

***REGULAR ANDOVER CITY COUNCIL MEETING – MAY 4, 2021  
MINUTES***

The Regular Bi-Monthly Meeting of the Andover City Council was called to order by Mayor Sheri Bukkila, May 4, 2021, 7:00 p.m., at the Andover City Hall, 1685 Crosstown Boulevard NW, Andover, Minnesota.

Councilmembers present: Valerie Holthus, Jamie Barthel, Ted Butler, and Randy Nelson

Councilmember absent: None

Also present: Public Works Director/City Engineer, Dave Berkowitz  
Community Development Director, Joe Janish  
City Attorney, Scott Baumgartner  
Others

***PLEDGE OF ALLEGIANCE***

***RESIDENT FORUM***

No one appeared before the Council.

***AGENDA APPROVAL***

***Motion*** by Barthel, Seconded by Nelson, to approve the Agenda as presented. Motion carried unanimously.

***APPROVAL OF MINUTES***

*April 19, 2021 Board of Review and April 20, 2021 Regular Meeting*

***Motion*** by Barthel, Seconded by Butler, to approve the April 19, 2021 Board of Review Meeting and the April 20, 2021 Regular Meeting minutes as presented. Motion carried unanimously.

***CONSENT ITEMS***

- Item 2 Approve Payment of Claims
- Item 3 Approve Resolution Accepting Donation (See Resolution R044-21)
- Item 4 Adopt 2022 Budget Development Guidelines

**Motion** by Barthel, Seconded by Nelson, to approve the Consent Agenda as read. Motion carried unanimously.

***CONSIDER REZONING REQUEST – REZONE PROPERTY FROM M2 – MULTIPLE DWELLING TO R-4 – SINGLE-FAMILY URBAN PART OF PIN 30-32-34-43-0001; UNADDRESSED PARCEL – TOM BAKRITGES, CAPSTONE HOMES (APPLICANT – ANDOVER 648-1 LAND LLC)***

The City Council is requested to review the proposed request to rezone property located at the intersection of 7<sup>th</sup> Avenue and Bunker Lake Boulevard. The request is to change the zoning from M2-Multiple Dwelling to R-4-Single-Family Urban. Community Development Director Janish identified the location of the property and explained the reasons for the rezoning. He stated the Planning and Zoning Commission held a public hearing and recommended approval on a 6-1 vote.

**Motion** by Holthus, seconded by Barthel, to adopt Ordinance No. 518 amending City Code Title 12-3-4, Zoning District Map of the City of Andover, rezone property from M2 - Multiple Dwelling to R-4 - Single Family Urban part of PIN 30-32-24-43-0001, unaddressed parcel. Motion carried unanimously.

***CONSIDER CONDITIONAL USE PERMIT (CUP)/PLANNED UNIT DEVELOPMENT (PUD) REQUEST - PART OF PIN 30-32-24-43-0001; UNADDRESSED PARCEL — TOM BAKRITGES, CAPSTONE HOMES (APPLICANT — ANDOVER 648-1 LAND LLC)***

The City Council is asked to review a Conditional Use Permit (CUP)/Planned Unit Development (PUD) for Andover Village. The proposal contains 49 detached townhome units on 8.3 acres operated by an HOA. Community Development Director Janish stated the only road access is from Bunker Lake Boulevard. He presented street improvements, lot standards, setbacks, trees and landscaping plan, and housing styles as described in the staff report.

Mr. Janish stated the Planning and Zoning Commission held a public hearing and unanimously recommended approval. Mr. Janish stated the City of Anoka submitted an email for the public record and there were no other public comments. Mr. Janish summarized the City of Anoka's comments:

- Anoka does not understand why both parcels are not part of the project
- The development is isolating the eastern parcel
- Referred to the Resolution stating there will be no access to 41<sup>st</sup> Avenue from Andover
- Stated Andover will not have access to the City of Anoka utilities

**Motion** by Holthus, seconded by Nelson, to adopt Resolution No. R045-21 approving the Conditional Use Permit/Planned Unit Development, Andover Village Preliminary Plat. Motion carried unanimously.

***CONSIDER PRELIMINARY PLAT- ANDOVER VILLAGE - PART OF PIN 30-32-24-43-0001; UNADDRESSED PARCEL — TOM BAKRITGES, CAPSTONE HOMES (APPLICANT — ANDOVER 648-1 LAND LLC)***

Community Development Director Janish stated the City Council is asked to review a Preliminary Plat for Andover Village. He identified the main and emergency access points, sewer and water connections, tree preservation and landscaping plan. Mr. Janish stated the Park and Recreation Commission recommended cash in lieu of land for Park Dedication Fees. Mr. Janish summarized the draft resolution and conditions as presented in the staff report. The Planning and Zoning Commission held a public hearing and unanimously recommended approval.

Councilmember Barthel asked if the emergency access would be clearly defined so a car on Bunker Lake Boulevard cannot take a right on that road. Mr. Janish replied it will be clearly marked.

Councilmember Barthel asked if there was a path along Bunker Lake Boulevard to 7<sup>th</sup> Avenue. Public Works Director/City Engineer Berkowitz stated there is not an existing trail, but it is being built as part of the development.

Councilmember Butler asked how far east a resident has to go until they can turn around and go west on Bunker Lake Boulevard. Mr. Berkowitz replied there are two options: the intersection at Aztec Estates or the signal at 38<sup>th</sup> Avenue in Anoka.

Mayor Bukkila asked Mr. Berkowitz to explain how the three-quarter access was determined and who the authority was. Mr. Berkowitz stated the City worked with Anoka County to ensure the parcels had access knowing that the City of Anoka would not allow access off of 41<sup>st</sup> Avenue.

Mayor Bukkila stated the City has issues with another three-quarter access on Bunker Lake Boulevard which the County is looking at making improvements to. She asked if that was factored into this intersection. Mr. Berkowitz explained this intersection will be similar to the one at Hanson Boulevard and Station Parkway which has striping and wider lanes to improve sight lines.

Councilmember Holthus asked if this development was creating a barrier to developing the property to the east. Mr. Berkowitz replied staff looked at this issue extensively. He stated the home on the property will continue to have access to 41<sup>st</sup> Avenue in Anoka. If the parcel were to develop, it would be a dead-end cul-de-sac with a right-in/right-out from Bunker Lake Boulevard.

Councilmember Holthus asked if the house were torn down and replaced by just one house, would they still have access to 41<sup>st</sup> Avenue. Mr. Berkowitz replied the access point would be maintained.

Mayor Bukkila stated the development is not what the City had envisioned, but she feels it is a good product. She said the cul-de-sac length was necessary due to the access restrictions.

***Motion*** by Holthus, Seconded by Butler, to adopt Resolution No. R046-21 approving the Preliminary Plat of Andover Village. Motion carried unanimously.

Mayor Bukkila thanked Mr. Bakritges for sticking through the long approval process and she appreciates the level of input the City was given.

#### ***ADMINISTRATOR’S REPORT***

City Staff updated the Council on the administration and city department activities, legislative updates, updates on development/CIP projects, and meeting reminders/community events.

***(Community Development)***- Mr. Janish stated staff are working on sketch plans. He said with the nice weather and many people still at home, Code Enforcement is in full effect.

***(Engineering and Public Works)*** – Mr. Berkowitz stated projects are off to an early start. He updated the Council on the status of several development projects. The street mill and overlay project is going well. Prairie Knoll parking lot and the Tom Anderson trail are being paved. The Automated Meter Infrastructure project had a kick-off meeting. Mr. Berkowitz stated there are four projects in the preliminary plat stage. The community garden is up and running. Staff are looking at projects in the Capital Improvement Plan for 2022-2026. Staff are sweeping streets, patching potholes, and maintaining parks.

#### ***MAYOR/COUNCIL INPUT***

***(Pothole Repair)*** – Councilmember Butler asked how residents should notify the City of potholes needing repair. Mr. Berkowitz replied residents can report it on the City’s website under “Report a Concern” or they can place a call to City Hall. Mayor Bukkila asked how long it may take for the City to patch all the potholes. Mr. Berkowitz replied there is a full-time pothole crew from now until freeze-up.

#### ***RECESS TO CLOSED SESSION***

Mayor Bukkila recessed the regular City Council meeting at 7:38 p.m. to a Closed Session of the City Council to discuss Public Works Union Negotiations.

#### ***RECONVENE***

The City Council reconvened at 8:28 p.m.

***ADJOURNMENT***

***Motion*** by Barthel, Seconded by Nelson, to adjourn. Motion carried unanimously. The meeting adjourned at 8:29 p.m.

Respectfully submitted,

Shari Kunza, Recording Secretary  
*TimeSaver OffSite Secretarial, Inc.*

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