

**AGENDA  
HANOVER SPECIAL CITY COUNCIL  
MAY 23, 2016**

**MAYOR**

**CHRIS KAUFFMAN**

**COUNCIL**

**JOHN VAJDA**

**DOUG HAMMERSENG**

**KEN WARPULA**

**JIM ZAJICEK**

- 1. Call to Order/Pledge of Allegiance: 6:45 p.m.**
- 2. Public Hearing – Adoption of Moratorium on the Issuance of Single Family Dwelling Building Permits**
- 3. Res No 05-23-16-68 – Authorizing & Directing the Study of Official Controls on Single Family Dwellings**
- 4. Ordinance 2016-03 – Establishing a Moratorium on Building Permits for Single Family Dwellings**
- 5. Adjournment**

**CITY OF HANOVER  
COUNTIES OF WRIGHT AND HENNEPIN  
STATE OF MINNESOTA**

A regular meeting of the City Council of the City of Hanover, Minnesota, was called to order by Mayor Kauffman at 6:45 p.m. in the Council Chambers of the City Hall, in the City of Hanover, Minnesota, on the 23<sup>rd</sup> day of May, 2016.

The following Council Members were present:

The following Council Members were absent:

A motion to adopt the following resolution was made by \_\_\_\_\_ and seconded by \_\_\_\_\_.



**RESOLUTION NO 05-23-16-68**

**A RESOLUTION AUTHORIZING AND DIRECTING THE STUDY OF  
POSSIBLE AMENDMENT OF THE CITY OF HANOVER'S OFFICIAL CONTROLS  
RELATING TO THE CONSTRUCTION OF SINGLE FAMILY DWELLINGS**

**WHEREAS**, the City has a Zoning Ordinance containing performance standards relating to the construction of single family dwellings; and,

**WHEREAS**, the single family dwelling performance standards were changed in 2013; and,

**WHEREAS**, the City Council believes it would be in the public interest to reconsider the changes that were made in 2013; and,

**WHEREAS**, the Planning Commission has responsibility for reviewing amendments to official controls within the City.

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

1. The Planning Commission and staff are hereby directed and authorized to begin studying the City's current official controls and plans that relate to single family dwelling performance standards, including but not limited to, the building standards for single family dwelling structures in the Zoning Ordinance to determine whether changes to the standards would be necessary or desirable in order to protect and promote the public health, safety and welfare in the City.
2. The Planning Commission and City Staff are directed to consider and determine the most appropriate means of conducting the study, including the necessity and desirability of contracting with outside consultants or experts in order to assist in this process.

Council members voting in favor:

Opposed or abstained:

Adopted by the city Council this 17<sup>th</sup> day of May, 2016

APPROVED BY:

ATTEST:

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Chris Kauffman, Mayor

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Brian Hagen, City Administrator

**CITY OF HANOVER  
COUNTIES OF WRIGHT AND HENNEPIN  
STATE OF MINNESOTA**

**ORDINANCE NO. 2016-03**

**AN ORDINANCE ESTABLISHING A MORATORIUM ON  
BUILDING PERMITS FOR SINGLE FAMILY DWELLINGS**

WHEREAS, pursuant to Minn. Stat. § 462.355, subd. 4, the City Council has the authority to adopt an interim zoning ordinance, also known as a moratorium, while it is conducting studies and considering amendments to the City’s Zoning Ordinance.

WHEREAS, the Council has adopted a resolution directing study of possible changes to performance standards for single family dwellings.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HANOVER, MINNESOTA DOES ORDAIN:

**SECTION ONE: PURPOSE AND INTENT**

This ordinance is adopted for the purpose of placing a temporary moratorium on building permits for single family dwellings as authorized by Minn. Stat. § 462.355, subd. 4.

**SECTION TWO: DEFINITIONS**

The term single family “dwelling unit” shall have the meaning ascribed to it in Section 10.01 of the Hanover Zoning Ordinance.

**SECTION THREE: TEMPORARY RESTRICTIONS ON SINGLE FAMILY DWELLING BUILDING PERMITS**

For a period of           , or such earlier time as the City Council determines by resolution the reasons for this Ordinance no longer exist, no application for a building permit for a single family dwelling will be accepted or approved by the City.

**SECTION FOUR: SCOPE**

This ordinance shall apply to building permit applications made subsequent to the date hereof, as well as all pending applications that have not yet been approved by the City if they do not meet the minimum standards as follows:

Minimum floor area (excluding garage) measured using the outside building dimensions shall be as follows:

- Rambler 1,260 sq. ft.
- 1-1/2 Story 1,092 sq. ft.
- Split Foyer/Entry 1,248 sq. ft.
- Split Level – 3 level minimum 1,248 sq. ft.
- Two Story 1,040 sq. ft.

SECTION FIVE: ENFORCEMENT

The City of Hanover may enforce any provision of this Ordinance by any means authorized by City ordinances or State Law.

SECTION SIX: SEVERABILITY

Every section, provision or part of this Interim Ordinance is declared severable from every other section, provision, or part thereof to the extent that if any section, provision, or part of this ordinance shall be held invalid by a court of competent jurisdiction, it shall not invalidate any other section, provision, or part thereof.

SECTION SEVEN: EFFECTIVE DATE

The ordinance shall become effective on the date of its adoption.

Passed by the Council this \_\_\_\_ day of \_\_\_\_\_, 2016.

APPROVED BY:

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Chris Kauffman, Mayor

ATTEST:

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Brian Hagen, City Administrator