

CITY OF HANOVER
PLANNING COMMISSION MEETING
JUNE 24, 2013 – OFFICIAL MINUTES

Call to Order/ Pledge of Allegiance

Dawn Spraungel called the June 24, 2013 Planning Commission Meeting to order at 7:01 p.m. Members present were Chair Dawn Spraungel, Jim Schendel, Reid Rabon, Chris Zanetti, and Liaison Doug Hammerseng. Member Julie Smola was absent. Also present were Interim City Administrator Bob Derus, Administrative Assistant Brian Hagen, and City Planner Cindy Nash. Guests present were former Mayor Martin Waters and Lynnae Karsten.

Approval of Agenda

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

Approval of Minutes

MOTION by Zanetti to approve the Minutes of May 29, 2013, seconded by Schendel. Motion carried unanimously.

MOTION by Schendel to approve the Minutes of June 12, 2013, seconded by Rabon. Motion carried unanimously.

Citizen's Forum:

None

Regular meeting was closed at 7:05 p.m. for a public hearing.

Public Hearings:

City Planner Nash presented a full edited version of the Zoning Ordinances. The version included changes that were discussed at previous meetings. Spraungel stated it was difficult to reference what was changed because the edits were eliminated. Nash explained that there were several edits made and the zoning ordinance was becoming difficult to read with the all of the side notes, and word strikes. Councilor Hammerseng suggested to address the changes that were discussed at the special meeting on June 12, 2013. Administrator Derus explained the discussion that was held at the previous meeting. He laid out key issues that staff felt should be resolved. These include building entitlements for larger parcels of land, sign advertisement on ball field fences, Interim Use Permit requirements for dog kennels, Interim Use Permit requirements for farm animals in the residential district zone, Conditional Use Permit requirements for the industrial park zone, building standards for residential neighborhoods, miscellaneous licenses which could be eliminated, and how the current comprehensive plan and current zoning ordinances as a whole conflict with the annexation agreement.

Spraungel asked if the plan was to go through the proposed ordinances page by page. Nash explained she had some sections that were still unclear and only planned to address these areas. Discussion about open space in new developments was held. Currently the ordinances require land to be left open which would have minimal use. This land is also still required to have public access. The open land also has a possibility of being left unmaintained so it would be smart to enter language which requires someone to claim responsibility of the land. This would then be recorded with the plat.

The discussion continued with building standards. The planning commission felt the current building standards of brick or stone requirement should be still enforced on commercial buildings and businesses. They did agree with staff that the requirement of brick or stone and the garage door regulation was preventing new home owners the opportunity to build their desired home in Hanover. At this point Martin Waters explained that the change in how staff enforced the zoning ordinances delayed his co-worker and their family from moving into Hanover. He was present on their behalf and explained what they had experienced. Administrative Assistant Hagen also summarized letters that Village Bank and Regency Homes sent the city. The letters explained hardships they have faced with their customers becoming upset with the process. They wanted to inform city officials that the current ordinances would prevent new residents from choosing Hanover because of the difficulty others have faced when trying to build a new home. Waters also asked Nash why Plymouth and Maple Grove have continued to grow. Nash stated that their growth can be attributed to being part of the Wayzata School District. There is nothing in their ordinances that make those cities more appealing.

Nash started a new discussion topic on Collaborative and Goal Setting for new developments. She stated that the current process requires several people to form a board and work through the process. Nash stated that developers today want to see a quicker process and may be turned away from Hanover because of this. The consensus was to leave the requirements and revisit the discussion at a later date if needed.

Nash finished the zoning ordinance discussion by asking if the driveway width at the street should be widened from the current 24 ft. maximum. Members agreed many people desire a wider driveway and concluded to raise the width to 28 feet. Nash also asked the members their thoughts on requiring fences around pools. The members stated Nash should receive Attorney Squires input on the language. The members also directed Nash and staff to clarify the fence regulations to make them easier to understand.

Public Hearing closed at 8:20 p.m.

MOTION by Schendel to recommend Council pass the proposed zoning ordinances with the recommendations by Planning Commission, seconded by Zanetti. Motion carried unanimously.

Old Business:

None

New Business:

City Planner Nash introduced a concept plan for the Green House Project set to be built in the Bridges development. The plan showed two senior housing facilities placed on the six acre parcel the city currently owns. There was a question on how the development would be regulated. Nash explained the original plat and Planned Unit Development conditions show this parcel to be developed as senior housing facilities, but did not specify whether it was to be independent or assisted living. Discussion continued on the concept plan. Members stated their concern was for driveway placement and how that would affect the houses across the street. Some ideas for reducing the negative effect were a shared driveway/parking for the two housing facilities. For driveway placement they discussed having the driveway placed on the east side of the property. Administrator Derus stated that was a city concern also. Nash explained it would be recommended a driveway be placed as to minimize headlight glare on the neighboring houses. There was also a suggestion about adding landscaping to the site. This may include flower or rain gardens by utilizing an existing pond on the property. Derus explain landscaping would come at time of site plan approval, but the suggestion will be remembered and passed along at that time.

Reports:

Spraungel asked the status of the Hennepin County Road 19 trail. Administrator Derus explained that the city was denied a DNR Grant but was unsure of those details. He also explained that the city is working with Bankwest to gain a portion of land by the bridge to construct a switch back to make the path handicapped accessible. Spraungel also asked if the city could contact Hennepin County to discuss future plans for the intersection at the southeast corner of Crow Hassan Park. There was some discussion on whether a round-about or a large curve would be better.

Adjournment

MOTION by Schendel to adjourn, seconded by Rabon. Motion carried unanimously. Adjourned at 9:05 p.m.

ATTEST:

Bob Derus, Interim City Administrator