

PLANNING AND ZONING COMMISSION MEETING – SEPTEMBER 26, 2023

The Regular Bi-Monthly Meeting of the Andover Planning and Zoning Commission was called to order by Vice Chairperson Nick Loehlein on September 26, 2023, 7:00 p.m., at the Andover City Hall, 1685 Crosstown Boulevard NW, Andover, Minnesota.

Commissioners present: Bert Koehler IV, Jonathan Shafto, Patrick Shuman, Jr., and Ryan Winge

Commissioners absent: Karen Godfrey and Scott Hudson

Also present: Associate Planner Jake Griffiths
Others

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

August 8, 2023 Regular Meeting Minutes

Associate Planner Griffiths requested the following correction: Page 5, Line 40: Strike address listed for Jason Osberg, and replace with 15356 Yukon Street NW.

Motion by Koehler, seconded by Winge, to approve the minutes as amended. Motion carried on a 4-ayes, 0-nays, 1-present (Shuman), 2-absent vote (Godfrey and Hudson).

PUBLIC HEARING: Variance Request – 17337 Roanoke St NW; PID# 06-32-24-33-0016 – Samantha Hauptert & Colin Anderson (Applicants)

Mr. Griffiths reviewed the variance request with the Commission. The applicants are requesting a decrease in the minimum lot width from the 300-foot City Code Requirement to be decreased to 138.5 feet. The purpose of the request is to accommodate a future subdivision on the property through a lot split.

Commissioner Winge asked if the property would meet the acreage criteria for the specific zone.

Motion: Vice Chair Loehlein assumed a motion to open the Public Hearing at 7:07 p.m. Motion carries by unanimous consent.

Colin and Samantha Anderson, 17337 Roanoke Street NW, came forward and gave a brief background behind the desire they have to split the property and build their forever home.

Commissioner Koehler asked the applicants when they purchased the property and if they had the intention to split it from the beginning. Mr. Anderson stated that they purchased the property about a year ago with the intention of splitting it.

Dan Gregerson, 16025 Temple Lane, representative of the Andersons, came forward and discussed the requirements of the variance that are being met by their request. Mr. Gregerson also discussed the plight of the homeowner's circumstances, due to the uniqueness of the property.

Mr. Griffiths summarized the written comment received from Glen Blossom and Ernest Iglund of 17350 Roanoke Street NW generally disagreeing with the request due to the minimum lot width requested.

Hope Luedtke, 16932 Jivaro Street NW, came forward and stated her support for the variance request to be approved.

Motion: Vice Chair Loehlein assumed a motion to close the Public Hearing at 7:18 p.m. Motion carries by unanimous consent.

Commissioner Winge asked if the structures would be coming down or remain on the property. Mr. Griffiths pointed out the properties in the survey. Commissioner Winge stated he is hung up on this variance request.

Commissioner Schuman noted his appreciation for the effort put in by the applicants to meet the City Code as best they can.

Commissioner Winge asked when the two parcels were combined into one. Mr. Griffiths updated that it was done in the late 1980s.

Commissioner Shafto stated that the request is very reasonable and does not see how this request changes the locality. He is struggling with 2 of the review criteria, the plight of the landowner being due to circumstances not created by the landowner.

Commissioner Koehler stated there is no way to split the land, and he does not see any practical difficulty the request would solve.

Commissioner Winge asked if there is any way to split the parcel to meet the City Code. Mr. Griffiths stated that the minimum lot width is measured at the front yard setback, meaning there is no way to subdivide this property and still meet the City Code.

Motion by Koehler, seconded by Schuman, to recommend to the City Council to deny the variance request due to the alteration of the existing area being more than 50% off the requirement and being purely economic based. Motion carried on a 3-ayes, 2-nays (Shafto and Winge), 2-absent vote (Godfrey and Hudson).

Commissioner Shafto asked if there was a way to split the property where the variance request would be significantly reduced. Mr. Griffiths stated that due to the property's configuration, it is almost impossible to make both parcels meet the requirement.

Mr. Griffiths stated that this item would be before the Council at the October 3, 2023 City Council meeting.

OTHER BUSINESS

Associate Planner Griffiths updated the Planning Commission on related items.

The Grace Lutheran Church IUP to extend the time for the removal of classrooms was approved by the City Council.

The 3rd edition of the Legacy at Petersen Farms preliminary plat was approved by the City Council.

ADJOURNMENT

Motion: Vice Chair Loehlein assumed a motion to adjourn the meeting 7:37 p.m. Motion carries by unanimous consent.

Respectfully Submitted,

Lilian Rokosz, Recording Secretary
TimeSaver Off Site Secretarial, Inc.