

**CITY OF HANOVER
SPECIAL PLANNING COMMISSION MEETING
APRIL 8, 2013 – OFFICIAL MINUTES**

Call to Order/ Pledge of Allegiance

Dawn Sprauugel called the April 8, 2013 Planning Commission Special Meeting to order at 7:00 p.m. Members present were Jim Schendel, Julie Smola, Dawn Sprauugel, Reid Rabon, Chris Zanetti, Liaison Doug Hammerseng, and Applicants Sue and George Ross. Also present were members of the City Council and Accountant/Deputy Clerk Annita Smythe.

Public Hearings:

Dawn Sprauugel opened the Public Hearing at 7:02 p.m. to consider the Conditional Use Permit Application from Astro Engineering, applicants Sue and George Ross. Deputy Clerk Smythe introduced the request, and gave a brief overview of the recommendation by City Planner Cindy Nash.

At the request of the Planning Commissioners, George Ross gave a brief overview of the types of metal products currently fabricated by Astro Engineering, including work with stainless steel, aluminum, and some other metals.

The Planning Commission raised the following questions:

- 1) Were there any existing conditional use permits on the property?
Staff and Council were not aware of any (later confirmed there were none).
- 2) Would there be any painting in the future?
Sue Ross explained that although they do not currently plan to do any, they would like the permit to include the ability to do that in the future. There was some additional discussion of environmental concerns.
- 3) Is there much truck traffic generated by the business?
Sue Ross explained that there is some truck traffic, possibly up to 5 trucks per day.
- 4) How many employees?
Sue Ross estimates they will need around 12 employees, maybe up to 15-20 later on.
- 5) How much outside storage would there be?
Sue and George Ross both estimated there will not be a lot of outside storage used initially, other than temporary storage of items in production, but can't predict down the road.
- 6) There was some additional concern about the use of flammables in the future. *Council members believed that state fire statutes and city ordinances adequately address these concerns.*
- 7) What made the business choose Hanover?
Several reasons, including availability of an industrial-use building of the right size, close proximity of Hanover to their main site in Plymouth.

Applicants also had a couple of questions:

- 1) Requested information on prior businesses – if any contaminants are likely to be present.
No one present was aware of any. There was a Phase I done, but Planning Commissioners and Council recommended to Ross's that they conduct their own research if they had additional concerns.
- 2) Can they combine the existing buildings in the future, or build a breezeway to connect?
No one was aware of any impediments to this, but suggested some additional research of our zoning ordinances may be needed to verify.

3) Can they pave the lot?

Would have to check with the Engineer – there was some concerns about exceeding the impervious surface requirements of our ordinances.

MOTION to recommend approval of the Conditional Use Permit by Schendel, subject to the conditions listed on the recommendation by the City Planner and the following two conditions:

- 1) Any existing Conditional Use, Interim Use, or Special Use Permits are hereby vacated, and
- 2) Truck traffic is advised to use the designated truck route along 5th St NE to access the business.

Seconded by Zanetti. Motion carried unanimously.

Adjournment

MOTION to Adjourn by Schendel, seconded by Zanetti. Motion carried unanimously. Adjourned at 7:29 p.m.

ATTEST:

Annita Smythe, Deputy Clerk