

**PLANNING AND ZONING COMMISSION REGULAR MEETING  
SEPTEMBER 27, 2022**

The Regular Bi-Monthly Meeting of the Andover Planning and Zoning Commission was called to order by Chairperson Karen Godfrey on September 27, 2022, 7:00 p.m., at the Andover City Hall, 1685 Crosstown Boulevard NW, Andover, Minnesota.

Commissioners present: Mary VanderLaan, Bert Koehler IV, Nick Loehlein, Scott Hudson, Wes Volkenant, and Jonathan Shafto

Commissioners absent: None

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

***PLEDGE OF ALLEGIANCE***

***APPROVAL OF MINUTES***

*August 10, 2022 Regular Meeting*

***Motion:*** Chairperson Godfrey assumed a motion to approve the minutes of the August 10, 2022 Regular Meeting. The motion carried by unanimous consent.

***PUBLIC HEARING: INTERIM USE PERMIT – MINING & LAND RECLAMATION – FIELDS OF WINSLOW COVE, OUTLOT A – PID# 24-32-24-32-0052***

The Planning & Zoning Commission is requested to hold a public hearing and make a recommendation to the City Council on an Interim Use Permit (IUP) request for a 10,000 cubic yard stockpile of fill that would be located on Outlot A and would be removed by November of 2024. City Planner Peter Hellegers identified the location of the property and stated this temporary stockpile would primarily be utilized by the builder for final grading of home sites within the first phase of the development but might also be utilized for other areas of the Fields of Winslow Cove development. He noted that staff suggests additional flexibility to allow the stockpile for up to 15,000 cubic yards to address issues

that may arise during grading and construction and to allow three years, to October 4, 2025, for expiration.

Commissioner Volkenant referenced the additional flexibility recommended by staff and noted that only the time extension was reflected in the draft motion. He asked if the resolution would then need to be amended to reflect allowance of up to 15,000 cubic yards. Mr. Hellegers replied that the draft resolution does contain the correct amounts and dates and noted where they were located.

Commissioner Loehlein asked if it would be anticipated that the stockpile would be in operation for the entire development or whether that would only be used during the first phase or two. Mr. Hellegers replied that the purpose of the stockpile would be for grading. He stated that the stockpile would be used for the eastern side but could potentially be used on the other side as well.

**Motion:** Chairperson Godfrey assumed a motion to open the Public Hearing at 7:09 p.m. The motion carried by unanimous consent.

Drew Hageman, US Home LLC, 16305 36<sup>th</sup> Avenue N., Suite 600, Plymouth, representing the applicant, stated that he was present to address any questions.

Commissioner Koehler noted the resolution states that no hydroseeding is needed unless there are seven days of inactivity. He asked if there is any way to control the dirt so that it does not blow onto neighboring properties. Mr. Hageman replied that the hydro mulch has less opportunity to blow onto neighboring properties. He described the different soil control measures they would follow.

Commissioner Koehler asked if the applicant would be willing to enact those measures even if they are still working on the other side of the dirt pile. Mr. Hageman provided details on the process that would be followed.

Commissioner Koehler stated that he would appreciate the applicant starting early with cover to avoid complaints from neighboring property owners.

**Motion:** Chairperson Godfrey assumed a motion to close the Public Hearing at 7:13 p.m. The motion carried by unanimous consent.

Commissioner Koehler stated if there are any issues with blowing dirt, residents can call City Hall to talk with staff.

**Motion:** by Koehler, seconded by Loehlein, to recommend approval of an Interim Use Permit for mining and reclamation in excess of 400 cubic yards on Outlot A, Fields of Winslow Cove at PID#24-32-24-32-0052.

Further discussion: Commissioner Koehler commended staff for having the foresight to extend the time period and allowed material in order to avoid the time and expense of another review.

Motion carries unanimously.

***OTHER BUSINESS***

Mr. Hellegers updated the Commission on actions of the Council regarding Planning items and upcoming Commission meetings.

***ADJOURNMENT***

***Motion:*** Chairperson Godfrey assumed a motion to adjourn the meeting at 7:16 p.m. Motion carried by unanimous consent.

Respectfully Submitted,

Amanda Staple, Recording Secretary  
*TimeSaver Off Site Secretarial, Inc.*