

**CITY OF HANOVER
PLANNING COMMISSION SPECIAL MEETING
NOVEMBER 19, 2013 – OFFICIAL MINUTES**

Call to Order/Pledge of Allegiance

Chair Spraungel called the November 19, 2013 Special Planning Commission Meeting to order at 5:33 p.m. Members present were Chair Dawn Spraungel, Jim Schendel, Chris Zanetti, and Liaison Doug Hammerseng. Also present were Administrative Assistant Brian Hagen, City Planner Cindy Nash, Duane Skyberg from the River Inn, Lynnae Karsten, and Stan Kolasa. Planning Commission members Julie Smola and Reid Rabon were absent.

Approval of Agenda

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

The special meeting was closed at 5:34 p.m. for a Public Hearing

Public Hearing

Front Yard Setback Variance – 11220 River Road NE

Spraungel opened discussion by stating it was discussed in the past to eliminate the front yard setback. Nash stated that change can be made to the ordinance for the future, but this request would still need a variance approved. Nash further stated that a zero foot setback for the front yard is what is typically seen in other cities for a district located in the downtown region of the city.

Nash explained the memo included in the packet. She concluded by stating staff recommendation is to approve variance so the structure can be no closer than nine feet from the front property line. Spraungel asked if the River Inn would be interested in waiting to construct the addition until after the new setback is implemented. Skyberg stated no because by placing the addition at a zero foot setback the overall character of the building would change. Zanetti questioned the water runoff from the roof. Skyberg stated the roof would drain to the south and the west, but it would be collected and disposed to the north side of the building. He further stated this is planned to be used all year round in order to better serve the customers.

Nash outlined the conditions from the memo. One condition is to follow with substantial conformance to the plans submitted. Skyberg stated the final details of material used are not decided yet, but the dimensions are final. Nash stated if the plans change they would be required to return for a site plan review. Spraungel asked if brick or better would be required. Nash stated she considered this an outdoor patio or four season porch structure which typically does not need to meet brick or better requirements. Skyberg expressed concern about added time a site plan review would put on the project. Given the time of year, the weather is already a factor.

Nash explained two motions will be needed. One for the variance request of a 9 foot front yard setback, and a second for the site plan review. Members agreed to implement exceptions to the finished materials. They agreed to allow a stone fireplace or a stucco material wall with windows depending on what the owner feels best fits their needs. This will allow the River Inn some freedom in the process while still meeting the requirements of the zoning ordinance.

Public Hearing closed at 5:59 p.m.

MOTION by Schendel to recommend to Council, approval of a variance with staff recommendations, seconded by Zanetti. Motion carried unanimously.

MOTION by Zanetti to approve the site plan to be constructed in substantial conformance with the plans signed and dated October 28, 2013 but permitting modifications to include a fireplace, windows and architectural details to complement the front façade, all of which must be designed to be in compliance with the City's design requirements in the Zoning Ordinance, seconded by Schendel. Motion carried unanimously.

Adjournment

MOTION by Zanetti to adjourn at 6:05 p.m., seconded by Schendel. Motion carried unanimously.

ATTEST:

Brian Hagen, Administrative Assistant