

PLANNING AND ZONING COMMISSION MEETING – APRIL 12, 2016

The Regular Bi-Monthly Meeting of the Andover Planning and Zoning Commission was called to order by Chairperson Daninger on April 12, 2016, 7:00 p.m., at the Andover City Hall, 1685 Crosstown Boulevard NW, Andover, Minnesota.

Commissioners present: Commissioners Timothy Cleven, Scott Hudson, Bert Koehler IV, Kyle Nemeth, and Jeff Sims.

Commissioners absent: Steve Peterson.

Also present: Community Development Director Dave Carlberg
City Planner Stephanie Hanson
Others

APPROVAL OF MINUTES.

January 13, 2016 Workshop

Motion by Koehler, seconded by Nemeth, to accept the minutes as presented. Motion carried on a 2-ayes, 0-nays, 4-present (Hudson, Daninger, Cleven, and Sims), 1-absent (Peterson) vote.

January 13, 2016 Regular

Commissioner Nemeth requested on page 2, sentence 19, that the word “antennae” be corrected with the correct plural “antennas.”

Motion by Nemeth, seconded by Koehler, to accept the minutes as revised. Motion carried on a 2-ayes, 0-nays, 4-present (Hudson, Daninger, Cleven, and Sims), 1-absent (Peterson) vote.

March 8, 2016 Workshop

Commissioner Nemeth recommended the use of the word “allowed,” in reference to subordinate classroom structures, instead of the word “made” on page 1, sentence 4.

Motion by Nemeth, seconded by Koehler, to approve the minutes as revised. Motion carried on a 4-ayes, 0-nays, 2-present (Cleven and Sims), 1-absent (Peterson) vote.

Chairman Daninger introduced and welcomed newly appointed Commissioner Scott Hudson.

PUBLIC HEARING: Preliminary Plat – Boulder Estates – 35xx 134th Avenue NW – Boulder Contracting, LLC

The Planning and Zoning Commission was asked to review a preliminary plat for Boulder Estates. The proposed preliminary plat contains three urban residential lots as proposed by Boulder Contracting, LLC. It is a 1.26 acre parcel. The sanitary water and sewer services are already available to these lots. The plat meets code requirements. Each of the three lots meets the minimum requirements for the R-4 Zoning District.

City Planner Hanson noted the purpose of this agenda item is to hold a public hearing and take input. She noted that a garage and fencing currently located on the parcel are planned to be removed. She noted that there were few trees on the parcel.

Chairman Daninger stated the purpose of the agenda item was to make a recommendation to the City Council. He stated to the residents in attendance that this is not the last step in the process.

Commissioner Koehler inquired about the lot size of the proposed lots compared to the surrounding neighborhood. Ms. Hanson replied that they were the same size.

Commissioner Nemeth asked for clarification about the Lower Rum River Watershed's view regarding the property. Ms. Hanson stated that they looked at the site as a whole and there is to be no ground disturbance more than one acre, therefore no permit is needed.

Commissioner Nemeth inquired if there was sewer and water access already available to the lots, and more specifically, are there three separate stubs. Ms. Hanson stated that each lot has individual access to sewer and water.

Commissioner Nemeth made note of the existing garage and fencing, and pointed out the existence of a shed in a photo. Ms. Hanson noted that all existing structures will be removed from the lots. Mr. Carlberg stated that he went to the property on the day prior to the meeting and no small shed exists on the property today, but a shed was there in the 2014 photo which was included in the meeting packet.

Commissioner Sims asked for clarification as to whether the property was zoned as one lot now and then would be split into three lots. Ms. Hanson replied that was the case.

Chairman Daninger asked for clarification on the benchmark line on the landscape plan. Ms. Hanson stated that the outline indicated where silt fencing would be located.

Commissioner Nemeth inquired about the tree protection fencing that was indicated on the landscape plan. Ms. Hanson stated that one tree would be protected during grading and it represents about 40 square feet around the tree.

Motion by Koehler, seconded by Cleven, to open the public hearing at 7:14 p.m. Motion carried on a 6-ayes, 0-nays, 1-absent (Peterson) vote.

Linda Evavold, and her husband Tom live at 3502 135th Ave NW in a location where the new lots would be “kitty corner” from their back yard. She stated her main concern was related to the parcel being divided into three lots where they always thought there would be two. She stated that they have felt fortunate since 1987 to have green space behind them. With Mr. Brown passing they expected change, but feel that there is not enough room for three lots, although she stated that they did not measure it. She commented that she was also speaking on behalf of Ione Lienke at 3532 135th Avenue NW. Ms. Evavold commented that Ms. Lienke was concerned about feeling like they were crowded in like a “campground.” She also noted that her neighbor, Tiffany Fenwick, living at 3512 135th Avenue NW had just had a baby and could not attend the meeting. They are newer homeowners in the last 4-5 years and she also has concerns about the size of the lots. She stated that John Blanchette at 3532 134th Avenue NW, another neighbor from across the street, is concerned about the property values in the neighborhood if three homes were built in that area. She asked what their rights were to keep the homes from being built. She restated that she did not believe that there was room for three homes there.

Chairman Daninger confirmed that the proposed lots meet all of the regulations for R-4 housing and that they are generally the same size as other lots in the area. Mr. Carlberg confirmed that the lots are the same size or even larger than those in the area.

Chairman Daninger stated that the job of the Commission is to make sure that residents are heard and to determine whether it would require asking for a variance. He declined speaking to the questions regarding property values.

Ms. Evavold asked the Commissioners if they would like this development built in their backyard. Chairman Daninger stated that he lives on a lot of the same size.

Kim Wollak, 3520 134th Avenue NW, noted her house will be directly facing the potential new lots. She stated that there are really two homes that back up to this property, so she could not see how three homes could be built across from those two lots. She also asked how long construction would take. She noted that she had lived in the area for 30 years.

Motion by Koehler, seconded by Cleven, to close the public hearing at 7:23 p.m. Motion carried on a 6-ayes, 0-nays, 1-absent (Peterson) vote.

Chairman Daninger inquired how long construction would take. Jim Cormier of Boulder Contracting, stated that construction typically takes 90 days and that the homes to be built would be valued \$260,000 - \$280,000.

Commissioner Nemeth asked Mr. Cormier if they would be doing any landscaping. He replied that would be dependent upon the individual preference of the buyers.

Commissioner Koehler noted on the aerial photo that it looked like there were three lots that mirror the space that Mr. Cormier wants to build upon.

Commissioner Nemeth asked if staff had received any letters or phone calls from residents. Ms. Hanson stated that the City had received a handful of phone calls, noting that each one acknowledged at the meeting had been talked to on the phone and most residents who called simply wondered why they had received a public notice.

Commissioner Nemeth suggested to Mr. Cormier that it would be advantageous to be a good neighbor and plant trees in the back yards of the lots to create a barrier for the existing neighbors.

Motion by Nemeth, seconded by Clevon, to recommend to the City Council the approval of the Preliminary Plat – Boulder Estates – 35xx 134th Avenue NW – Boulder Contracting, LLC. Motion carried on a 6-ayes, 0-nays, 1-absent (Peterson) vote.

Ms. Hanson stated that this item would be before the Council at the April 19, 2016 City Council meeting.

Chairman Daninger said that City Council members watch the meeting and read the minutes from this meeting so residents' voices will be heard.

OTHER BUSINESS.

Community Development Director Carlberg updated the Planning Commission on related items.

Mr. Carlberg stated that the City has three commercial projects moving forward this year, including the 13,000 square foot Remax office building on Bunker Lake Boulevard and Crosstown Drive. Work on The Shoppes at Andover, on Bunker Lake Boulevard and Hanson Boulevard, will begin soon. Silt fencing is now up where the canopy is being dismantled from the old gas station. Replacing it will be a 13,000 square foot retail center with restaurants. The Andover Animal Hospital is building a 5,500 square foot veterinary hospital at 1730 139th Lane NW. The site plan review process is happening now and construction will begin this summer. This business needed to expand because of the success of their current business located in Andover.

At the May meeting there will be discussion regarding residential planning of a rural area. This is a new concept coming forward.

The Country Oaks North 2nd Addition development will have a number of lots “on line” this summer.

In May, there will also be a work session on solar energy systems.

Commissioner Cleven asked if the Commission would see any further plans on the preliminary plat presented at the meeting. Mr. Carlberg stated that the Commission would not since the plat met all of the requirements and it was such a small project so the preliminary and final plat can all be filed at the same time. Three stubs were put in because it met all of the requirements. He further stated that the Commission was essentially required to recommend approval because it does meet all of the requirements. It was not a PUD, so no landscaping plans are reviewed. He also noted that the existing lots across the street are actually smaller.

ADJOURNMENT.

Motion by Nemeth, seconded by Koehler, to adjourn the meeting at 7:36 p.m. Motion carried on a 6-ayes, 0-nays, 1-absent (Peterson) vote.

Respectfully Submitted,

Marlene White, Recording Secretary
TimeSaver Off Site Secretarial, Inc.