

**CITY OF HANOVER
JOINT SPECIAL MEETING
CITY COUNCIL/PLANNING COMMISSION
JUNE 12, 2013**

Call to Order:

Mayor Kauffman called the Joint Special Meeting between the City Council and the Planning Commission to order at 6:33 p.m. Present were Mayor Kauffman, Councilors Pinor, Hammerseng, Warpula, Planning Commission members Zanetti, Schendel, and Rabon. Absent were Councilors Vajda and Planning Commissioners Dawn Spraugel and Julie Smola. Also present were Interim Administrator Bob Derus, City Clerk/Asst. Administrator Annita Smythe, Administrative Assistant Brian Hagen, and city Planner Cindy Nash. Also present were Lynnae Karsten, Leander Wetter, Jeff and Karmen Stramer, and Beth Iverson.

Approval of Agenda:

MOTION by Pinor to approve agenda, seconded by Warpula. Motion carried unanimously for Council.

MOTION by Zanetti to approve agenda, seconded by Schendel. Motion carried unanimously for Planning Commission.

Visioning:

City Planner Nash explained that because there are several new faces to the boards and staff in recent years that she would like to do a visioning session. She explained that this will allow everyone to understand where the group feels Hanover should be in 20 years. The Council and Planning Commission compiled a list of characteristics and attributes, and then they were asked to identify the top five most important to them as residents serving Hanover.

The results showed the group as a whole was interested most in being a welcoming community to everyone. They wanted to be able to bring people into the community to develop a wide diversity of families. The group also shared interest in preserving the open space that Hanover offers. This could be done through parks, or open area development. An additional consensus was to have a good outcome of the tax dollars spent.

Ordinance Discussion:

Administrator Derus opened the discussion by explaining the hardship the ordinances have placed on staff to complete their job with outstanding customer service. Derus explained the City is beginning to look bad to builders, and more importantly future home owners. Derus then followed a memo he prepared.

Building Entitlements

Derus explained that there has been no record kept of how many times a parcel of land has been split. There also is no regulation that staff is aware of when a parcel can be split. Derus recommends that every parcel of record is given 1 entitlement. The regulation on lot splits would be 1 entitlement per 40 acres. The acreage would round to the nearest 40 acres. Staff would then create a database tracking lot splits. This would allow a better understanding of what would be allowed for a large parcel of land. Both boards agreed with the recommendation.

Ball Field Fence Signs-Advertising

It was recently requested that the Athletic Association be allowed to sell fence space for advertising purposes to businesses. This revenue would then be used in the maintenance of the parks. After discussion of what parks this would be allowed in the boards agreed to change the ordinance in a way which would allow the Athletic Association to sell advertisement spaces. Requirements of sign size and material were given to City Planner Nash to implement in the ordinance.

Kennel Interim Use Permit

Recently Hanover was faced with a controversial issue of allowing a dog kennel within Hanover City limits. The boards agreed the ordinance is unclear of how kennels are regulated. They advised Nash to clean-up the ordinances related to kennel permits.

Interim Use Permit for Animals

Both boards recently witnessed an Interim use Application for the keeping of farm animals in the RA zoning district. The boards did not understand the requirement and advised Nash to eliminate that requirement.

Conditional Use Permit for City Industrial Park

Currently it is required for a light manufacturing business to obtain a Conditional Use Permit for operation in the Industrial Park. Derus explained that generally light manufacturers create minimal outside storage of equipment. Derus stated the City had to fast track two requests for these permits this year, and he felt it should be an allowed use since majority of the work is done within the walls of the buildings. Both boards agreed with the recommendation and advised Nash to eliminate the requirement.

Brick/Stone requirement

The city passed a requirement that brick or stone be placed on the front facades of buildings. This requirement has limited new home constructions since staff is required to enforce the ordinance. Staff showed actual house plans for a lot where the house has been delayed because of the ordinances. Both boards agreed to move forward with eliminating the requirement on residential uses only. There was some additional discussion of commercial buildings. The group agreed to further discussion on that topic at a later time.

Garage Door Frontage

Staff explained that home buyers want three car garages now-days. The size of lots that Hanover offers does not allow for this to happen because the width of the building can be a maximum of 40% garage door frontage. By eliminating the regulation, future home owners will be allowed their three stall garage without having to submit plans which are less desirable to look at. Both boards agreed with the recommendation of eliminating the requirement.

Licensing

Staff outlined some licenses which are unclear of the importance of them. Both boards agreed to eliminate the need for an amusement, billiards, pool, and bowling license, a show license, and a sewer service connection license.

Current Comp Plan/Zoning Ordinance Conflicts with Annexation Goals

Administrator Derus and City Planner Nash explained that the current comprehensive plan calls for the preservation of open areas and natural resources. Staff agrees that it is a good goal to have because people do enjoy nice natural resources for outdoor activities. However, this plan is not friendly to developers, because in order to develop in Hanover, the City must make a good faith effort to bring water and sewer to the development. Derus explained that with low density housing it is very expensive to bring water and sewer to the development. A discuss was held about what kind of open space is suitable for Hanover and how the already available open space could be better utilized. For the interest of time Derus stated this subject cannot be decided tonight and explained that it is best if Council keeps the plans in mind in order to discuss at a later date.

Steps to Move Forward:

Councilor Hammerseng asked if this process will need a certain number of ordinances to pass each meeting. Nash explained that a large portion of the issues will be resolved with the new ordinances. The ordinances can always be fine-tuned if we continue to see issues with them.

Adjournment:

MOTION by Zanetti to adjourn, seconded by Rabon. Motion carried unanimously. Planning Commission adjourned at 8:46 p.m.

MOTION by Kauffman to adjourn, seconded by Hammerseng. Motion carried unanimously. Council adjourned at 8:47 p.m.

APPROVED BY:

Chris Kauffman, Mayor

ATTEST:

Bob Derus, Interim City Administrator