

CITY OF
ANDOVER
Minnesota

2019

Planning Commission Annual Report



CITY OF ANDOVER
1685 CROSSTOWN BOULEVARD N.W.
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WWW.ANDOVERMN.GOV

2019 Planning Commission Annual Report

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Application Summary Table

Type of Case	2012	2013	2014	2015	2016	2017	2018	2019
Comprehensive Plan Amendment	1	1	0	3	0	1	1	0
Conditional Use Permit	6	11	5	6	1	6	6	6
Interim Use Permit	-	-	3	5	5	1	1	5
Registered Land Surveys	0	0	2	0	0	0	0	0
Lot Split	1	1	0	1	0	4	4	2
Rezoning	1	2	4	3	0	1	2	3
Variance	1	2	1	1	0	5	4	3
City Code Amendment	5	4	2	1	1	4	2	1
Preliminary Plat Review	3	5	7	4	1	1	6	5
Sketch Plan Review	0	3	2	1	1	0	3	2
Planned Unit Development	0	0	0	2	2	1	1	1
Work Session Item	4	1	3	7	10	9	8	2
Commercial Site Plan	-	-	-	3	8	4	4	5
Annual Totals	22	30	29	34	21	33	38	30

Planning Case Log

CUP	Conditional Use Permit/Amended Conditional Use Permit
CCA	City Code Amendment
CPA	Comprehensive Plan Amendment
IUP	Interim Use Permit
LS	Lot Split
PP	Preliminary Plat/Revised Preliminary Plat Review
PUD	Planned Unit Development/ Planned Unit Development Amendment
REZ	Rezoning
SP	Sketch Plan/Concept Plan Review
VAR	Variance
WS	Workshop Items

Planning Case Log

File	Location	Description
CUP 19-01	PIN 34-34-24-41-0014	A CUP is required for an indoor mini storage facility in Industrial districts.
CUP 19-02	14405 Osage St NW	A CUP is required for massage therapy home occupations.
CUP 19-03	1574 154th Ave NW	A CUP is required for veterinary clinics in SC-Shopping Center districts.
CUP 19-04	3017 161st Ave NW	Request for interim performance standards for curbing in the Hughs/Westview Industrial Park area.
CUP 19-05	3098 162nd Ln NW	Request for interim performance standards and exterior storage in the Hughs/Westview Industrial park.
CUP 19-06	2384 S Coon Creek Dr NW	Request to allow for an accessory structure to remain on a property without a principal structure.
IUP 19-01	PIN 25-32-24-21-0004	An IUP was required to allow for land reclamation of the property.
IUP 19-02	15991 Vale St NW	An IUP was required to allow for land reclamation of the property.
IUP 19-03	16576 Hanson Blvd NW	An IUP was required to allow for land reclamation of the property.
IUP 19-04	4239 165th Ave NW	An IUP was required to allow for land reclamation of the property.

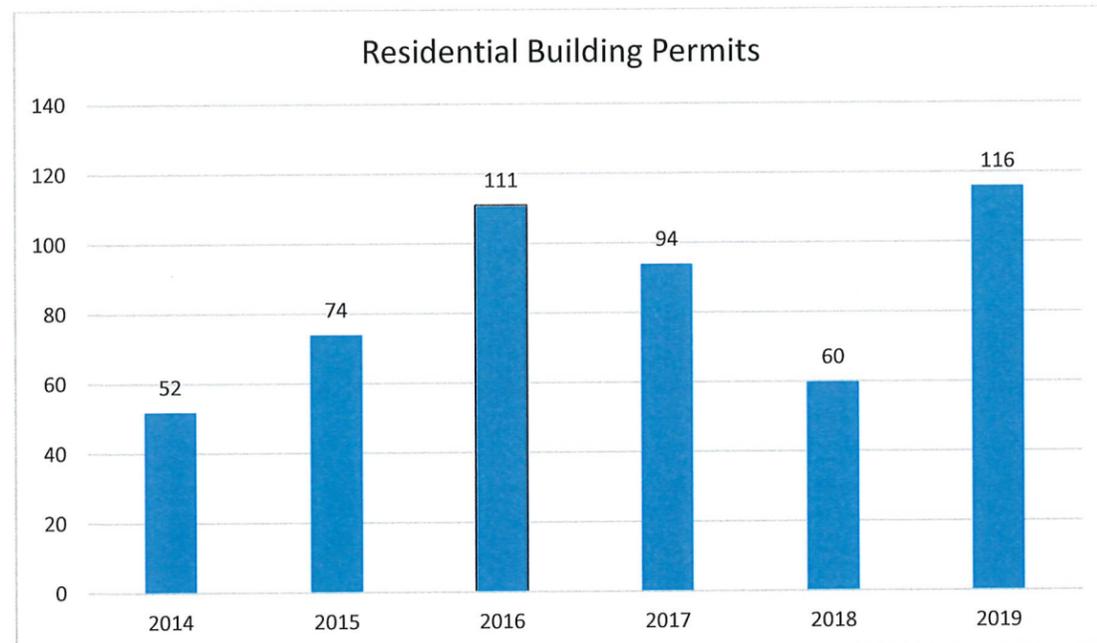
Planning Case Log

File	Location	Description
PUD	Villas at Crosstown Woods	Developing property at intersection of Crosstown Blvd NW & Constance Blvd NW into a single-family/villa-style residential development.
PP	Estates of Cedar Ridge	2.5 acre lots.
PP	Catchers Creek East	43 urban lots proposed for development.
PP	Catcher's Creek West	9 urban lots proposed for development.
PP	Shadowbrook North	14 urban lot development.
VAR	16474 Hanson Blvd	Reduce lot width at front yard setback from 300 ft to 94 ft.
VAR	2384 151st Ave NW	Reduce side yard setback from 5 ft to 4 ft.
VAR	13951 Holly St NW	Reduce side yard setback for an elevator.
LS	Maniteau Blvd/167th St NW	Divided 2 lots into 3 lots.
LS	Crosstown Blvd NW/140 140th Ave NW	Combined and split lots to create two lots.

Information on other Planning Department cases that do not require Planning Commission review including Commercial Site Plans, Final Plats, Lot Line Adjustments, Vacation of Easements, and administrative permits is available upon request from staff.

Building Permits

<i>Type of Permit</i>	<i>2014</i>	<i>2015</i>	<i>2016</i>	<i>2017</i>	<i>2018</i>	<i>2019</i>
Residential	52	74	111	94	60	116
Additions	10	19	16	31	23	25
Garages/Shed/Pole Barns	15	17	9	22	32	26
Basement Finishes	42	39	37	59	76	60
Swimming Pools	10	12	20	15	14	16
Porch/Deck/Gazebo	102	112	108	121	78	98
Re-Roof/Siding	150	166	186	218	263	597
Commercial Fire Sprinkler	7	9	10	8	11	8



New Businesses

Star Nails

13644 Crosstown Blvd NW
(763) 204-6077

Mathnasium

Tutoring Services
1573 154th Ave NW, Suite 108
(763) 269-6969

Canine Crossing

Animal Health & Nutrition Center
Dog & Cat Food Supplies
1574 154th Ave NW
(763) 205-3751

Inspire Academy of Music

1574 154th Ave NW, Suite 105
(763) 691-9136
Inspireacademymn.com

Andover Tobacco

13648 Crosstown Blvd NW
(763) 400-7603

Sora Pediatric Therapy

1891 Station Parkway NW
(763) 755-4275

Jon Smith Subs

15190 Bluebird St NW, Suite 107
(763) 208-3476

Domino's Pizza

2256 Bunker Lake Blvd NW
(763) 767-0828

Fitaholic Fitness

1714 Bunker Lake Blvd NW
andover@fitaholicfitness.com

CBD RS

13650 Hanson Blvd NW, Suite 104
(763) 205-4394

Milk Moms

13783 Ibis St NW, Suite 200
(763) 413-0129
MilkMoms.com

Conscious Healing Counseling

13424 Hanson Blvd NW
(612) 900-0233



January 2020

Andover
 Planning
 Department
 (763) 755-5100



Development

- █ Approved Urban
- █ Proposed Urban
- █ Approved Rural
- █ Proposed Rural
- █ School
- █ Parks
- █ Railroad
- █ Water

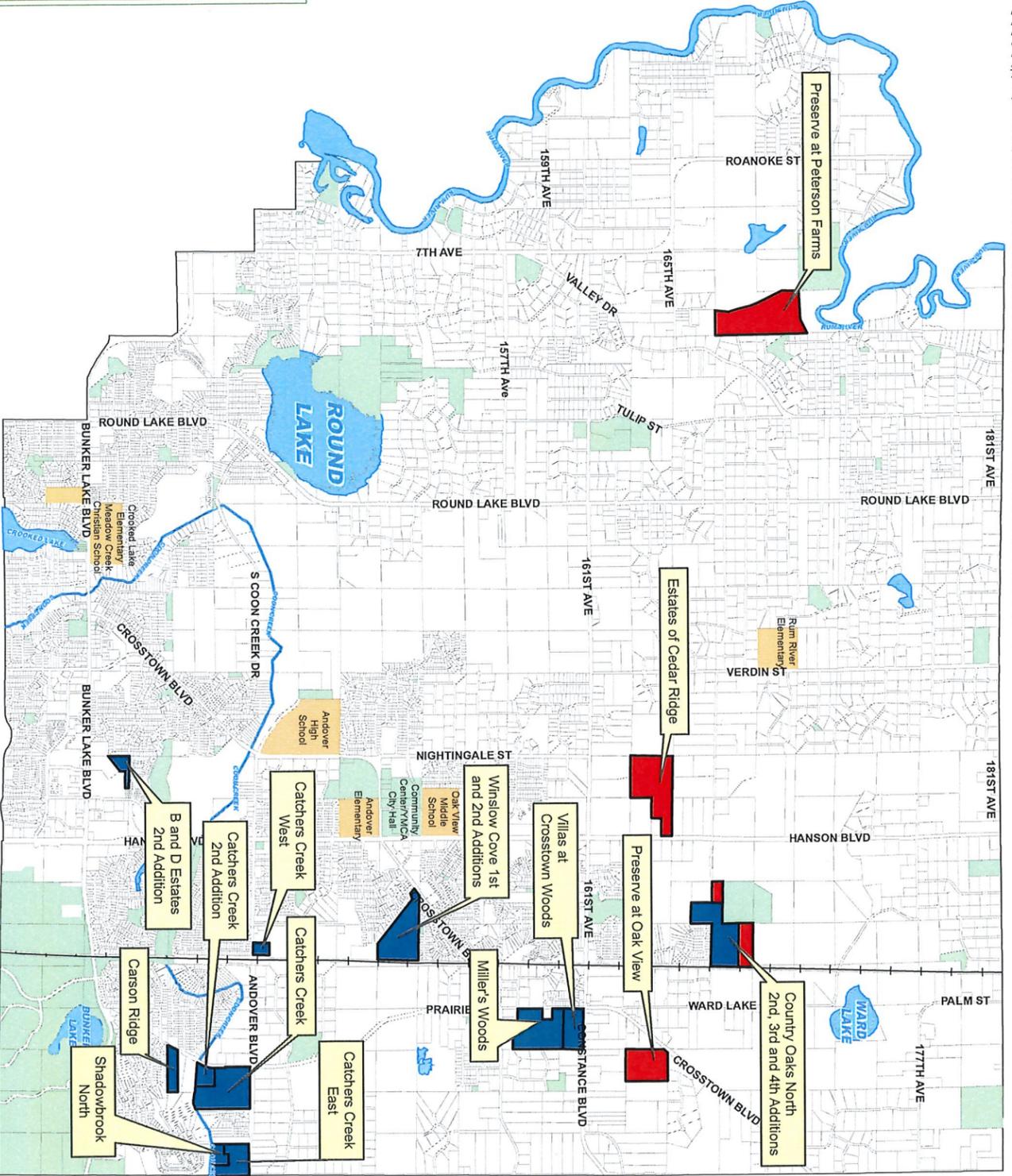
- ELEMENTS**
- FLORIANE SE, NW
 - EDGEMUSE NW
 - INDEPENDENCE SE, NW
 - COMMIT SE, NW
 - ARMON SE, NW
 - ARCON SE, NW
 - ROSE SE, NW
 - VALERIA SE, NW
 - ALANO SE, NW
 - MICO SE, NW
 - ENTRE SE, NW
 - OTC SE, NW
 - RODOL SE, NW
 - SALISH SE, NW
 - ROANOK SE, NW
 - QUILIM SE, NW
 - POTAPKATIONI SE, NW
 - OSIDA SE, NW
 - ARMAR SE, NW
 - MELAN SE, NW
 - LEVIN SE, NW
 - ARMAR SE, NW
 - ALANO SE, NW
 - INCA SE, NW
 - HEVIE SE, NW
 - CLAREN SE, NW
 - FOVSE SE, NW
 - ELOCRADO SE, NW
 - DALIEL SE, NW
 - CRICE SE, NW
 - BLACKFOOT SE, NW
 - ATLUC SE, NW
 - ZEA SE, NW
 - TUCCA SE, NW
 - ADVA SE, NW
 - WOODING SE, NW
 - HEBICE SE, NW
 - UNDERBLET SE, NW
 - TULIP SE, NW
 - SEVERED SE, NW
 - ROSE SE, NW
 - OSCH SE, NW
 - POFF SE, NW
 - ORCHID SE, NW
 - NARCISUS SE, NW
 - MARGUERIT SE, NW
 - LIL SE, NW
 - EMAR SE, NW
 - ANGEL SE, NW
 - ITWOOD SE, NW
 - HEATHER SE, NW
 - GLADYS SE, NW
 - FLORA SE, NW
 - EMERSON SE, NW
 - DANIEL SE, NW
 - CRUCIS SE, NW
 - BATTERSLEY SE, NW
 - ARMSTRONG SE, NW
 - ZION SE, NW
 - TELEON SE, NW
 - ADVIS SE, NW
 - WREN SE, NW
 - VERDON SE, NW
 - FLANDER SE, NW
 - THRESH SE, NW
 - SMITH SE, NW
 - RHEIN SE, NW
 - QUINN SE, NW
 - BATHURGE SE, NW
 - ORANGE SE, NW
 - NIGHTINGALE SE, NW
 - HARVEY SE, NW
 - LENNET SE, NW
 - KILDEER SE, NW
 - JAY SE, NW
 - IRIS SE, NW
 - WINDINGWOOD SE, NW
 - ROULET SE, NW
 - FLANINGOSE, NW
 - ENGL SE, NW
 - DRAME SE, NW
 - CRANE SE, NW
 - BELEGRO SE, NW
 - ROCKET SE, NW
 - ZELLA SE, NW
 - YELLOW PINE SE, NW
 - ALON SE, NW
 - WATERGREN SE, NW
 - HAZE SE, NW
 - UNITE SE, NW
 - EMERICK SE, NW
 - SICAMORE SE, NW
 - KIDWOOD SE, NW
 - QUINCE SE, NW
 - HEARSE SE, NW
 - OLIVE SE, NW
 - NORWICH SE, NW
 - ARGOLLA SE, NW
 - LARCH SE, NW
 - ALPHABET SE, NW
 - AMBER SE, NW
 - BLEK SE, NW
 - HOLLY SE, NW
 - GOLDENROD SE, NW
 - FLEETWOOD SE, NW
 - EVERGREEN SE, NW
 - DOGWOOD SE, NW
 - CUTWOOD SE, NW
 - BUTTERNUT SE, NW
 - ALDER SE, NW
 - UNIVERSITY AVE, EXT.

INDIAN TRIBES

FLOWERS

BIRDS

TREES



- 181ST AVE
- 180TH AVE
- 179TH AVE
- 178TH AVE
- 177TH AVE
- 176TH AVE
- 175TH AVE
- 174TH AVE
- 173TH AVE
- 172TH AVE
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- 13TH AVE
- 12TH AVE
- 11TH AVE
- 10TH AVE
- 9TH AVE
- 8TH AVE
- 7TH AVE
- 6TH AVE
- 5TH AVE
- 4TH AVE
- 3TH AVE
- 2TH AVE
- 1ST AVE

**CITY OF ANDOVER - AVAILABLE NEW RESIDENTIAL LOTS -
OCTOBER 2019**

Development Name	Developer/Builder	Primary Contact	Type	Total Units	Available Units
URBAN DEVELOPMENTS WITH CITY SEWER AND WATER					
Carson Ridge	TH Construction	(763) 422-8809	Single	18	1
Catcher's Creek West	Mark of Excellence	(612) 490-0559	Single	9	9
Catcher's Creek 2nd Addition	Mark of Excellence	(612) 490-0558	Single	28	1
Catcher's Creek East	Mark of Excellence	(612) 490-0558	Single	42	42
Country Oaks North 4th Addition	SW Development	(612) 867-8480	Single	32	32
Country Oaks North 2nd Addition	SW Development	(612) 867-8480	Single	18	8
Country Oaks North 3rd Addition	SW Development	(612) 867-8480	Single	40	22
Miller's Woods 4th Addition	Millers Woods LLC	(763) 432-4509	Single	32	1
Villas at Crosstown Woods 1st	Michelle Kipp - Edina Realty	(763) 370-8408	Single	12	12
Villas at Crosstown Woods 1st	Shaun Zaudtke-Edina Realty	(612) 804-1856	Villa	12	12
Shadowbrook North	Jan Thomas	(612) 747-3819	Single	14	14
Winslow Cove	Lennar Homes	www.lennar.com	Single	30	4
Winslow Cove 2nd	Lennar Homes	www.lennar.com	Single	50	50
ACREAGE/RURAL DEVELOPMENTS WITH WELL AND SEPTIC					
Estates at Cedar Ridge	Josh B	(763) 213-1300	Single	7	1
Country Oaks North 4th Addition	SW Development	(612) 867-8480	Single	9	9
Preserve at Oak View	Hanson Builders	(763) 421-5435	Single	13	2
Preserve at Petersen Farms	JD Andover Holdings LLC	(612) 205-1226	Single	24	3
16853 Argon Street (Rural acreage lot)	Irwin Russell	(763) 421-8171	Single	1	1

Contact Anoka-Hennepin School District at (763) 506-1000 for most current boundary information.

Total Urban Lots Available = 208
Total Rural Lots Available= 16

Meeting Attendance

= Present
 = Absent
 = Meeting Cancelled

	Kyle Nemeth	Dean Daninger	Scott Hudson	Bert Koehler IV	Nick Loehlein	Jeff Sims	Mary VanderLaan	Karen Godfrey
January 8th	Absent	Present	Present	Present	Present	Present	Present	Meeting Cancelled
January 22nd	Present	Present	Present	Present	Present	Present	Present	Meeting Cancelled
February 12th	Present	Present	Present	Present	Present	Present	Present	Meeting Cancelled
February 26th	Absent	Absent	Present	Present	Present	Present	Present	Meeting Cancelled
March 12th	Absent	Absent	Present	Present	Present	Present	Present	Meeting Cancelled
March 26th	Present	Present	Present	Present	Present	Absent	Present	Meeting Cancelled
April 9th	Meeting Cancelled	Present	Present	Present	Present	Present	Present	Present
April 23rd	Meeting Cancelled	Present	Present	Absent	Present	Present	Present	Present
May 14th	Meeting Cancelled	Present	Absent	Present	Present	Absent	Present	Present
June 11th	Meeting Cancelled	Present	Absent	Present	Present	Absent	Absent	Present
June 25th	Meeting Cancelled	Present	Present	Present	Present	Absent	Present	Present
July 9th	Meeting Cancelled	Present	Present	Present	Absent	Absent	Present	Present
July 23rd	Meeting Cancelled	Absent	Present	Present	Present	Present	Present	Present
August 13th	Meeting Cancelled	Present	Present	Present	Present	Present	Present	Present
September 10th	Meeting Cancelled	Present	Present	Absent	Present	Absent	Present	Present
October 8th	Meeting Cancelled	Present	Present	Present	Present	Present	Present	Present
November 12th	Meeting Cancelled	Present	Absent	Present	Present	Present	Present	Present
December 10th	Meeting Cancelled	Present	Present	Present	Present	Absent	Present	Present

Planning Commission Members and Staff

Planning Commission

Bert Koehler IV	Chairman	Term Expires January 1, 2022
Dean Daninger	Vice-Chair	Term Expires January 1, 2020
Scott Hudson	Commissioner	Term Expires January 1, 2022
Jeff Sims	Commissioner	Term Expires January 1, 2020
Nick Loehlein	Commissioner	Term Expires January 1, 2021
Mary VanderLaan	Commissioner	Term Expires January 1, 2020
Karen Godfrey	Commissioner	Term Expires January 1, 2021 Appointed April 2, 2019
Kyle Nemeth	Commissioner	Resigned April 2, 2019

Community Development Department Staff

Joe Janish	Community Development Director
Peter Hellegers	City Planner
Jake Griffiths	Associate Planner
Brenda Holmer	Planning Secretary

Code Enforcement Annual Report

CODE ENFORCEMENT ANNUAL SUMMARY:

In 2019, 290 complaints were reported and 273 cases were resolved. There are 17 active cases pending inspection or requiring additional follow-up carried into 2020. Four of the 17 cases are pending legal action. The high number of unresolved cases being carried into 2020 is the result of a number of complaints being made in the last few days of the year, it is anticipated that many of these cases will be resolved in January 2020. Table A below demonstrates the cases carried into 2020:

**Table A.
Cases Carried into 2020**

13	New Complaints Pending Code Enforcement
4	All Legal Cases Pending
17	Total Cases Pending Action

Of the 273 cases resolved in 2019, one was carried over from 2018. The remaining 273 were new complaints generated in 2019. This is demonstrated in Table B below:

**Table B.
Cases Resolved**

272	New Cases Resolved (Cases Reported in 2019)
1	Cases Resolved Carried From 2018
273	Total Cases Resolved

145 of the 273 cases resolved required one inspection/ mailing notification. This accounts to over 53% of complaints being resolved following the first notification letter. Six properties required abatement and 5 legal cases were resolved in 2019. Table C below shows the efficiency in resolving Code complaints:

**Table C.
Resolution Efficiency**

145	Cases resolved with 1 mailing notification
55	Cases resolved with 2 mailing notifications
15	Cases resolved with a legal letter
5	Cases resolved through the legal process
6	Cases resolved through abatement
47	Cases not present or inaccessible
273	Total cases

TRENDS:

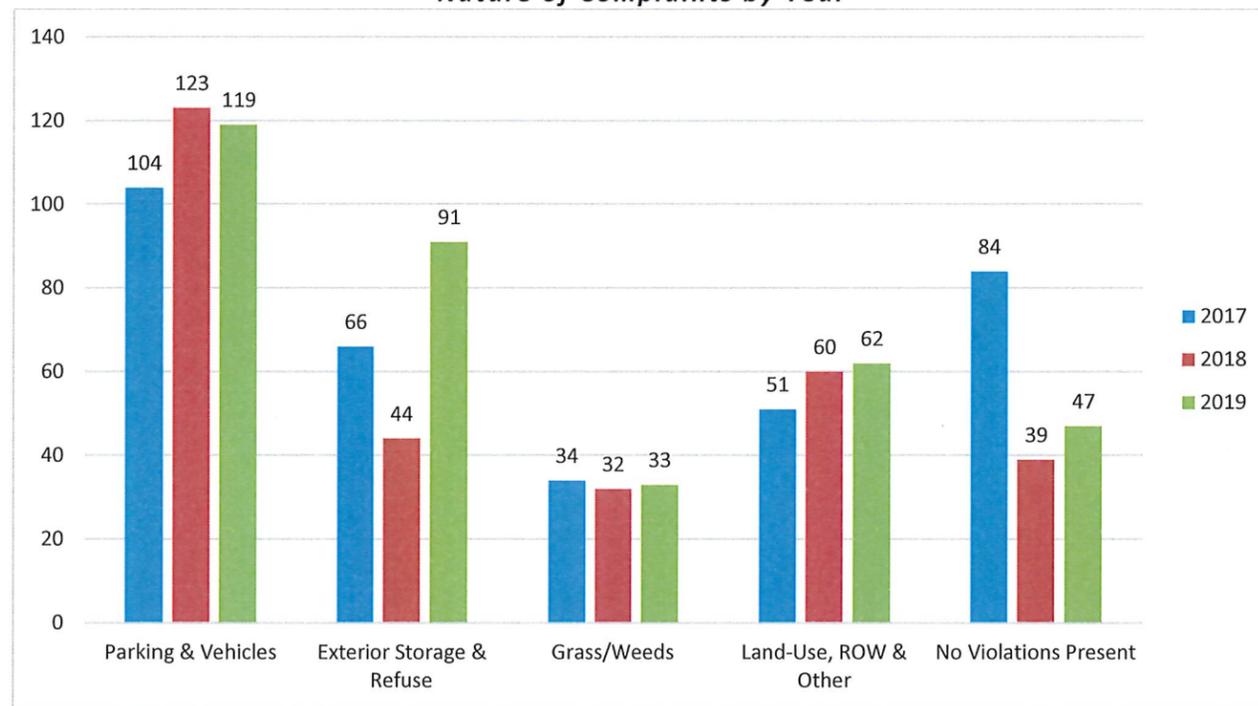
In comparison to previous years, 2019 saw a moderate increase in the number of Code complaints. Table D demonstrates the number of complaints by year:

**Table D.
Complaints by Year**

290	Complaints in 2019
259	Complaints in 2018
256	Complaints in 2017
315	Complaints in 2016
343	Complaints in 2015

In observing the chart below highlighting the specific nature of the complaints received, there are a few noteworthy trends. The number of violations for *Parking/Vehicles*, *Grass/Weeds* and *Land-Use/ROW & Other* are consistent with previous years. Complaints regarding *Exterior Storage/Refuse* have seen a significant increase. Please also note that the table below shows more complaints than were actually received, as many complaints fall into several categories. For example, a property with long grass may also have parking issues.

Nature of Complaints by Year



If you have any questions regarding this report or specifics regarding Code complaints, abatements, or the City Attorney involvement, please contact staff and additional information can be provided.