

CITY OF HANOVER
PLANNING COMMISSION MEETING
DECEMBER 12, 2011 DRAFT MINUTES

Chairperson Schendel called the December 12, 2011 Planning Commission Meeting to order at approximately 7:00 p.m.

Call to Order

Members present: Karsten, Schendel, Smola, Spraungel and Zanetti.
Members absent: None
Staff present included City Council Liaison Malewicki, City Planner Cindy Nash, and City Administrator Buchholtz
Others present included Leander Wetter

Chairperson Schendel introduced the agenda for the Planning Commission Meeting.

Approval of Agenda

MOTION by Zanetti, second by Karsten, to approve the agenda.

Voting aye: Karsten, Schendel, Smola, Spraungel and Zanetti
Voting nay: none
Motion carried: 5:0

MOTION by Karsten, second by Zanetti, to approve the minutes from the November 14, 2011 Planning Commission Meeting.

Approval of Minutes

Voting aye: Karsten, Schendel, Smola, Spraungel and Zanetti
Voting nay: none
Motion carried: 5:0

CITIZEN'S FORUM

Citizens Forum

Leander Wetter, 180 Ibarra Avenue, Buffalo, expressed his concern with the proposed level of the park dedication fee. He said the proposed fee of \$2,786 per unit was significantly higher than the neighboring cities of Buffalo and Rockford. Buchholtz noted that the 2011 park dedication fee in St. Michael is \$3,000 per unit. Wetter stated that he had talked to the St. Michael City Planner, who stated that the City is looking at changing the way the fee is calculated based on a percentage of land value.

Leander Wetter

Buchholtz stated that the City had cut a number of proposed park projects from the park dedication fee study in order to meet the Planning Commission's recommendation of a fee under \$2,800. He said while the City does not want to significantly higher than its neighboring cities, the City has established a vision for its park and trail system that needs to be funded. He said a reduction in the park dedication fee will result in a reduction in the number of park and trail projects that can be done.

CONSENSUS of the Planning Commission is that the Commission is comfortable with the proposed park dedication fee of \$2,786.

Buchholtz stated that the park dedication fee will be formally set by the City Council at its December 20 meeting.

UNFINISHED BUSINESS

Unfinished Business

Discussion of PHS West Expansion Project

Discussion of PHS West
Expansion Project

Schendel introduced the item. Nash provided an overview of the proposed expansion project. She stated that PHS West is looking to construct two additions to their three existing buildings that effectively combines the three buildings into one building. She stated that, based on her analysis of the

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proposed building footprint, there will be a number of variances required. She noted the variances would be as follows: for

- rear yard setback
- loading areas must be screened and landscaped from public right of way
- brick or better finish on front façade
- rear façade needs a minimum of 50% of brick or better materials
- building front should contain multiple windows
- parking is to be located to the rear of buildings
- loading areas shall be limited to the rear of buildings
- trash receptacles need to be enclosed and to the rear of building.

She also noted that an ordinance amendment would also be needed as an expansion of the existing use is not permitted in the B-1 District. She also noted that other variances may be needed which cannot be determined until a site plan has been submitted. Nash stated that she was unsure if the proposed project would fit within the maximum lot coverage standard. Karsten asked if a public hearing would be required. Nash stated that all the requests would require a public hearing.

Spraungel inquired about the new variance law. Nash stated that the law changed the standard from undue hardship to practical difficulties. She said that some of the variances would qualify as practical difficulties while others would not.

Schendel inquired about how drainage would be handled on site. Nash stated that City Engineer Nielson will need to look into it. Malewicki noted that there is storm sewer in River Road that could be tapped into to handle additional storm water runoff.

Nash stated that the new addition adjacent to the existing office building is proposed to have vinyl siding. She said the new addition between the two steel buildings is proposed to have steel siding. She said there would be a new mansard roof that would connect all the buildings together. She said the ordinance required brick or better for new buildings. She said that the ordinance also requires additional windows to the front façade.

Spraungel noted that there are a number of issues on this project. Nash countered that this is a property with buildings that need improvement from an aesthetic point of view. She said the policy question is if this proposed improvement will achieve that. She asked which standards the Commission would be willing to look at granting flexibility from.

Karsten inquired what PHS West does. Buchholtz stated that PHS West constructs motorized endoscopy carts for healthcare purposes. He said the business has been growing tremendously over the past five years to the point where it has outgrown the building. He said that PHS West will be increasing employment along with the expansion of the building. He said that PHS West looked at the proposed industrial park site but had some concerns that could not be addressed within the timeframe necessary for expansion. He said that there were no other buildings currently available in the existing industrial park that will meet the needs of the business.

Spraungel stated that while she supports business development, she also wants to preserve the integrity of the ordinance. Buchholtz agreed, stating that not requiring a brick or better siding for at least the front façade would essentially gut the B-1 zoning ordinance.

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Buchholtz noted that there are positives to the project, which includes 1) a reduction in the number of garage doors facing River Road from 2 to 1; and 2) trucks will be able to unload entirely on the PHS West property rather than parking on River Road and blocking a lane of traffic.

Zanetti stated that he would like to see PHS West make the improvements necessary to the façade to bring his building into similar appearance with the Maverick Construction building and the River Inn.

Schendel asked what would happen if PHS West was to relocate after they outgrew this building expansion. Nash state that owner Dan Cummings was looking to design the structure in a way that separate pods could be created that could be leased to prospective businesses.

Schendel stated that he would like to see the expansion of the business but he is unsure if the property is a good fit for his business. Malewicki agreed. Buchholtz stated that the City should focus on creating an attractive building that will stand the test of time and will accommodate future uses. Spraungel agreed that the City should require a brick or better façade with additional windows on the front façade. Zanetti stated that staff should work with PHS West on a proposal that will minimize the number of variances. Smola agreed, stating that the City needs to look at this project as an opportunity to upgrade the appearance of this building to fit within the City's vision and make the building marketable to future buildings should PHS West ever move out of the building. Spraungel stated that she would like to see the property meet the maximum impervious surface requirement as specified in the ordinance.

Nash and Buchholtz said they would communicate the direction of the Planning Commission to Cummings.

No action was taken on the item.

NEW BUSINESS

No new business was on the agenda.

MISCELLANEOUS/OPEN FORUM

No one wished to be heard.

REPORTS

Schendel

- No report.

Karsten

- No report.

Spraungel

- No report.

Zanetti

- No report.

Smola

New Business

Miscellaneous/Open Forum

Reports

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- No report.

Buchholtz

- No report.

MOTION by Zanetti, second by Sprangel, to adjourn the December 12, 2011
Planning Commission meeting at 8:16 p.m.

Adjournment

Voting aye: Karsten, Schendel, Smola, Sprangel, and Zanetti

Voting nay: none

Motion carried: 5:0

Daniel Buchholtz, City Administrator