

***PLANNING AND ZONING COMMISSION WORKSHOP MEETING  
AUGUST 24, 2021***

The Workshop Meeting of the Andover Planning and Zoning Commission was called to order by Chairperson Bert Koehler IV on August 24, 2021, 6:00 p.m., at the Andover City Hall, 1685 Crosstown Boulevard NW, Andover, Minnesota.

Commissioners present: Karen Godfrey, Mary VanderLaan, Nick Loehlein, Scott Hudson, and Wes Volkenant

Commissioners absent:

Also present: Community Development Director Joe Janish  
City Planner Peter Hellegers  
Associate Planner Jake Griffiths  
Others

***DISCUSSION: PRELIMINARY PLAT – MEADOWS AT NIGHTINGALE – PID 22-32-24-31-0009***

The Planning & Zoning Commission is requested to discuss the preliminary plat for the Meadows at Nightingale. Mr. Janish stated this development is zoned R-4 and the developer is requesting a variance for the length of the cul-de-sac. Mr. Janish explained the development meets R-4 criteria. He stated the Park and Recreation Commission recommended cash in lieu of land.

Commissioner VanderLaan asked if the developer was resisting any of the comments and requirements made by staff as noted in the City Engineer's comments. Mr. Janish said the issues are being resolved and he does not see any items that will stand in the way.

Commissioner Volkenant asked what the retaining pond will look like as a result of this development. Mr. Janish said the existing development is using it for water runoff and it is designed to accommodate the addition of this development.

Commissioner Volkenant asked if the road entering the development could be shifted so the cul-de-sac is within City Code. Mr. Janish stated if they shifted the road, the

developer would lose lots and density would be too low to meet the Comp Plan goals. Commissioner Volkenant asked if the Commission would be making a recommendation about the length of the cul-de-sac this evening. Mr. Janish stated the Commission would include a recommendation of the cul-de-sac variance.

Chairperson Koehler asked if staff had any concerns over the length of the cul-de-sac. Mr. Janish said staff do not have concerns and are considering a change to City code to accommodate longer cul-de-sacs.

***DISCUSSION: REZONING, CONDITIONAL USE PERMIT, PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAT – FIELDS OF WINSLOW COVE – PIDs: 23-32-24-41-0001, 23-32-24-42-0003, 23-32-24-43-0005, 23-32-24-44-0001, 24-32-24-31-0001, 24-32-24-32-0001, 24-32-24-33-0001, 24-32-24-34-0001, and 24-32-24-43-0001***

The Planning & Zoning Commission is requested to discuss rezoning, Conditional Use Permit (CUP), Planned Unit Development (PUD), and the preliminary plat for the Fields of Winslow Cove. Mr. Hellegers stated the development encompasses 244 acres including 117 acres of open space and parks. Mr. Hellegers stated the development is a mix of housing styles and density. He identified the access points with a roundabout at the main access point on Prairie Road. Mr. Janish explained the developer is meeting the density requirement by blending in varying lot sizes.

Mr. Hellegers stated buffering and landscaping came up during the sketch plan review and displayed a map illustrating how the developer addressed buffer zones. Mr. Hellegers displayed the lot standards and PUD proposal requesting smaller lot sizes, lot frontage at right-of-way, lot depth, land coverage, and lot size.

Commissioner Loehlein asked if there is concern about corner setbacks regarding site line and the speed on Prairie Road. Mr. Hellegers stated the corner setback variance allows for more lots and there is not concern over site lines within the development. He said the lots bordering Prairie Road have larger setbacks and do not impede site lines. Chairperson Koehler noted the City's site triangle is 15 feet from the corner and the developer is proposing at 25-foot corner setback from City right-of-way. He doesn't feel the setback proposed in the PUD is an issue.

Commissioner Volkenant said there are two portions where park two is listed and portion 2 is wetland. He asked which park is the designated park. Mr. Hellegers said Park 2, in the northeast corner, consists of wetland and upland. Commissioner Volkenant asked if the homes in the northeast quadrant will access parks by a trail or by Prairie Road. Mr. Hellegers identified the routes residents may take to get to parks, including walking along Prairie Road. Commissioner Volkenant asked how people from the southeast quadrant can get to Prairie Knoll. Mr. Hellegers stated they would take the trail to the roundabout then head south on a trail on Prairie Road which will be built in the future.

Commissioner Volkenant asked why the City is requesting the developer to revise the rear yard in lots 1 and 2 under Engineering Comment #365. Mr. Janish said they are asking them to revise the drainage and utility easement widths due to stormwater drainage and grading plan.

Chairperson Koehler asked if there are any concerns coming out of the City Engineer's comments that may be a dealbreaker. Mr. Janish stated the engineering comments are addressing smaller matters and not questioning the major layout of roads and lots. He does not see any deal breakers.

Commissioner VanderLaan asked if the City communicates with the railroad with regards to noise or sight abatement. Mr. Janish stated his experience with the railroad is that they don't do anything with noise or sight. He stated the responsibility falls on the developer and cities. Mr. Janish said there is an outlot along the railroad tracks and homes are further away from the tracks than other homes in Andover.

Commissioner Loehlein asked why Kumquat Street is ending instead of being stubbed out. Mr. Janish said there is no need to extend Kumquat because there are other access points for the property to the south and it preserves the trees that would have been taken down if the road was extended.

Commissioner Volkenant stated that at Fun Fest there was a concern from residents with trails and sidewalks along busy roads and asked if trails in this development should be constructed sooner than later. Mr. Janish stated funding is an issue when building trails. Mr. Janish stated development drives the construction of trails and the City has limited funds to build trails on other roads. He said the City plans for trails and safe crossings, but building them takes funding and time. Chairperson Koehler stated Prairie Road has wide shoulders and connects to Andover Boulevard.

Mr. Hellegers noted the option of a pedestrian railroad underpass is still viable. He explained there is an outlot that is reserved for an underpass, and it may happen in the future. Mr. Janish stated the City is evaluating the cost of construction, maintenance, and the impact on the surrounding properties.

Chairperson Koehler asked if the City is looking at an underpass at another location. Mr. Janish stated this is the best location even though it isn't ideal.

### ***OTHER BUSINESS***

No other business.

### ***ADJOURNMENT***

***Motion*** by Volkenant, seconded by Godfrey to adjourn the meeting at 6:48 p.m. Motion carries unanimously.

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Respectfully Submitted,

Shari Kunza, Recording Secretary  
*TimeSaver Off Site Secretarial, Inc.*