

**CITY OF HANOVER
PLANNING COMMISSION MEETING
FEBRUARY 24, 2014 - OFFICIAL MINUTES**

Call to Order/Pledge of Allegiance

Chair Kolasa called the February 24, 2014 Planning Commission Meeting to order at 7:00 p.m. Members present were Chair Stan Kolasa, Dawn Spraugel, Jim Schendel, Reid Rabon, and Council Liaison Doug Hammerseng. Also present were Administrative Assistant Brian Hagen, and City Planner Cindy Nash. Member Michelle Armstrong arrived at approximately 7:10 p.m.

Approval of Agenda

MOTION by Spraugel to approve the agenda as presented, seconded by Schendel. Motion carried unanimously.

Approval of Minutes from January 27, 2014 Regular Meeting

Hammerseng stated the last sentence in the Comprehensive Plan Discussion did not read clear. Spraugel also noted a typo in the Election of Officers section. Hagen stated he would correct the errors.

MOTION by Schendel to approve the minutes as amended, seconded by Rabon. Motion carried unanimously.

Citizen's Forum

None

Public Hearings

None

Unfinished Business

None

New Business

Home Occupations

At this time Armstrong arrived at the meeting. Nash opened discussion by explaining cities tend to complete yearly updates to the ordinances. Nash stated there are several minor changes that will be present to the Planning Commission at a later date. Nash further stated that staff would like more direction on two topics. First is Home Occupations, Nash provided a sample ordinance from a different city. Spraugel questioned why the current zoning ordinance did not have a section on home occupations when the previous one did. Nash or Hagen could not answer that question. Hagen did state that staff perspective is an ordinance should be implemented in order to regulate home occupations in the event there is a complaint against a property where it is believed a business is being operated. The proposed ordinance regulates home occupations in a way where the essential function of the property will remain a home with home characteristics. Discussion continued about allowing individuals who do not live in the home be employed at the business. There was opposition amongst the board, but there was a general consensus of not wanting excessive vehicle traffic at the home. The board directed Nash and Hagen to develop a hybrid ordinance from the previous home occupation section and the proposed provide in the agenda packet.

Sec. 10.48 Accessory Buildings and Structures

Nash explained that the regulations on accessory structures can be subjective. She used the example of a private garage. The current ordinance regulates no more 950 sq. ft. is allowed of private garage. This measurement includes garage space that is attached to the home. This regulation also applies to all zoning districts. Hagen stated there are also limitations on where accessory structures are allowed on the property. For most properties it is fine, however, larger parcels have more room for accessory structures and depending on the location of the home the accessory structure location and size is limited. The board directed Nash and Hagen to eliminate the private garage clause, and to create a size and location regulation that allows more freedom to property owners.

Reports

Spraungel suggested a sample honey bee regulation be presented to the Planning Commission. She stated honey bees are becoming popular and Hanover does not have clear regulation on that animal.

Schendel expressed concern about snowmobiles riding on the biking and walking trails versus the designated snowmobile trails. Hagen responded that the City has been battling the problem all year. It has been mentioned to the sheriff department and their response was unless they see them it is difficult to enforce.

Rabon asked if the new trails being constructed will be plowed in the winter time. Hagen stated that has not been decided yet by Council. Hagen did state that Three Rivers Park District do not maintain their trail systems in the winter time. Rabon also asked Armstrong her input as a realtor on home inspection before final sale to check for safety features such as smoke detectors. Armstrong stated that clients are not happy when they are required to complete those inspections. She also stated that majority of buyers have a private inspection completed before final sale anyway.

Adjournment

MOTION to adjourn by Schendel at 8:23 p.m., seconded by Spraugel. Motion carried unanimously.

ATTEST:

Brian Hagen, Administrative Assistant