

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

Call to Order/Pledge of Allegiance

Chair Kolasa called the March 24, 2014 Planning Commission Meeting to order at 7:00 p.m. Members present were Chair Stan Kolasa, Dawn Sprangel, Jim Schendel, Reid Rabon, Michelle Armstrong, and Council Liaison Doug Hammerseng. Also present were Administrative Assistant Brian Hagen, and City Planner Cindy Nash. Lynnae Karsten was present as a guest.

Approval of Agenda

Sprangel recommended an item be added to new business to discuss honeybees. Item would be added under New Business letter a.

MOTION by Schendel to approve the amended agenda, seconded by Sprangel. Motion carried unanimously.

Approval of Minutes from February 24, 2014 Regular Meeting

MOTION by Sprangel to approve the minutes as presented, seconded by Rabon. Motion carried unanimously.

Citizen's Forum

Karsten stated she was present for a Public Hearing on the ordinance amendments, but tonight is not the night that is being held. She continued to address the planning commission by questioning the home occupation section that is currently being discussed. Hagen responded by summarizing the previous meeting's discussion on the section.

Public Hearings

None

Unfinished Business

Home Occupations

Nash outlined changes she made to the ordinance after first discussing it at last month's meeting. Nash feels the changes made represent the Planning Commissions direction. She did question the notion of not allowing retail businesses. Nash explained this by stating someone selling Tupperware, Pampered Chef, or Mary Kay could be viewed as retail. Nash asked if it was the intent to regulate businesses like this that are technically retail but do not draw high traffic amounts. The Planning Commission consensus was to regulate high traffic flow businesses. The intent is to prevent high traffic amounts. Sprangel suggested using definitions in order to explain what retail related businesses are allowed. Nash stated she will make the additional changes before next month's Public Hearing.

Sec. 10.48 Accessory Buildings and Structures

Hagen outlined changes made to Sec. 10.48. He stated majority of the changes made allow for more freedom on larger lots. Consensus was to allow the RA District more freedom related to location, size, and building material of the accessory structure. Hagen stated the revised draft will be presented during the Public Hearing in April.

New Business

Honeybees

Spraungel provided information related to honeybees. She stated several cities allow honeybees. Most of them view them as a farm animal, but allow them on all sizes of parcels. Spraungel also provided a sample ordinance she received from the honeybee organization. Nash quickly reviewed the ordinance and asked the Planning Commission for direction on a few items. Her initial concern was colony location and how far from property lines they should be placed. The Planning Commission directed Nash to present a draft at the Public Hearing. Nash stated that if need be, the draft can be pulled for further review by the Planning Commission before Council votes on it.

Reports

Rabon stated the Hanover Day at the Capitol was a great experience. He stated it was nice to visit with Senator Kiffmeyer and Representative FitzSimmons. He explained how a tour was also provided as well as an opportunity to sit in on a committee meeting. Hagen and Hammerseng also attended the event and both agreed with Rabon. Both felt it was a good opportunity for Hanover to receive support from the State Officials who represent the area in which Hanover sits.

Hagen provided the following updates:

- The City continues work with the Bridges Community to obtain an easement for driveway access to the parcel of land planned to hold a senior housing complex. He further explained staff continues their attempt to receive final plans on the Greenhouse Project proposed to be constructed in the Bridges neighborhood.
- A realtor informed Hagen that the remaining lots in Crow River Heights have been sold. This may mean an increase in variance requests as these lots apply for new home building permits.
- There are 10 new home building permits issued for 2014 to date.

Adjournment

MOTION to adjourn by Schendel at 8:45 p.m., seconded by Spraungel. Motion carried unanimously.

ATTEST:

Brian Hagen, Administrative Assistant