

**CITY OF HANOVER
PLANNING COMMISSION MEETING
OFFICIAL MINUTES - JULY 27, 2015**

Call to Order/Pledge of Allegiance

Chair Kolasa called the July 27, 2015, Planning Commission Meeting to order at 7:00 pm. Members present were Chair Stan Kolasa, Jim Schendel, Reid Rabon, Michelle Armstrong and Dean Kuitunen. Also present were City Planner Cindy Nash and Administrative Assistant Amy Biren. Council Liaison Doug Hammerseng was absent. Also present were members of the public: Dave Libert, Cynthia Wicka, and Lucas Grant.

Approval of Agenda

MOTION by Schendel to approve the agenda as presented, seconded by Armstrong. **Motion carried unanimously.**

Approval of Minutes from the June 22, 2015, Regular Meeting

MOTION by Schendel to approve the June 22, 2015, minutes as presented, seconded by Kuitunen. **Motion carried unanimously.**

Citizen's Forum

None.

Public Hearing

10231 Beebe Lake Road—Variance on Use of Accessory Building

Kolasa closed the regular meeting and opened the Public Hearing at 7:02 pm. City Planner Cindy Nash presented the variance application submitted by Dave Libert to permit animals in an accessory building that is 20 feet from the property line. Nash gave a brief history of the property and the use of the property and accessory building. Staff recommended approval of the variance with the following conditions: additions to the building or construction of new buildings would not be allowed; and the property must be in compliance with all other regulations pertaining to animal units.

Dave Libert explained that he has the property listed for sale and has potential buyers that would like to have animals and use the accessory building to house the animals.

Cynthia Wicka, 578 Kayla Ln, asked questions about grazing and exercising the animals as well as the number of animals allowed. She expressed concern about the number of animals in the future. Nash responded to her questions by explaining the ordinances related to animals.

Biren read two letters from residents that were unable to attend the meeting. John and Julie Ganfield, 10171 Beebe Lake Road, expressed support for allowing animals in the accessory building. They did have one concern related to the placement of manure. Nash stated that per Hanover's ordinances, manure could not be within 75 feet of the property line. Jodi and David Thomsen, 566 Kayla Lane, said that they would be comfortable having any animal in the accessory building with the exception of pigs.

Kolasa closed the public hearing at 7:22 pm and reopened the regular meeting.

MOTION: Armstrong moved to approve recommending the variance for 10231 Beebe Lake Road with the conditions stated in the memo from staff, seconded by Rabon. **Motion carried unanimously.**

Unfinished Business

At the previous meeting, Rabon had asked what the hours of operation for construction were in the neighboring cities. He had received a concern from a resident as there had been a builder working at 9:30 pm on a Saturday. Hanover's hours of operation are from 7 am to 10 pm. The neighboring cities were very similar to this, with some hours ending at 9 pm. The members agreed that there did not need to be further action.

New Business

None

Reports and Announcements

Planning Commission:

Kolasa said that he had toured the areas of concern in Crow River Heights related to a previous meeting and met with some of the residents. He said that ponding water did not seem to be a concern this season and that areas were draining correctly.

Schendel and Rabon suggested that an item for future discussion would be requiring a final grade certification before occupancy or having an escrow related to it as some houses are occupied during winter months when grading is not possible.

Liaison Report:

None

Staff Reports:

Nash informed the members that the Greenfield project which would need access from 107th Avenue in Hanover had been taken off the table in Greenfield and the application for development withdrawn.

Biren updated the members on a variety of subjects: The CSAH 19 Trail is almost completed; the Historic Bridge project will close bids on July 30th and work will start after Hanover Harvest Festival; and Duininck's Pit is listed for sale. The state surcharge on building permits changed as of July 1st, decreasing from \$5 to \$1. Flood Zone Maps from FEMA will be changing in November of this year and may have an effect on properties in Hanover.

There will be a public hearing on pavement management for the City of Rogers Tuesday night, July 28th, at 7 pm. They will be discussing franchising fees as well as traditional assessment methods. The franchising fee is a newer option. Members may want to attend the meeting for educational purposes as Hanover will be looking at pavement management in the near future.

Hanover Harvest Festival is this weekend and they are still looking for volunteers.

Adjournment

MOTION by Schendel to adjourn, seconded by Rabon. **Motion carried unanimously.** Meeting adjourned at 7:46 pm.

ATTEST:

Amy L. Biren, Administrative Assistant