

ANDOVER CITY COUNCIL WORKSHOP MEETING – NOVEMBER 6, 2019
MINUTES

The Workshop Meeting of the Andover City Council was called to order by Mayor Julie Trude, November 6, 2019 6:00 p.m., at the Andover City Hall, 1685 Crosstown Boulevard NW, Andover, Minnesota.

Councilmembers present: Sheri Bukkila, and Jamie Barthel

Councilmember absent: Mike Knight, Valerie Holthus

Also present: City Administrator, Jim Dickinson
Community Development Director, Joe Janish
Director of Public Works/City Engineer, David Berkowitz
Others

2040 COMPREHENSIVE PLAN UPDATE DISCUSSION (Continued from October 22, 2019)

Mr. Janish summarized the Comprehensive Plan discussion from the Council Workshop on October 22, 2019. Mr. Janish explained staff utilized feedback from the work session and created two options for Council to consider. Mr. Janish stated the goal is to meet the minimum standards the Met Council has set for density and affordable housing. Mr. Janish presented three maps, one showing current density and two showing the options staff is presenting.

Mr. Janish referred Council to Future Land Use Map Option 1. Mr. Janish pointed out the areas designated for Urban Residential Medium (URM, M1) including the church property and the Holasek property. He stated the Sonstebly property would be designated Urban Residential High (URH, M2).

Mayor Trude cautioned against using the church property along the railroad north of 161st Avenue due to the possibility of the church expanding or selling off property to build houses. Mayor Trude stated she has an issue with zoning this property medium density with it being adjacent to a neighborhood with 2.5 acre lots or larger, making it a mixed-use neighborhood and presenting potential problems. Mayor Trude stated the Holasek property was more appropriate for medium density.

Mr. Dickinson explained the church property will be zoned medium density but can be developed for a church expansion using a Conditional Use Permit (CUP).

Mr. Janish gave the Council another option of zoning an outlot within Andover Station North as high density which is owned by the EDA. Councilmember Bukkila stated she did not support that option because the land is more valuable as commercial property.

Councilmember Barthel stated zoning an area of Andover Station North as high density is a good option because the development of that EDA land is projected way into the future and the City has control over the development of the property.

Mr. Dickinson stated staff has presented two options and believes the final option is somewhere in between.

Mr. Janish presented Option 2 which limits shows land for Urban Residential Medium (URM, MI) scattered in strategic locations throughout the City. The density range for Urban Residential Medium of 4 units per acre to 9 units per acre. The density range for Urban Residential High of 9 units per acre to 16/20 units per acre but would leave the City short of 100 affordable units.

Councilmember Barthel asked for clarification regarding the minimum units for Urban High Density and can there be a gap between medium and high.

Mr. Dickinson stated it would be better to add a different zoning district in between high and medium instead of leaving a gap.

Mayor Trude stated the redevelopment area may be prime for higher density. Mayor Trude would like to see higher density in the redevelopment area. Mayor Trude identified a property near Prairie Knoll Park and asked if that would be appropriate for medium density.

Councilmember Barthel stated he would like the medium density property identified around the high school to be taken off the map and have staff look at other options.

Councilmember Bukkila would like to see two options for medium – a medium low and a medium high to have a little more control over the density and not such a large range.

Mayor Trude stated the community is more open to twin homes and townhomes rather than apartment buildings with multiple floors. Mayor Trude stated that higher density is better along busier roads with better access.

Councilmember Barthel reinforced his preference for using the ballfield land for high density.

Councilmember Bukkila stated she would like to see medium low in neighborhood areas and medium high along arteries and a plan that allows for good transitions.

Mayor Trude stated the City likes single-family homeowner-maintained homes and association-maintained homes.

There was a significant amount of discussion regarding the ranges for density and appropriate locations for each type of density. Various parcels were discussed including: the Holasek property, the Sonstebly property, Centerpoint property, land along the railroad tracks, the redevelopment district and the ballfields at Andover Station Park.

Council came to a consensus on density ranges:

Low 2.2-4

Medium Low 4-8

Medium High 8-12

High Low 12-20

High 20+

Council directed staff to take the feedback from the Workshop discussion and return with additional options at the next Council Workshop on November 12, 2019 with the goal of reaching the Met Council requirements.

COMMUNITY VISION, GOALS AND VALUES DOCUMENT REVIEW

Not discussed.

OTHER BUSINESS

There was none.

ADJOURNMENT

Motion by Bukkila, Seconded by Barthel, to adjourn. Motion carried unanimously. The meeting adjourned at 6:54 p.m.

Respectfully submitted,

Shari Kunza, Recording Secretary