirement also changed based on the revised forecast, requiring the City to have 362 affordable housing units, down from the previously required 483. Mr. Hellegers described the City has challenges based on having suburban and rural land.

Mr. Hellegers displayed maps illustrating land use densities and the changes the City made between Comp Plan drafts. He stated the current land use map went through several City Council workshops and meets Met Council requirements.

Mr. Hellegers reviewed the next steps and stated the Commission is asked to hold a public hearing and provide a recommendation to the City Council.

Commissioner Godfrey asked when the City would hear from the Met Council as to if the plan is acceptable. Mr. Hellegers stated the City would hear within 60 days if the plan is approved.

Motion by VanderLaan, seconded by Godfrey to open the public hearing at 7:14 p.m.

Motion was taken by roll call:

VanderLaan - aye

Koehler - aye

Hudson - absent

Godfrey - aye

Elias – aye

Loehlein - aye

Perra- absent

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

Chairperson Koehler stated no one was present in Council Chambers nor on Zoom. Chairperson Koehler stated the Commission received two emails. He stated Mr. Untz emailed supporting the rural residential density at .4 units per acre and questioned the City's progress toward renewable energy. Chairperson Koehler said the second email expressed curiosity about farmland development, wants to ensure there is ample open space, and feels the City is growing too fast.

Motion by VanderLaan, seconded by Elias, to close the public hearing at 7:17 p.m.

Motion was taken by roll call:

VanderLaan - aye

Koehler - aye

Hudson - absent

Godfrey - aye

Elias – aye

Loehlein - aye

Perra- absent

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

Chairperson Koehler stated he confirmed there are sections within the Comprehensive Plan and within City Code addressing renewable energy and the City recently expanded the option to have solar energy. He encouraged residents to call City Hall for more information.

Commissioner Godfrey commended staff for their work on the Comprehensive Plan. She stated she has witnessed staff's effort of maintaining the character of Andover while following the requirements of the Met Council.

Chairperson Koehler stated the Commission had a workshop prior to the regular meeting where Commissioners had the opportunity to ask staff detailed questions.

Motion by Loehlein, seconded by Godfrey, to recommend to the City Council Approving the Submittal of the Andover Comprehensive Plan to the Metropolitan Council.

Motion was taken by roll call:

VanderLaan - aye

Koehler - aye

Hudson - absent

Godfrey - aye

Elias – aye

Loehlein - aye

Perra- absent

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

Mr. Hellegers stated the recommendation will be on the City Council's agenda on Tuesday, September 15, 2020.

OTHER BUSINESS

Associate Planner Griffiths updated the Commission on items on previous agendas that had been addressed by the City Council.

Mr. Griffiths stated the Commission will most likely not meet for a second meeting in September.

No other business.

ADJOURNMENT

Motion by Elias, seconded by VanderLaan, to adjourn the meeting at 7:23 p.m. Motion was taken by roll call:

VanderLaan - aye

Koehler - aye

Hudson - absent

Godfrey - aye

Elias – aye

Loehlein - aye

Perra- absent

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

Respectfully Submitted,

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