

***PLANNING AND ZONING COMMISSION WORKSHOP MEETING
OCTOBER 9, 2018***

The Workshop Meeting of the Andover Planning and Zoning Commission was called to order by Chairperson Kyle Nemeth on October 9, 2018, 6:00 p.m., at the Andover City Hall, 1685 Crosstown Boulevard NW, Andover, Minnesota.

Commissioners present: Dean Daninger, Scott Hudson, Bert Koehler IV, Nick Loehlein, Jeff Sims, and Mary VanderLaan.

Commissioners absent: None.

Also present: Community Development Director Joe Janish
City Planner Stephanie Hanson

DISCUSSION OF 2018 COMPREHENSIVE PLAN UPDATE.

- ***Land Use Plan***

City Planner Stephanie Hanson stated tonight's discussion will focus on Chapter 2: Land Use Plan of the Comprehensive Plan that defines the different land uses that exist in Andover and describes the growth management strategies that guide future development. Also included are zoning/land use maps.

City Planner Hanson stated copies of Chapter 2 have been provided for the Planning Commission at tonight's meeting with additional changes, as well as a pack of updated maps. She noted the maps will not be available on the City website until the Comprehensive Plan is finalized.

Metropolitan Council Planning Area Designations

City Planner Hanson stated Metropolitan Council had previously required 2 zoning designations in the City of Andover: Developing and Rural Residential. She added that has been changed by the Metropolitan Council to three designations, as included in Chapter 2 of the Land Use Plan: Emerging Suburban Edge (ESE), Rural Residential (RR) and Diverse Rural (DR). She noted that certain irrelevant language has been deleted, and Metropolitan Council zoning language added to describe the land use designations.

Chairperson Nemeth asked why the Metropolitan Council is requiring a change to 3 zoning designations. City Planner Hanson stated she has contacted the City's representative at the Metropolitan Council for clarification, but she has not heard back. She added Residential Land Use Districts remain the same, although the Rural Reserve Residential was added in Spring 2018.

City Planner Hanson stated maximum PUD density has been highlighted in the table. She added the City is not required by the Metropolitan Council to include maximum PUD density, so the Planning Commission and City Council will need to decide whether to leave it in the Land Use Plan. She noted Community Development Director Joe Janish had indicated that the City Council may want to change maximum PUD density for Urban Residential High Density (URH) areas.

Community Development Director Janish agreed, stating the redevelopment area adjacent to Bunker Lake Boulevard falls within that district, and there is a cap of 14.4. He added 14.4 might not be the best number considering costs related to land acquisition and development. He noted the City Council and Economic Development Authority (EDA) have yet to agree on a specific number or decide to set a maximum cap for PUDs.

Community Development Director Janish stated the City Council decided on the 14.4 cap because they wanted to prevent unrealistic proposals from developers. He added in this way, the City can create the community by having a cap.

Commissioner Daninger expressed his support of a cap, as the concept makes sense. He asked whether a cap would apply in the rural area, as the language is unclear in either the Comprehensive Plan or Land Use Plan. City Planner Hanson stated caps can be used in rural areas and have been used before. She added there's no specific regulation in rural areas. She noted there is no language in the Comprehensive Plan, but it can be added to the Zoning Code.

Commissioner VanderLaan stated the measure of controversy should be balanced with information provided to property owners so they are aware of imminent changes. She added this will be a good way to initiate public discussion regarding a cap, or whether such conditions are necessary.

City Planner Hanson stated PUDs are not allowed in the Rural Reserve Residential (RRR) zone. Community Development Director Janish stated area property owners in this area were made aware of changes to the Comprehensive Plan during a recent Comprehensive Plan Amendment process.

Chairperson Nemeth asked for clarification regarding a sentence prior to the table, that begins with "The City reaches agreement" that residential development in the Residential Reserve will be developed at 3 units per net acre once the use becomes available. He added the table shows a density of 1 unit per 10 acres.

City Planner Hanson stated that is what is currently allowed, but when property becomes available it will be taken out of the rural residential reserve and the density will change. She added the Metropolitan Council wanted a written assurance within the Land Use Plan amendment that the zoning would be changed when land becomes available.

Commissioner Koehler stated he does not support including a cap in the Comprehensive Plan, as it will be difficult to change the rule later if necessary. He added this would be more appropriate in the Zoning Code.

City Planner Hanson confirmed that a Comprehensive Plan amendment could be necessary if a developer requests a zoning change, for which City Council approval is required. The Planning Commission can set the maximum PUD density, but this is not explicitly stated in the Comprehensive Plan.

City Planner Hanson stated the Metropolitan Council is not concerned with restricting PUDs; in fact, they prefer more density.

Community Development Director Janish stated maximum PUD density is restricted by several factors, including sewer allocation. He added, in the M1 District, it is more feasible to consider re-zoning than to do a PUD.

Chairperson Nemeth asked what determines specified maximum density. Community Development Director Janish stated he believes the City Council decided that 14.4 provides a different look than 25. He stated the City Council and EDA looked at a four-story facility with higher density and determined that it was not a good fit for Andover.

City Planner Hanson stated the City is not required to have a maximum PUD density by the Metropolitan Council in the Comprehensive Plan, but it is necessary to include it in the City Code.

Commissioner Koehler stated, as part of the PUD evaluation process, the City should consider what an area would be like if it was not a PUD. He added another guideline is not necessary as the City can decide to reverse the PUD. He noted a PUD must fit the character of the neighborhood, which in itself provides guidance for zoning.

Commissioner Koehler asked if there was a specific reason that the City Council settled on 14.4, and whether it has been challenged.

Chairperson Nemeth stated he is surprised that the Metropolitan Council does not require a minimum. Community Development Director Janish stated there has been a minimum amount for medium and high density, but not low density.

Community Development Director Janish stated the Planning Commission's consensus seems to be to remove the cap and initiate discussion regarding a specific number that would be included in the Ordinance but not the Comprehensive Plan.

Commissioner Koehler agreed, adding he still questions the need for a number, but it should not be in the Comprehensive Plan in any case. A basic PUD will be based on the character of the neighborhood, and zoning guidance is already in place.

City Planner Hanson asked City Administrator Jim Dickinson if he remembers the reasoning behind the 14.4 maximum PUD Density.

Mr. Dickinson stated, prior to 2008, the City Council discussed a number that would meet Metropolitan Council requirements and arrived at a number that was as low as possible. The driving factor was the proposed new high school, which was in the planning stages, and the designated land had to meet the appropriate zoning requirements was in Agriculture Preserve. The Metropolitan Council negotiated housing goals for the community, and the City Council manipulated the low minimum density to .72.

Councilmember VanderLaan asked whether the issue was that the land designated for the new high school was a flood plain. Mr. Dickinson stated he does not recall whether that was an issue.

Chairperson Nemeth asked when City utilities are required for light industrial development, such as Hughes Industrial Park. City Planner Hanson confirmed this. Community Development Director Janish stated Hughes Industrial Park has its own section of the Code related to utilities.

Sewer Staging Plan - Urban and Rural Growth Forecast

City Planner Hanson stated, regarding the Sewer Staging Plan in the Urban and Rural Growth Forecast, the last sentence was deleted as figures are derived from both the City and Metropolitan Council. She noted the Engineering Department determines an end number and reviews the Metropolitan Council's numbers and arrives at a compromise.

City Planner Hanson stated, regarding Agricultural Preserve (AG), Eveland's Farm is the only property in that zoning district. City staff updated that number. Eveland's Farm has not filed an 8-year request, but City staff would be notified if an expiration date is determined.

Commissioner Koehler requested clarification regarding the 2nd to last sentence first paragraph: "Parcel must be 40 acres in size". He added the previous line specifies maximum density of 1 house per 40 acres. City Planner Hanson stated 40 acres is not a requirement.

Flood Plains

City Planner Hanson stated, regarding Flood Plains, the last plan used 1986 data, so City staff obtained updated information as of 2013.

Housing Plan

City Planner Hanson stated there are no changes to the Housing Plan, with 3.28 persons per household, according to 2010 census. She added the graphs have not been updated.

Housing Stock Summary

Chairperson Nemeth requested clarification regarding a statement in the Housing Stock Summary: “a variety of housing types are available for individuals and families in all stages of the life cycle.”

City Planner Hanson stated that was not changed from the previous plan. She added the City of Andover does not have a strong selection of life-cycle housing. Chairperson Nemeth agreed.

City Planner Hanson stated there was not much updating required, except for some changes to the Sewer Staging Plan made by the Engineering Department. She added the Engineering Department is also updating two tables in the original packet: 2.6 and 2.7/2.78, which will be included.

Commissioner Koehler requested clarification regarding the Sewer Staging Plan, along Coon Creek Drive south of the Rural Reserve area. He asked whether sewer would be moving into the Rural Reserve. City Planner Hanson stated that was a different plan, as the Rural Reserve originates in a different area.

Community Development Director Janish agreed, adding the Rural Reserve follows the completed wetland project. He added Director of Public Works Dave Berkowitz had indicated that directional borings were done on either side of the road. He noted sewer staging plans are developed in incremental stages, and the map is designed to show Metropolitan Council the City’s plans for potential future development.

Land Use Maps

City Planner Hanson stated changes to the Land Use Maps were insignificant, and City staff does not plan on changing or extending any land uses. She added Agricultural Preserve was eliminated in the Comprehensive Plan amendment and is now Rural Reserve. She noted Rum River Central Park should be changed to light green.

City Planner Hanson stated Country Oaks North is on the map as Single Family – Urban and will be changed to Single Family – Rural, which is the correct classification.

City Planner Hanson stated regarding the area at Crosstown Boulevard and 161st Avenue, the City Council and City staff have reviewed a potential zoning change from Transitional Business (TB) to Urban Residential (UR). She added property owners

would be notified of this potential zoning change, although they are aware of the current zoning.

Chairperson Nemeth requested clarification regarding the Mark Smith development, and whether he is purchasing a parcel in Ham Lake to extend sewer services.

City Planner Hanson stated Mr. Smith approached City staff at both Andover and Ham Lake to discuss his opportunity to purchase the home to the east in Ham Lake. She added the proposed development would be zoned urban density, and the City of Ham Lake is not interested. She noted the proposed development was not added to the map as it was not formally approved and recorded with the County, although the preliminary plat was approved.

Community Development Director Janish stated the Ham Lake City Council will take final action on this issue at their October 15, 2018 meeting.

City Planner Hanson stated the Transitional Residential area, which includes a 9-lot development reviewed by the Planning Commission in September 2018, would also be changed to Urban Residential and the Land Use Map would need to be updated. She added any map updates must be submitted to the Metropolitan Council for approval. She noted existing maps are not changed until the Comprehensive Plan is reviewed and updated.

Community Development Director Janish stated City staff has discussed the potential for residential development at Crosstown Boulevard and Hanson Boulevard, which is currently advertised as Commercial. He added this is not the most ideal location for residential properties, as access would be through the commercial area.

Commissioner Koehler stated the City should have a plan to expand commercial use elsewhere if this area is changed to residential.

Commissioner VanderLaan stated many residents love the rural nature of the community, but commercial properties – businesses and restaurants – are also desirable.

Community Development Director Janish asked whether the Planning Commission would be open to a mix of commercial and residential uses. He added this information will help City staff advise and give guidance to individuals interested in developing that area.

Chairperson Nemeth asked whether the property could go through a PUD to change the land use. City Planner Hanson confirmed this.

Chairperson Nemeth asked, if the development becomes residential, whether the City would go through the PUD process and designate an amount that the City would take back.

City Planner Hanson stated any loss in density would have to be made up elsewhere. She added the density within the development could be increased, as it is part of a redevelopment area.

Commissioner VanderLaan reviewed two significant points related to commercial use of the property at Crosstown Boulevard and Hanson Boulevard that must be considered: traffic congestion and the commercial tax base.

Commissioner Koehler asked how much commercial tax base funding the City would lose if that area becomes residential, and whether that should be considered.

Community Development Director Janish asked whether the Commission would be open to a buffer along the street.

Commissioner VanderLaan stated she would support that because it would satisfy concerns of residential property owners who have built homes there. She added there is a vacant lot there now, and measures of concern would be different for that property. She noted a buffer would be in the best interests of existing residents. She stressed the importance of determining what the City would lose because of it.

Commissioner Daninger stated he believes the area should stay commercial, as residents like having the businesses there, although buffering will be an issue. He added it is the ideal location for a local commercial area.

Commissioner Koehler stated he agrees, although there is currently a lot of commercial use right in the path of kids walking home from school, and a lot of traffic. He added there are ways to address those types of concerns and increase safety, such as walking paths and controlled intersections.

Chairperson Nemeth requested clarification regarding the Hanson Boulevard reconstruction project. Community Development Director Janish stated that project will be completed in two phases: from Jay Street to the elementary school's southern entrance in 2019, and from southern entrance to just past the YMCA in 2020. Traffic lanes will be open during construction.

Commissioner Loehlein stated he is open to allowing residential use at Hanson Boulevard and Crosstown Boulevard. Most residents would agree that something should be done there, as it is currently an empty field.

Community Development Director Janish stated a senior housing component would be considered a residential use. He added some senior services would require a Conditional Use Permit.

OTHER BUSINESS.

Commissioner Koehler asked whether the property on South Coon Creek Drive with a garage on its property line will be addressed by City staff. He added the Planning Commission approved a lot split on this property conditional upon removal of the garage. He noted the garage is still there.

City Planner Hanson stated that deadline comes up in January 2019. She added she has not heard anything about that. She added a lot with only an accessory structure is not allowed by Ordinance. She noted the structure on the property met the setback requirements of 10 feet from the side property line.

Commissioner VanderLaan asked whether City staff believes Andover will have to deal with the “small house movement”. City Planner Hanson stated that will not be a problem in Andover, as City Code stipulates that residential homes must have a permanent foundation.

Commissioner VanderLaan asked what the minimum allowable square footage for a home built in the City of Andover. City Planner Hanson stated the minimum square footage of a foundation for a split-level home is approximately 900 square feet, and approximately 1,000 square feet for a rambler.

City Planner Hanson stated the Planning Commission’s next regularly scheduled meeting is November 13, 2018.

ADJOURNMENT.

Motion by Chairperson Nemeth, seconded by Commissioner Koehler, to adjourn the meeting at 7:23 p.m. Motion carried on a 7-ayes, 0-nays, 0-absent vote.

Respectfully Submitted,

Mary Mullen, Recording Secretary
TimeSaver Off Site Secretarial, Inc.