

***PLANNING AND ZONING COMMISSION WORKSHOP MEETING
JANUARY 13, 2016***

The Workshop Meeting of the Andover Planning and Zoning Commission was called to order by Vice Chairperson Nemeth on January 13, 2016, 6:00 p.m., at the Andover City Hall, 1685 Crosstown Boulevard NW, Andover, Minnesota.

Commissioners present: Commissioners Lynae Gudmundson, Bert Koehler IV, and Kyle Nemeth.

Commissioners absent: Chairperson Dean Daninger and Commissioners Timothy Cleven, Steve Peterson, and Jeff Sims.

Also present: Community Development Director Dave Carlberg
Building Official Fred Patch

CONTINUE DISCUSSION ON ACCESSORY DWELLING UNITS

Mr. Carlberg provided a presentation to the Planning Commission regarding accessory dwelling units (ADU).

Commissioner Koehler stated that the focus should be on the detached unit and the attached unit that does not meet building specifications, such as separate entries that are completely walled off.

Mr. Patch stated that would change the designation from IRC1 to IRC2, noting that it would be inconceivable to make the units one.

Mr. Carlberg stated that the City only allows a single family home on a single-family lot and does not allow for duplexes on that type of lot. He stated that staff is recommending to residents that wish to have that type of dwelling addition to keep the addition attached to the home and have a common access way in order to comply with the ordinance.

Mr. Patch stated that the home could have multiple kitchens and could have shared or separate facilities as long as it is all connected. He specified that the Code would allow for up to five unrelated individuals living in the home as a family and still be considered a single family home.

Mr. Carlberg confirmed the consensus of the Commission to only consider detached units and reviewed the proposed changes to the ordinances per the previous discussion of the Commission. He referenced the requirement that specifies the owner must reside in the home for no less than 185 days per calendar year and asked if the Commission would want to include that in the ordinance. He confirmed that the state statute defines residency as living in a place for no less than six months of the year and that statute would remain in place to govern should this language not be included in the ordinance. It was the consensus of the Commission to leave the first sentence stating “the property owner must reside in either the primary residence or the ADU as their permanent residence as according to state law” and delete the second sentence in its entirety.

Mr. Carlberg referenced the condition regarding bedrooms for the ADU, which limits bedrooms at two.

Commissioner Koehler stated that he would be in favor of not including a number of bedrooms as the City Code would guide that aspect and he would not want to limit the design as long as code requirements are met.

Mr. Patch stated that it is important that the primary structure remain as the primary structure in size. He noted that there are specifications for septic requirements that are tied to the number of bedrooms as well.

Commissioner Koehler stated that is his point exactly; there are other specifications that will limit that aspect on its own.

Mr. Patch provided an example of a pool house that a resident was building this past fall that would be used for multiple uses. He stated that his worry would be that the person could then load that small structure with a number of beds.

Commissioner Koehler stated that if a person is willing to invest the funds to enlarge the septic to the required size to support the number of bedrooms and meet the other Code requirements, the City should not care about the number of bedrooms.

Mr. Patch stated that he would like to think about that a bit further. He stated that he believes that it would be self-limiting under the current building codes as well but just wants to ensure that mass sleeping “bunk houses” would not be constructed. He noted that there are safety concerns for that type of setup.

Mr. Carlberg stated that the City would have two opportunities to review the application through the Conditional Use Permit (CUP) review and the building permit review. He noted that it would be a large investment for a resident to build a structure of this size, because of the minimum size of 500 square feet, and to go through the process that will be required with a CUP. It was the consensus of the Commission to not include a maximum number of bedrooms. Mr. Carlberg referenced the item regarding addresses

and it was the consensus of the Commission to follow up with the Fire Department to determine their opinion on the matter.

Mr. Patch noted that it would also be difficult to add in additional addresses as that can cause confusion for mail delivery and GPS use.

Mr. Carlberg stated that his intent would be to bring this item to the City Council at a February worksession to review.

Mr. Patch stated that in his opinion perhaps the minimum size for an ADU could be reduced from 500 square feet to 400 square feet based on the availability and design of construction materials. The Commission agreed.

OTHER BUSINESS.

Mr. Carlberg updated the Planning Commission on related items. He distributed a flyer for an upcoming meeting on Tuesday, January 26th and will be hosted at the Coon Rapids City Center by the Alliance for Sustainability. He noted that staff will be attending the workshop at 3:30 p.m. He noted that interested Commissioners could also attend or find more information on the website. He stated that staff can collect literature and make a short presentation to the Commission at a future meeting.

ADJOURNMENT.

Motion by Gudmundson, seconded by Koehler, to adjourn the meeting at 6:40 p.m. Motion carried on a 3-eyes, 0-nays, 4-absent (Daninger, Cleven, Peterson, and Sims) vote.

Respectfully Submitted,

Amanda Staple, Recording Secretary
TimeSaver Off Site Secretarial, Inc.