

***PLANNING AND ZONING COMMISSION REGULAR MEETING –
NOVEMBER 10, 2020***

The Regular Bi-Monthly Meeting of the Andover Planning and Zoning Commission was called to order by Vice-Chairperson Karen Godfrey on November 10, 2020, 7:00 p.m., at the Andover City Hall, 1685 Crosstown Boulevard NW, Andover, Minnesota.

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

Commissioners absent: Chairperson Bert Koehler IV and Dawn Perra

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

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

August 25, 2020 Regular Meeting

Commissioner VanderLaan requested a change on page 13, line 38 adding “except as a minimum maintenance road”.

Motion by VanderLaan, seconded by Hudson, to approve the August 25, 2020 Regular Meeting Minutes as amended. Motion was taken by roll call:

VanderLaan - aye

Hudson - aye

Godfrey - aye

Elias – aye

Loehlein - aye

Perra- absent

Koehler – absent

Motion carries 5 ayes, 2 absent (Koehler and Perra)

September 8, 2020 Workshop

Motion by VanderLaan, seconded by Elias, to approve the September 8, 2020 Workshop Meeting Minutes as presented. Motion was taken by roll call:

VanderLaan - aye

Hudson - present

Godfrey - aye

Elias – aye

Loehlein - aye

Perra- absent

Koehler – absent

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

September 8, 2020 Regular Meeting

Motion by VanderLaan, seconded by Elias, to approve the September 8, 2020 Regular Meeting Minutes as presented. Motion was taken by roll call:

Loehlein - aye

Elias – aye

Godfrey - aye

VanderLaan - aye

Hudson - present

Perra- absent

Koehler – absent

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

PUBLIC HEARING: SKETCH/PUD CONCEPT PLAN – NIGHTINGALE MEADOWS – PUD 22-32-24-24-0017 TAMARACK LAND DEVELOPMENT, LLC (APPLICANT)

Associate Planner Griffiths stated the Commission is asked to review the sketch plan, provide comments to the applicant, and conduct a public hearing. Mr. Griffiths reviewed the definition and purpose of a PUD and sketch plan. Mr. Griffiths identified the location of the development and stated it is within MUSA boundaries. Mr. Griffiths explained the area needs to be rezoned from R-1 Single Family Rural to R-4 Single Family Urban. Mr. Griffiths presented the sketch plan and addressed the access points. Mr. Griffiths reviewed the application with the Commission as presented in the staff report, addressing housing styles, screening and buffering, tree preservation, and wetlands/ponding. Mr. Griffiths presented deviations from normal City code the developer is asking for in the PUD. He stated the proposed PUD requests reducing the minimum lot width to 65 feet, lot sizes from 10,200-31,420 square feet, side yard setback to 7.5 feet, and increasing the cul-de-sac length to 1,000 feet. Mr. Griffiths stated staff estimates the overall density of the property will be close to the minimum of 2.4 units per acre once the pond is constructed.

Mr. Griffiths reported staff received phone calls and one email from the public regarding the development.

Commissioner VanderLaan asked about a right turn lane from Nightingale. Mr. Griffiths replied there is a proposed right and left turn lane off Nightingale.

Commissioner Loehlein asked Mr. Griffiths to address why the Quinn Street connection cannot be made. Mr. Griffiths replied there is not enough room to place a road connecting to Quinn without acquiring land from the adjacent property owner. He stated the City has requested the developer maintain emergency access to the development through the temporary cul-de-sac.

Commissioner VanderLaan asked what the easement width is for the roadway. Mr. Griffiths replied he believes it is 60 feet, but it would align with the Quinn Street road width.

Vice-Chairperson Godfrey asked Mr. Griffiths to explain a temporary cul-de-sac. Mr. Griffiths replied the City requires developers to provide access to land with development potential, so it is not land locked. He stated temporary cul-de-sacs are built and a sign is put up stating that the road will be extended in the future. He explained when the neighboring property is developed, the temporary cul-de-sac is removed, and a street constructed to connect the neighborhoods.

Vice-Chairperson Godfrey asked Mr. Griffiths to address the cost of the road change. Mr. Griffiths replied the City is requesting 50% of the cost from the developer. He explained the cost of connecting the road is normally the responsibility of the new developer and that the other 50% of the cost would be covered when the adjacent property develops.

Commissioner Elias stated the pond location would take down a lot of trees and the area would need to be excavated. She asked if the pond was necessary and if so, did it need to be in the proposed location. Mr. Griffiths replied the pond is needed for drainage as the area is very flat. He said the pond has not been designed yet but is proposed in the location identified.

Commissioner VanderLaan stated she is seeing small variations on elevations and asked for details on the pond. Mr. Griffiths replied the pond has not been fully designed and he cannot give details.

Motion by Elias, seconded by Hudson to open the public hearing at 7:24 p.m.

Motion was taken by roll call:

Loehlein - aye

Elias – aye

Godfrey - aye

VanderLaan - aye

Hudson - aye

Perra- absent

Koehler – absent

Motion carries 5 ayes, 2 absent (Koehler and Perra)

Dale Willenbring, 1536 Beachcomber Blvd, Waconia and from Tamarack Land Development, came forward and explained the new development is a great location for villa homes. He explained the variations they are looking for in the PUD. Mr. Willenbring said the pond location is a placeholder and believes an infiltration pond is necessary. Mr. Willenbring said he is working with the adjacent landowner on extending Quinn Street.

Commissioner VanderLaan stated she does not see the ghost plat from 2003 as valid data for this application.

Bridget Doktor, 15318 Nightingale Street NW, came forward and stated she and her husband, Lance, have issues with the development as it abuts their property. Ms. Doktor stated the sketch shows greater density than expected and she would like to see a 30-foot tree buffer protecting her property. Ms. Doktor stated she would like to see the pond shifted out of the trees. Ms. Doktor thanked the Commission for their time.

Rhonda Ganske, 2159 – 153rd Lane NW, came forward and stated her concern is the cul-de-sac ending and not connecting to Quinn. She said it makes sense to connect the road now. Ms. Ganske stated she is concerned the residents of the new development will want to use her open space for recreation and feels like a buffer is needed. She says a PVC fence is what she prefers. She explained she worked with the developer and came up with an agreement and the developer rescinded the offer. Ms. Ganske stated she would give up the .4 acres needed for the road if the developer installs a fence and places it on lot 22.

Lance Doktor, 15318 Nightingale Street NW, came forward and said there has never been any standing water on the land next to his property.

Bridget Doktor, 15318 Nightingale Street NW, came forward and asked for clarification regarding a road that is proposed to go into her property.

Mr. Griffiths stated there are two street stubs proposed: one is between lot 10 and the outlot, and the other just south of lot 22.

Bridget Doktor, 15318 Nightingale Street NW, came forward and said the stub road and outlot are a safety concern with teens hanging out and causing problems.

Dale Willenbring, 1536 Beachcomber Blvd, Waconia, came forward and said he would like the pond to be as small as possible and will work on doing that. He stated he is willing to look at a 30-foot buffer, supports getting rid of the stub street and can donate an easement in replacement of the stub street. Mr. Willenbring stated he is willing to work with Ms. Ganske and will construct a 6-foot fence to buffer her property. He explained ideally the pond would be best located on Ms. Ganske's property as it is lower

elevation, but she is not willing to develop yet. He said he agrees with connecting Quinn and will make changes based on the residents' feedback.

Motion by Hudson, seconded by Elias, to close the public hearing at 7:54 p.m.

Motion was taken by roll call:

Loehlein - aye

Elias – aye

Godfrey - aye

VanderLaan - aye

Hudson - aye

Perra- absent

Koehler – absent

Motion carries 5 ayes, 2 absent (Koehler and Perra)

Commissioner Hudson asked staff to address why the City puts in a temporary cul-de-sac or a stub street and how it decides which to put in. Mr. Griffiths replied the Engineering Department looks at how the roads are designed and what can be accommodated within the space that is available. He said a cul-de-sac is put in to allow for a turn-around and leave room for a street to be built. Mr. Griffiths stated if there is not enough room for a full cul-de-sac, a stub street is put in. Mr. Griffiths stated City Code requires stub streets to be built to adjacent developable properties. He said if the City does not require the developer to build the stub streets, they would be looking for a financial agreement and dedication of right-of-way, so the adjacent property owners are not paying for the entire road in the future.

Commissioner VanderLaan asked staff to explain why the outlot on Nightingale is proposed. Mr. Griffiths replied the outlot would be part of the development of the property to the south.

Commissioner Elias commented it is nice to see landowners and developers working together and compromising.

Commissioner Loehlein stated he is generally supportive of the plan as it is using the land better than would be allowed by City code. He stated he found the ghost plat from 2003 useful to visualize what it could have been and why the plan presented today is a better option.

Vice-Chairperson Godfrey summarized the Commission's and the public's comments and discussions.

Commissioner VanderLaan complimented Rhonda Ganske for not asking for compensation and giving up property for the safety of existing and future residents. She stated it is not unreasonable for Ms. Ganske to ask for a fence and she appreciates the developer's response to build one and work with the neighboring property owners.

Commissioner Hudson encouraged the developer to work with Ms. Ganske in building the road, adding buffering, and shrinking the pond. He stated everything sounds good and the biggest concern tends to be trees and encouraged the developer to save as many as possible.

Vice-Chairperson Godfrey stated she appreciates the cooperation they have seen with the developer and the neighbors. She stated it bodes well for future developments in this area. Vice-Chairperson Godfrey stated this was an opportunity to elicit comments and provide feedback for future development before the time, effort, and expense is put into the official sketch plan and PUD application.

Mr. Griffiths stated staff will summarize the comments from the meeting and present it to the City Council along with the input of the Parks Commission at the Tuesday, November 17th meeting.

OTHER BUSINESS

Mr. Griffiths updated the Planning and Zoning Commission on the Comprehensive Plan. Mr. Griffiths stated the Commission will meet on November 24, 2020.

No other business.

ADJOURNMENT

Motion by Hudson, seconded by VanderLaan, to adjourn the meeting at 8:07 p.m.

Motion was taken by roll call:

Loehlein - aye

Elias – aye

Godfrey - aye

VanderLaan - aye

Hudson - aye

Perra- absent

Koehler – absent

Motion carries 5 ayes, 2 absent (Koehler and Perra)

Respectfully Submitted,

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