

**CITY OF HANOVER
PLANNING COMMISSION MEETING
JULY 28, 2014 – OFFICIAL MINUTES**

Call to Order/Pledge of Allegiance

Chair Kolasa called the July 18, 2014 Planning Commission Meeting to order at 7:00 p.m. Members present were Chair Stan Kolasa, Jim Schendel, Reid Rabon, and Michelle Armstrong. Member Dawn Sprauangel was absent. Also present were Council Liaison Doug Hammerseng, Administrative Assistant Brian Hagen, and City Planner Cindy Nash. Guests present were owners of Lupine Brewing Company, Greg Hayes of Ebert Construction, Jason Charles, and other guests.

Approval of Agenda

MOTION by Schendel to approve agenda as presented, and seconded by Rabon. **Motion carried unanimously.**

Approval of Minutes from June 23, 2014 Regular Meeting

MOTION by Schendel to approve the June 23, 2014 minutes as presented, and seconded by Rabon. **Motion carried unanimously.**

Citizen's Forum

None

Public Hearing

11462 Crow Hassan Park Road – Request CUP for Side Yard Accessory Building

Chair Kolasa closed the regular meeting and opened the Public Hearing at 7:02 p.m. Nash explained the request to place an accessory building in the side yard. The request requires the property to receive a CUP. Nash further stated that given the location of the house on the property and the proximity to neighboring houses there are no concerns with the request. Armstrong felt that there are a row of trees that also help with screen the structure. Jason Charles corrected the location of the shed from the sketch drawing.

Chair Kolasa closed the Public Hearing and opened the regular meeting at 7:14 p.m.

MOTION by Armstrong to recommend approval of CUP request with conditions recommended by staff, and seconded by Schendel. **Motion carried unanimously.**

An Ordinance Pertaining to the Keeping of Chickens

Chair Kolasa closed the regular meeting and opened the Public Hearing at 7:15 p.m. Nash explained the standards of the proposed chicken ordinance. She stated it was modeled after the bee keeping ordinance. Rabon asked how this ordinance compares to other cities. Nash explained she took parts from multiple cities, but this proposal requires larger lots than most cities. Nash felt at this point we should start with large parcels and lower the lot sizes later, similar to the bee ordinance.

Randy Bunting – stated they were the property owners who requested chickens are allowed on smaller parcels. They have petitioned their neighbors because they currently have chickens, but according to current ordinances are not allowed to have the chickens. Of the neighbors they were able to contact, no of them opposed the chickens.

Hagen summarized three complaint letter filed with the City. Two of the letters were general complaints about chickens on a property and the third was filed in response to the public hearing. The letters

expressed concern about smell and property values dropping. Armstrong felt the commission needed additional information on what other cities have found good and bad about their chicken ordinances before Hanover is ready to vote.

Chair Kolasa closed the public hearing and opened the regular meetings at 7:49 p.m.

MOTION by Armstrong to table discussion for further information as requested, and seconded by Schendel. **Motion carried unanimously.**

Unfinished Business

None

New Business

Lupine Brewing Company

The owners of Lupine Brewing Company were present to review the concept plan for bringing their business to town. They explained the parcel they are hoping to purchase as well as how they plan to construct the building and parking lot. The Planning Commission was in favor of the business starting up in Hanover. They further encouraged Lupine to have landscaping and to have the building fit in with the other portions of the city. The parcel of interest is adjacent to County Road 19 so the Planning Commission would want a building to represent the City well. Lupine went on to explain their business plan and some of the interior design ideas. They further stated that all three members are connected to Hanover so this is a great location.

In addition to the concept plan review, Nash requested to forego the Collaborative Committee and to approve a Planned Unit Development (PUD) for this project. Nash stated there will be several variances that are needed, and it would be easiest for everyone if a PUD is created.

MOTION by Rabon to create PUD and forego the Collaborative Committee, and seconded by Schendel. **Motion carried unanimously.**

Reports

Rabon requested name tags for the members. He stated they can be worn by the members at City functions like the Harvest Fest. Hagen stated name tags are inexpensive and does not see a problem, but did feel name tags would be ordered after the first of the year since there is a position up for appointment after this year on both the Planning Commission and Park Board.

Hammerseng reminded everyone of the Upcoming Harvest Fest. Hammerseng further informed the group of the City's heighten role with the Harvest Fest beginning in 2015.

Adjourn

MOTION by Schendel to adjourn at 8:56 p.m., and seconded by Armstrong. **Motion carried unanimously.**

ATTEST:

Brian Hagen, Administrative Assistant