

PLANNING AND ZONING COMMISSION MEETING – JANUARY 13, 2016

The Regular Bi-Monthly Meeting of the Andover Planning and Zoning Commission was called to order by Vice Chairperson Nemeth on January 13, 2016, 7:00 p.m., at the Andover City Hall, 1685 Crosstown Boulevard NW, Andover, Minnesota.

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

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

Also present: Community Development Director Dave Carlberg
Others

APPROVAL OF MINUTES.

December 8, 2015

Motion by Koehler, seconded by Nemeth, to approve the December 8, 2015 workshop minutes as presented. Motion carried on a 2-ayes, 0-nays, 2-present (Gudmundson and Peterson) 3-absent (Daninger, Cleven, and Sims) vote.

Commissioner Koehler noted on page six, the third paragraph, it should state, "...south side of the building because otherwise ~~then~~ it will..."

Vice Chair Nemeth noted on page two, the second paragraph, it should state, "...~~other~~ zoning was on the other properties..." On page five, the sixth paragraph, it should state, "...stated there is a CUP request..." On page five, the seventh paragraph, it should state, "...when do they..." On page five, the last paragraph, it should state, "...~~get~~ goes to one..."

Motion by Koehler, seconded by Peterson, to approve the December 8, 2015 regular meeting minutes as amended. Motion carried on a 3-ayes, 0-nays, 1-present (Gudmundson) 3-absent (Daninger, Cleven, and Sims) vote.

PUBLIC HEARING: Conditional Use Permit for Telecommunication Tower – 16157 Round Lake Boulevard NW

Mr. Carlberg noted the purpose of this item is to hold a public hearing and take input on a Conditional Use Permit amendment for a telecommunication tower. He reviewed the proposed Conditional Use Permit amendment with the Commission.

Commissioner Koehler asked if there had been any complaints from the surrounding residents since the tower was originally constructed in 1990. Mr. Carlberg replied that there have not been any complaints to his knowledge.

Vice Chairperson Nemeth asked and received confirmation that the tower is located within an industrial area and the neighboring properties are either industrial or commercial in nature.

Motion by Koehler, seconded by Peterson, to open the public hearing at 7:09 p.m. Motion carried on a 4-ayes, 0-nays, 3-absent (Daninger, Cleven, and Sims) vote.

Commissioner Koehler asked why the additional antennas on the tower are needed.

Alyssa Riemers, AT&T, stated that the additional antennas would help to provide additional coverage.

Commissioner Peterson stated that the alternate to approving this request would be that the coverage would not be improved or a new tower would need to be constructed.

Ms. Riemers stated that their policy is to co-locate on existing towers and noted that the additional signal strength should clear up dead spots in the area.

Mr. Carlberg also stated that the City require co-location first before a new tower is considered.

Commissioner Peterson asked the lifespan of the tower.

Ms. Riemers stated that their attempt is to use existing towers and noted that the towers have a long lifespan. She noted that the structure would be improved if maintenance is needed.

Mr. Carlberg stated that a building permit will be required and the tower will be reviewed for its structural integrity and a structural engineer will need to certify that the tower can support the additional antennae.

Motion by Peterson, seconded by Koehler, to close the public hearing at 7:13 p.m. Motion carried on a 4-ayes, 0-nays, 3-absent (Daninger, Cleven and Sims) vote.

Commissioner Koehler stated that this will be an expansion to what is already there and did not see a downside, especially since staff would be reviewing and inspecting the integrity of the tower.

Motion by Peterson, seconded by Koehler, to recommend to the City Council approval of the Conditional Use Permit amendment request to allow three (3) additional antennas to the existing telecommunication tower for AT&T, located at 16157 Round Lake Boulevard NW, subject to the conditions in the resolution. Motion carried on a 4-ayes, 0-nays, 3-absent (Daninger, Cleven, and Sims) vote.

Mr. Carlberg stated that this item would be before the Council at the January 19, 2016 City Council meeting.

PUBLIC HEARING: Interim Use Permit for Land Reclamation – 16563 Hanson Boulevard NW

Mr. Carlberg noted the purpose of this item is to hold a public hearing and take input on an Interim Use Permit for land reclamation. He reviewed the proposed Interim Use Permit request with the Commission.

Commissioner Gudmundson asked and received confirmation that the nearby neighbors have been notified. Mr. Carlberg noted that there were not any comments received.

Commissioner Gudmundson asked why the applicant is requesting this location near Hanson Boulevard NW. Mr. Carlberg replied that the location was chosen for ease of loading and access to a public road as the materials will be pulled from the site regularly.

Commissioner Koehler referenced the memorandum included in the packet, specifically item seven regarding erosion control. He asked what type of erosion control measure would be installed after the material is completely hauled. Mr. Carlberg replied that the erosion control measure would include seeding to provide groundcover.

Vice Chairperson Nemeth asked and received confirmation that staff would inspect the site from time to time to ensure that the slopes are in compliance. He asked if there are any issues with the wind blowing the material onto the roadway or neighboring property. Mr. Carlberg stated that there could be wind erosion but noted that the benefit in this situation is that it would be uncommon to have an easterly wind. He noted that if there is no activity on the pile for 14 days, seeding would need to occur.

Vice Chairperson Nemeth asked and received confirmation that staff would work with the applicant to set a haul route.

Motion by Koehler, seconded by Peterson, to open the public hearing at 7:25 p.m. Motion carried on a 4-ayes, 0-nays, 3-absent (Daninger, Cleven, and Sims) vote.

There was no public input.

Motion by Koehler, seconded by Peterson, to close the public hearing at 7:25 p.m. Motion carried on a 4-ayes, 0-nays, 3-absent (Daninger, Cleven, and Sims) vote.

Motion by Koehler, seconded by Peterson, to recommend to the City Council approval of an Interim Use Permit for storage of soil for the property located at 16563 Hanson Boulevard NW, with the additional condition that if the applicant shall use City or County roadways the applicant shall work with City staff to establish a haul route. Motion carried on a 4-ayes, 0-nays, 3-absent (Daninger, Cleven, and Sims) vote.

Mr. Carlberg stated that this item would be before the Council at the January 19, 2016 City Council meeting.

OTHER BUSINESS.

Mr. Carlberg updated the Planning Commission on related items. He noted that at this time there is no business to consider for a February meeting and therefore that meeting could be canceled for lack of business.

ADJOURNMENT.

Motion by Koehler, seconded by Peterson, to adjourn the meeting at 7:30 p.m. Motion carried on a 4-ayes, 0-nays, 3-absent (Daninger, Cleven, and Sims) vote.

Respectfully Submitted,

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