

**CITY OF HANOVER
PLANNING COMMISSION MEETING
MAY 21, 2014 - OFFICIAL MINUTES**

Call to Order/Pledge of Allegiance

Chair Kolasa called the May 21, 2014 Planning Commission Meeting to order at 7:02 p.m. Members present were Chair Stan Kolasa, Dawn Sprangel, Jim Schendel, Reid Rabon, and Michelle Armstrong. Also present were Council Liaison Doug Hammerseng, Administrative Assistant Brian Hagen, and City Planner Cindy Nash. Guests present included Lynnae Karsten and Paul Otto.

Approval of Agenda

MOTION by Schendel to approved the agenda as presented, seconded by Sprangel. Motion carried unanimously.

Approval of Minutes from March 24, 2014 Regular Meeting

Karsten requested that Hagen listen to the citizen's forum and clarify the accuracy of what she said at the previous meeting.

MOTION by Schendel to allow Hagen to correct the minutes for accuracy in the citizen's forum, seconded by Sprangel. Motion carried unanimously.

Citizen's Forum

Karsten noted that the agenda and minutes were not posted on the website until the day of the meeting. Hagen stated that he had been out of the office for the past two weeks. He further stated that the staff in the office is not as familiar with uploading the agenda, and was unable to load it. Hagen stated that the other staff members are continuing to learn the process so this should not happen in the future.

Regular Meeting closed at 7:10 p.m. for a public hearing.

Public Hearing

Ruters River View – Variance and Preliminary Plat

Nash outlined the proposal of the subdivision. She stated the intent of the subdivision is to rearrange lot lines for two reasons. First is to separate an existing home from the larger parcel. This home is already separated by the road, however, is still considered part of the larger parcel. The second reason is to make the parcel more marketable to a future buyer. The subdivision is also requesting a variance from the requirement of extending water and sewer to the parcels. Nash stated this is not a subdivision which would create any additional lots therefore she recommends approval of the variance as well.

Paul Otto was present on behalf of the Ruter Family. Otto completed the survey work for the subdivision. He stated that by approving the subdivision the City would also gain some dedicated public right of way that they previously did not have. There is also additional drainage and utility easement areas.

No one was present to speak in the public hearing. At 7:29 p.m. the public hearing was closed.

MOTION by Schendel to approve the variance to subdivide without City water and sewer services, seconded by Rabon. Motion carried unanimously.

MOTION by Schendel to approve the Ruters River View Preliminary Plat, seconded by Rabon. Motion carried unanimously.

Unfinished Business

Honey Bee Ordinance

Nash presented the changes from the last meeting. There was a small discussion about lowering the minimum lot size. Nash suggested leaving as is for now. As the residents become more educated on honey bees the City can revisit the lot sizes and densities. Planning Commission were happy with the ordinance and a public hearing was set for the June meeting.

New Business

None

Reports

A short discussion on the remaining open area near Crow River Heights was held. Nash stated there is nothing official as far as a development being planned.

Hagen provided an update of the trail projects. Hagen also informed the members of the state funding Hanover received for the Historic Bridge rehabilitation.

Adjournment

MOTION by Schendel to adjourn at 7:55 p.m., seconded by Spraungel. Motion carried unanimously.

ATTEST:

Brian Hagen, Administrative Assistant