

**REGULAR ANDOVER CITY COUNCIL MEETING – MARCH 21, 2017
MINUTES**

The Regular Bi-Monthly Meeting of the Andover City Council was called to order by Mayor Julie Trude, March 21, 2017, 7:00 p.m., at the Andover City Hall, 1685 Crosstown Boulevard NW, Andover, Minnesota.

Councilmembers present: Mike Knight, Sheri Bukkila, Valerie Holthus (arrived at 7:14p.m.)
and James Goodrich

Councilmember absent: None

Also present: City Administrator, Jim Dickinson
Community Development Director, Joe
Janish
City Attorney, Scott Baumgartner
Others

PLEDGE OF ALLEGIANCE

RESIDENT FORUM

No one wished to address the Council.

AGENDA APPROVAL

Motion by Bukkila, Seconded by Knight, to approve the Agenda as presented. Motion carried unanimously.

APPROVAL OF MINUTES

February 28, 2017, Workshop Meeting: Correct as written.

Motion by Bukkila, Seconded by Knight, to approve the minutes as presented. Motion carried unanimously.

March 7, 2016, Regular Meeting: Correct as amended.

Mayor Trude requested a correction on page 5, related to the dialogue on lines 31-33, to attribute the text to Councilmember Bukkila. This will be corrected on line 31.

Motion by Knight, Seconded by Goodrich, to approve the minutes as indicated above. Motion

carried unanimously.

March 7, 2016, Workshop Meeting: Correct as written.

Mayor Trude asked staff to confirm the accuracy. Mr. Dickinson confirmed the minutes reflected the discussion at the meeting regarding edits to the upcoming survey.

Motion by Bukkila, Seconded by Knight, to approve the minutes as presented. Motion carried unanimously.

CONSENT ITEMS

Item 2 Approve Payment of Claims

Item 3 Approve Resolution Removing No Parking Signs Along 168th Lane NW (See Resolution R022-17)

Item 4 Approve No Parking Resolution/168th Lane NW/MSA Street Reconstruction Project/17-11 (See Resolution R023-17)

Item 5 Declare Surplus Equipment

Item 6 Approve Agreement/17-12/Reconstruction of 133rd Ave. NW (West of Crooked Lake Blvd. NW)

Motion by Goodrich, Seconded by Knight, approval of the Consent Agenda as read. Motion carried unanimously.

ANOKA COUNTY SHERIFF'S OFFICE MONTHLY REPORT

Commander Brian Podany gave the monthly Sheriff's report. With the warmer weather, Commander Podany encouraged residents to be vigilant and to call 911 when they see anything suspicious and to provide a description of potential suspects and vehicles. He also reminded the public about the road closure on Bunker Lake Boulevard.

Councilmember Holthus arrived at 7:14 p.m.

ANDOVER COMPREHENSIVE PLAN AMENDMENT – RURAL RESERVE RESIDENTIAL LAND USE DENSITY CHANGES

At the October 25, 2016, City Council workshop, the Council discussed a Comprehensive Plan Amendment (CPA) by Jake and Jon Packer to allow the subdivision of land within the Rural Reserve District into parcels smaller than what is currently allowed in the Comprehensive Plan. City Council provided direction to staff to proceed with a CPA and ordinance to address future development within the Rural Reserve area.

At the February 28, 2017, City Council workshop staff provided conceptual changes to the City Council and the City Council supported the changes. The Rural Reserve District was designated as an area to accommodate future urban growth beyond the planned Municipal Urban Service

Area (MUSA). Lot splits of less than one unit/house per 20 acres and subdivisions of less than 1 unit/house per 40 acres is prohibited to prevent this area from rural residential development that would preclude orderly MUSA expansion. The City has reached an agreement with the Metropolitan Council that areas designated for residential development in the Rural Reserve will be developed at 3 units/houses per net acre once MUSA is available. The Met Council supports densities of 1 unit/house per 10 acres in the rural reserve area. Density beyond this is supported by Met Council; however, it requires provisions such as an ordinance to allow for future wastewater service at a minimum density of 3 units/houses per acre.

Staff is proposing to retain a density of 1 unit/house per 10 acres; however, with the adoption of an ordinance the minimum lot size may be reduced to 5 acres as long as the provisions in the ordinance are addressed at the time of the lot split or subdivision. Planning tools that would need to be considered in the ordinance include requirements of build-out plans (ghost platting), the location of building pads that allow for future subdivision of the land into urban lots, and the use of deed restrictions, easements, and/or covenants to protect the remaining land for future development. The intent of the ordinance is to allow subdivision of land while preserving the land for future urban development.

The Planning and Zoning Commission held a public hearing on March 14, 2017. There were public comments that are available for review in the draft minutes of that meeting. Andover resident, Mr. Chadwick, Jr., was not in attendance, but he submitted an email with his comments that became part of the public record. The Commission recommended approval of the CPA request with a 5 - 0 vote (2 absent).

City staff recommends the City Council consider the proposed CPA. If approved by the City Council the amendment will be forwarded to the Metropolitan Council for their formal approval.

Mr. Janish reviewed the staff report with the Council.

Mayor Trude asked Mr. Janish to address the next step, will that be the zoning code revisions. Mr. Janish replied the next step is to go to Metropolitan Council for their approval. Part of the review process will be for staff to describe the provision for adequate roadways, water, sewer, and consideration of future right-of-ways. The desire is to allow use of the property today as well as to preserve the area for urban growth at a future date.

Mayor Trude noted an email had been received from Bob and Mary Harrell. It expressed concerns related to: few options for development of utilities, keeping enough acreage for buffering from rural to urban, and more density being forced upon the remaining parcels - while supporting the owner's ability to develop the land. The City will reserve the right to commit or take easements for utilities and roads according to the Master Plan, which has relevance to the other 20 acres.

Mr. Janish reminded the Council this is the first step in a two-step process, and even with Metropolitan Council approval it will not be effective until the City has the new ordinance

language in place. Preservation of the 20 acres for future development remains important.

Councilmember Holthus asked if there is a problem with the proposed timeline in working with the Metropolitan Council. Mr. Janish indicated other cities are doing something similar and staff had been working closely with the City's Met Council Representative, so we expect a smooth process.

Councilmember Knight asked if an overlay is available for viewing. Mr. Janish responded it is not available at this time. He pointed to where the lots would be on the available map.

Councilmember Goodrich stated he supports residents being able to do what they want on their own property; therefore, he would like to support this proposal.

Mayor Trude commented this property is multi-generational land, and is tied up by regulations. She expressed her desire to look at the big picture and individual property owner rights.

Mr. Janish indicated ghost platting would be done as part of the review process for the new lots.

Mayor Trude pointed out that sewer is already planned and access would be about 2 miles from this property.

Motion by Bukkila, Seconded by Goodrich, to approve Resolution No. R024-17, amending the comprehensive land use plan of the City of Andover to include the following: within the Rural Reserve residential land use to allow one unit per ten acres with the opportunity to allow one unit per five acres with the compliance of ordinance provisions as proposed. Motion carried unanimously.

CONSIDER RECOMMENDATION FOR APPOINTMENT/COON CREEK WATERSHED DISTRICT VACANCY

Mr. Dickinson reported no applications were received.

The Council discussed the appointment. Mr. Dickinson said no action can be taken because the City must send 3 recommendations in order to be considered.

No action needed to be taken.

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.

(New Homes) Mr. Dickinson reported there have been 19 new home permits and 5 in for review for a total of 24 this year, which is a good start.

(Commercial Construction) Mr. Dickinson reported Dunkin Donuts is now open and three more tenant spaces are open in that building. The Andover Theater will replace their seating and go to luxury seating. This will reduce the number of viewing seats. Walgreens is adding a “Med Express” clinic. Arbor Oaks changed their plans and is installing a commercial kitchen as opposed to a catering kitchen.

(Bunker Lake Boulevard) Mr. Janish described the City had received phone calls regarding the Bunker Lake Boulevard construction project. He stated there will be a link on the City’s website so residents can get regular updates. He noted a homemade sign was taken down in the area under construction. The County can address this kind of situation if it happens in the future.

MAYOR/COUNCIL INPUT

(Road Construction) Mayor Trude stated she has had a lot of comments and frustrated people coming to her neighborhood and home and she wondered about a sign being put up to redirect people to Andover Boulevard. Mr. Dickinson responded the County’s practice is to redirect traffic to roadways that can handle significant amounts of traffic feeling that a major roadway is the better alternative. The County has reported the number of complaints has not been significant, which was attributed to using cell phones to guide them around construction. The road closure will be moving next week, so residents should really call or find out the current status.

(Home Show) Mayor Trude indicated the North Suburban Home Show was well attended by about 1,500 people. Vendors say it is a good show for them.

(Next Meeting) Mayor Trude confirmed the City Council will have a workshop next week with the Planning and Zoning Commission to talk about the Comprehensive Plan. Residents are encouraged to call and share their opinions.

(High School Sports) Councilmember Holthus commented the Andover High School girls went to the state tournament for basketball and the boys are going to the state tournament for basketball the following day.

ADJOURNMENT

Motion by Goodrich, Seconded by Knight, to adjourn. Motion carried unanimously. The meeting adjourned at 7:43 p.m.

Respectfully submitted,

Marlene White, Recording Secretary

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