

PLANNING AND ZONING COMMISSION MEETING – SEPTEMBER 10, 2019

The Regular Bi-Monthly Meeting of the Andover Planning and Zoning Commission was called to order by Vice Chairperson Dean Daninger on September 10, 2019, 7:00 p.m., at the Andover City Hall, 1685 Crosstown Boulevard NW, Andover, Minnesota.

Commissioners present: Dean Daninger, Karen Godfrey, Scott Hudson, Nick Loehlein, and Mary VanderLaan.

Commissioners absent: Chairperson Bert Koehler IV and Jeff Sims

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

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

August 13, 2019 Regular Meeting: Correct as written.

Motion by VanderLaan, seconded by Godfrey, to approve the minutes as presented. Motion carried on a 5-ayes, 0-nays, 2-absent (Koehler, Sims) vote.

PUBLIC HEARING: Lot Split Request – 124 170th Avenue NW - Brian & Corrine Smith

Associate Planner Griffiths, referencing a Site Location map and Certificate of Survey, pointed out the 124 170th Avenue NW parcel and the 32.5-acre parcel to show the boundaries of the existing and proposed lots. He represented the applicants are requesting to eliminate the property line between 124 170th Avenue NW and the unassigned parcel, combining them, and then creating a new 3-acre lot. The applicants would be creating the new 3-acre lot, “Parcel A,” with access off of Crosstown Blvd, and the remainder of the property would be “Parcel B,” including 124 170th Avenue NW. He noted an error in the staff report under the “Park Dedication and Trail Fees” section, stating the park fee should be \$3,415 and the trail fee should be \$870. The applicants have been made aware of the change. The Engineering Department reviewed the lot split application and did not have any comments, positive or negative. He noted the Planning and Zoning Commission, for its review and recommendation, shall consider: A) The effect on land

uses. The current land use of the site is residential, and the proposed use of the site will be a single-family home on both properties. B) The effect on traffic control. As presented, the lot split is not anticipated to have any adverse effect on traffic control. C) The effect on zoning regulations. The lot split is well within the terms of the R-1 zoning district in the City Code. D) The effect on future development. The applicant is holding open the possibility of future subdivision for the site, but at this time there are no concrete plans. E) The effect on the comprehensive plan. The comprehensive plan designates this site within the rural residential district; the proposed lots are within the terms of the zoning district. He stated both he and the applicants, who were in the audience, were available to answer any questions.

Commissioner Daninger reminded everyone the request is a lot split, and although there may be some curiosity as to what will happen to the other lot, that is not in front of the Commission.

Commissioner VanderLaan requested to be shown the road frontage for the residents in the existing buildings and asked how that would fit in with Lot 124. Associate Planner Griffiths stated that the road frontage for the newly created “Parcel B” will be off of 170th Avenue NW, which is also the current access.

Commissioner VanderLaan restated that this is the access which currently exists, which Associate Planner Griffiths confirmed as correct.

Motion by Hudson, seconded by Loehlein, to open the public hearing at 7:06 p.m. Motion carried on a 5-ayes, 0-nays, 2-absent (Koehler, Sims) vote.

Richard Weinreis, 174 170th Avenue NW, asked what the size of the lot is and whether it is just one lot being proposed. Associate Planner Griffiths, referencing the Certificate of Survey, stated there is one new lot being created, “Parcel A,” about a 3-acre parcel with access off of Crosstown Blvd. The remainder of the land, “Parcel B,” will be one lot.

Brian Smith, 124 170th Avenue NW, stated they are giving their daughter and son-in-law 3 acres. Their daughter and son-in-law want to be closer and build a house there. He said they have horses and their 5-year-old granddaughter likes them. Also, they do not think they will do anything with the rest of the land in the near future. He still farms a little bit and will continue to grow hay.

Motion by Hudson, seconded by Loehlein, to close the public hearing at 7:10 p.m. Motion carried on a 5-ayes, 0-nays, 2-absent (Koehler, Sims) vote.

Commissioner VanderLaan mentioned the frequency of splitting lots is addressed in the ordinance and presumed there have not been any lot splits or attempts to change lot lines within the last three years. Associate Planner Griffiths confirmed she was correct.

Vice Chairperson Daninger clarified there are rules regarding how often lots can be split, which is every three years, and if residents want to split more often, they should be considering a plat. However, that is not the case with regard to this request.

Motion by Hudson, seconded by VanderLaan, to recommend to the City Council approval of the Split Lot Request, making note the correct costs would be \$3,415 for the park dedication fee and \$870 for the trail fee. Motion carried on a 5-ayes, 0-nays, 2-absent (Koehler, Sims) vote.

Associate Planner Griffiths stated that this item would be before the Council at the September 17, 2019 City Council meeting.

OTHER BUSINESS

Community Development Director Janish stated the Interim Use Permit - Land Reclamation at 4239 165th Avenue NW was approved by the City Council. Also, the Conditional Use Permit - Interim Performance Standards at 3017 161st Avenue NW was approved but the City Council included a condition that additional screening be added to the property. Finally, although the item was not in front of the Planning and Zoning Commission, the City Council acted on the final plat of the first phase of the Villas at Crosstown Woods, which consists of 12 single-family homes and 12 villas. The project is now under construction.

ADJOURNMENT

Motion by Hudson, seconded by Godfrey, to adjourn the meeting at 7:14 p.m. Motion carried on a 5-ayes, 0-nays, 2-absent (Koehler, Sims) vote.

Respectfully Submitted,

Ruth Holdvogt, Recording Secretary
TimeSaver Off Site Secretarial, Inc.