

CITY OF HANOVER
PLANNING COMMISSION MEETING
FEBRUARY 13, 2012 APPROVED MINUTES

Chairperson Zanetti called the February 13, 2012 Planning Commission Meeting to order at approximately 7:00 p.m.

Call to Order

Members present: Karsten, Schendel and Zanetti
Members absent: Smola and Spraugel
Staff present included City Council Liaison Malewicki, City Planner Cindy Nash, and City Administrator Buchholtz
Others present included Leander Wetter, Keith Ulstad and John Breitinger

Chairperson Zanetti introduced the agenda for the Planning Commission Meeting.

Approval of Agenda

MOTION by Karsten, second by Schendel, to approve the agenda.

Voting aye: Karsten, Schendel and Zanetti
Voting nay: none
Motion carried: 3:0

MOTION by Schendel, second by Zanetti, to approve the minutes from the January 9, 2012 Planning Commission Meeting.

Approval of Minutes

Voting aye: Karsten, Schendel and Zanetti
Voting nay: none
Motion carried: 3:0

CITIZEN'S FORUM

Citizens Forum

No citizens wished to be heard.

NEW BUSINESS

New Business

Presentation on Retail/Commercial Development in Hanover

Presentation on
Retail/Commercial
Development in Hanover

Zanetti introduced the item. Buchholtz introduced Keith Ulstad, United Properties and member of the Hanover EDA. Ulstad stated that the key to retail is daytime population, which is lacking in Hanover. He said that Hanover has a great sense of community but is lacking daytime population.

John Breitinger, NorthMarq, stated that the current state of the retail market is not very good. He said that there is a significant amount of vacant retail space in eastern Wright County/western Hennepin County. He noted that the 1992-2008 era was characterized by a booming housing market which drew consumption and retail sales. He stated that there was a fundamental resented in consumption rates starting in 2008. He said that while the economy is improving, it is still fragile.

Breitinger stated that the retail world is currently in chaos. He said that it is a combination of a cessation of demand due to the lowering of real and perceived personal prospects of consumers and the effect of technology on how consumers shop. Breitinger discussed Hanover's market potential, noting that more people are leaving the community in the morning than are coming into Hanover. He noted that most people are traveling south and east for employment. He said that businesses within the commute path feel closer than a business not in the commuting path. He said that a community not in the commuting path will have a difficult time attracting retail unless it has the daytime population.

CITY OF HANOVER
PLANNING COMMISSION MEETING
FEBRUARY 13, 2012 APPROVED MINUTES

Breitinger suggested the City focus on creating a number of jobs within the City. He also stated that housing was also very important to the City's retail success. He noted that the City faces stiff competition from Maple Grove and Plymouth. He suggested that the City's best bet to expand its retail base was to work with area residents to establish "home-grown" businesses – working with entrepreneurs that know the community.

Breitinger noted that the City will only face disappointment if it tries to buck the trend of the commuter path. He suggested the City focus on convenience good, rather than intermediate or shopper goods.

Karsten expressed a desire to improve communication between the EDA and Planning Commission, particularly when it comes to working to make changes to the Zoning Code to improve the business climate in the community. Buchholtz agreed, stating that the zoning code was developed at a time when the City wanted to put the brakes on development. He stated that now there is no development, the City may want to look at the zoning code to remove unnecessary barriers for development.

MISCELLANEOUS/OPEN FORUM

Miscellaneous/Open Forum

No one wished to be heard.

REPORTS

Reports

Schendel

- No report.

Karsten

- No report.

Spraungel

- Not present.

Zanetti

- No report.

Smola

- Not present.

Malewicki

- No report.

Buchholtz

- No report.

MOTION by Zanetti, second by Schendel, to adjourn the February 13, 2012 Planning Commission meeting at 8:25 p.m.

Adjournment

Voting aye: Karsten, Schendel, and Zanetti

Voting nay: none

Motion carried: 3:0

CITY OF HANOVER
PLANNING COMMISSION MEETING
FEBRUARY 13, 2012 APPROVED MINUTES