

**CITY OF HANOVER
PLANNING COMMISSION MEETING
AUGUST 25, 2014 – OFFICIAL MINUTES**

Call to Order/Pledge of Allegiance

Chair Kolasa called the August 25, 2014 Planning Commission Meeting to order at 7:10 p.m. Members present were Chair Stan Kolasa, Jim Schendel and Reid Rabon. Members Dawn Sprangel and Michelle Armstrong were absent. Also present were Council Liaison Doug Hammerseng, Administrative Assistant Brian Hagen, and City Planner Cindy Nash. Guests present Lynnae Karsten, Randy and Nancy Bunting, and Ben and Stefanie Dressen.

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 July 28, 2014 minutes as presented, and seconded by Rabon. **Motion carried unanimously.**

Citizen's Forum

None

Public Hearing

735 Kadler Circle – Request for Variance on Wetland Setback

Chair Kolasa closed the regular meeting and opened the Public Hearing at 7:12 p.m. Nash explained the request to construct a deck within the wetland setback. The deck is on an existing home which was constructed on a lot platted before the wetland setback was implemented. Nash explained she has placed the same conditions for the variance as similar requests by other people.

Stefanie Dressen addressed the members of the commission. She explained how they were unaware of the wetland and the large easement in the rear yard when they bought the home. She further requested that the commission allow sodding up to the edge of the wetland. The commission was not in favor of the request. Nash explained they will be able to sod up to the easement edge, and the wetland is in the majority of the easement so they would not gain much more yard space. The Dressen's also stated they may not build the deck this year due to the time of year.

Chair Kolasa closed the public hearing at 7:45 p.m.

MOTION by Schendel to recommend approval of variance request with the conditions recommended by the City Planner and the deck must be built within one year of granted variance, seconded by Rabon. **Motion carried unanimously.**

MOTION by Schendel to amend the agenda and hold the Chicken Ordinance discussion at this time, seconded by Rabon. **Motion carried unanimously.**

Unfinished Business

Chicken Ordinance

Nash outlined how some nearby cities regulate chickens. She explained they are all different and they chose what they felt was best for their community. Hammerseng believes the ordinance should not be changed. The lots in Hanover that are 2.5 acres are in an area of Hanover that is more residential in

nature versus agricultural. Hammerseng also noted that chickens are not a domesticated animal. Rabon also feels 3.5 acres as it currently is regulated is a good size for chickens. The commission also expressed concern about not knowing what would be a good minimum size for Hanover. They understand that some communities allow them on small parcels and some do not allow chickens in residential areas. There was a feeling that Hanover Hills' residents purchased their homes for the reason of having a large lot instead of wanting to have a hobby farm. Hammerseng stated there is an enforcement concern as well. Current staff is not large enough to handle code enforcement and allowing chickens on 2.5 acres may add to that responsibility.

Nash stated the ordinance could be changed again to require permitting and approvals from neighbors. Some cities require a certain percentage and some require 100% of the neighbors to agree. Nash stated that people may agree to something they are not in favor of if they are being asked in person.

Randy Bunting provided comments to the commission by reiterating what he has once said to them. He feels he should be able to keep his chickens because 2.5 acres is a large lot. He has received support from the majority of the neighborhood to keep his chickens and his chickens do not stink. The board showed hesitation on Bunting's petition because two parcels adjacent to his property did not sign the petition. Kolasa noted he feels the ordinance should stay as is.

Nash explained the choices the commission can make at the meeting. First, they can recommend approval as is. Second, they can recommend approval with changes. Third, recommend denial of the ordinance to Council. Last option would be to table the discussion, and staff can make changes and bring to a later meeting.

MOTION by Rabon to recommend denial of the Chicken Ordinance to Council, seconded by Schendel. **Motion carried unanimously.**

Public Hearings

Amendment to Zoning Ordinance Sec 10.67 Signs

Chair Kolasa opened the public hearing at 8:08 p.m. Nash outlined changes made to the sign regulations. The largest change is eliminating the requirement of a permit. Nash also explained the change to the definition of temporary sign and when/where this type of sign is allowed. Hammerseng suggested requiring signs to be taken down two days after the event is held. Rabon also felt a sign should not be put up more than 30 days prior to the event. Discussion about number of temporary signs allowed on a lot was held and it is recommended that commercial districts be allowed up to four temporary signs at any given time, where residential districts be allowed one.

Chair Kolasa closed the public hearing at 9:32 p.m.

MOTION by Rabon to table the sign ordinance to allow Nash to make the recommended changes, seconded by Schendel. **Motion carried unanimously.**

New Business

None

Reports

Schendel had questions about how often garage sales are allowed. He feels there may be a property that is constantly holding one.

Rabon pointed out street signs that need to be corrected. Hammerseng also asked who is responsible for bent signs along County Road 19 and 34. Hagen stated that is county responsibility, but could ask Public Works to look into it.

Hagen noted that there will be public hearings at the September meeting so we will need a quorum.

Adjourn

MOTION by Schendel to adjourn at 9:41 p.m., and seconded by Schendel. **Motion carried unanimously.**

ATTEST:

Brian Hagen, Administrative Assistant