

***PLANNING AND ZONING COMMISSION WORKSHOP MEETING  
MAY 10, 2016***

The Workshop Meeting of the Andover Planning and Zoning Commission was called to order by Acting Chairperson Nemeth on May 10, 2016, 6:00 p.m., at the Andover City Hall, 1685 Crosstown Boulevard NW, Andover, Minnesota.

Commissioners present: Commissioners Timothy Cleven, Bert Koehler IV and Jeff Sims (arrived at 6:11 p.m.).

Commissioners absent: Steve Peterson, Scott Hudson and Chairman Dean Daninger

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

***DISCUSS SOLAR ENERGY SYSTEM REGULATIONS***

Mr. Carlberg reviewed the proposed Solar Energy System Regulations with the Commission. This is the third meeting where the proposed regulations have been reviewed.

There was discussion about do-it-yourself solar systems for an application such as swimming pools. Mr. Carlberg noted that the proposed code will not allow wall mounting of systems. There was also discussion about the difference between installed and temporary solar panels.

Commissioner Koehler stated that someone that does not get along with their neighbor might say something about a solar mat that is used to heat a swimming pool. Mr. Carlberg expressed that an exemption for a solar mat might cause more issues than it would solve, reiterating that the language in the proposed regulation requires systems to be roof or ground mounted, so it should be covered.

Mr. Carlberg highlighted clarifications that had been made to the draft regulation, such as utilities must be installed underground, with the exception of the electrical lines for roof mounted units. In addition, Connexus Energy reviewed and approved the language for

the regulation where it addresses the requirement for written approval from the local utility.

Commissioner Koehler asked if the lines were covered by normal building standards. Commissioner Cleven replied that it would be regulated by the industry.

Commissioner Sims arrived at 6:11 p.m.

Mr. Carlberg confirmed that a 5% rise is high enough off of the roof for the installation of solar panels. There was language added to meet the screening requirements of the City Code, similar to the concealing of air handling equipment in a commercial building.

Additional language was added in the proposed regulation related to ground mounting of solar panels based on code descriptions from other cities. Ground mounted will be permitted in the R-1 district.

Commissioner Koehler inquired if 2 separate systems should be allowed on a single property.

Commissioner Sims asked if the Commission's goal is to look out for the neighbors. Mr. Carlberg commented that was why there are screening requirements and a system can only be installed in the rear yard.

Commissioner Cleven noted that the panels have to be installed in a sunny place. He commented that generally speaking, people in Andover love trees and that he cannot really see people putting in these systems.

Commissioner Koehler stated that as long as the City has all of the restrictions, he thinks it is permissible for a resident to install more than one panel system. He confirmed that he felt the proposed regulation was well done.

Acting Chairperson Nemeth inquired if there should be any further restrictions, including in the number or square footage of the panels. Mr. Carlberg reminded the Commission that the City had its first system presented to the Building Department in the last 5 years and that the installation of solar systems was not a common practice in Andover. It was also noted that Minnesota has quite a few cloudy days.

Commissioner Cleven stated that the northern tiers produce more solar energy than the southern states. The south has shorter days however Minnesota has longer days in the summer and sunny days in the winter.

Mr. Carlberg asked Commissioners to confirm that they were comfortable with the proposed provisions. The Commissioners expressed their consensus with the proposed solar energy system regulation.

Mr. Carlberg also noted that if a system was damaged, and not repaired, the owner must remove it. Having addressed all of the concerns from the last Commissioner's workshop meeting, the next step is to bring the regulation forward for approval. Mr. Carlberg also clarified that roof mounted systems would not be regulated in size by the new regulations.

***DISCUSS AMENDMENTS TO TITLE 11, SUBDIVISION REGULATIONS AND TITLE 12, ZONING REGULATIONS***

Ms. Hanson reviewed the amendments with the Commission noting that the City Council approved an amendment to make sure that they are consistent with Title 9, adding language that might be required by the City.

Mr. Carlberg gave The Shoppes at Andover as an example, stating that a bond is required to make sure that a commercial property completes their landscaping in the spring. The bond is 150% of its value. If it is needed, the City can do it, but is not necessarily required to do so. Mr. Carlberg stated that it is a common practice with other cities even for projects completed in the summer.

Ms. Hanson clarified the difference between a single family estate and a rural lot, stating that R-2 was considered a rural lot, before Andover became a City – referring to 1940-1960. The R-2 lots all have septic systems and wells.

There was further discussion regarding the updating of the Title 12, Chapter 12, table that identifies by zoning district the permitted, permitted accessory, conditional, interim and prohibited uses.

Ms. Hanson noted that a "use" is not something you can give a variance for by state law, but a setback you can.

Ms. Hanson discussed the staff recommendation of changing the number of recording days for final plats from 30 days to one year.

Acting Chairperson Nemeth asked if this was an average length for this area feeling that the proposed change from one month to one year was substantial. Ms. Hanson replied that there are many ways that the process can be held up from timely completion. Mr. Carlberg explained that a final plat could be approved in November with plans to build in the spring. It is common for a developer to not want to record the final plat and create individual lots until they are ready to build the development. He agreed it is a big change but it will provide some flexibility to developers.

Commissioner Koehler asked if a developer can build on the lots before it is recorded with the County. Mr. Carlberg replied that a builder cannot.

Ms. Hanson continued to describe other changes in the Table of Use.

Mr. Carlberg announced that there would be a public hearing on June 14<sup>th</sup> on the proposed solar energy system and ADU regulations, as well as the proposed changes to the Chapter 12 table.

***ADJOURNMENT.***

***Motion*** by Koehler, seconded by Cleven, to adjourn the meeting at 6:47 p.m. Motion carried on a 4-ayes, 0-nays, 3-absent (Daninger, Hudson, Peterson) vote.

Respectfully Submitted,

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