

**CITY OF HANOVER  
PLANNING COMMISSION MEETING  
JANUARY 24, 2022  
OFFICIAL MINUTES**

**Call to Order/Pledge of Allegiance**

Stan Kolasa called the January 22, 2022, Planning Commission Meeting to order at 7:00 pm. Members present were Stan Kolasa, Jim Schendel, Dean Kuitunen, Gretchen Barrett, and John Ganfield. Also present City Planner Cindy Nash, Council Liaison Jim Zajicek and Administrative Assistant Amy Biren. Many guests were present.

**Oath of Office**

Jim Schendel and John Ganfield took the Oath of Office with Biren acting as the witness for the City.

**Selection of Chair and Vice Chair**

**MOTION:** Kuitunen moved to nominate Stan Kolasa for chair seconded by Barrett.

**Motion carried unanimously.**

**MOTION:** Kuitunen moved to nominate Jim Schendel for vice chair seconded by Barrett.

**Motion carried unanimously.**

**Approval of Agenda**

**MOTION** by Schendel to approve the amended agenda, seconded by Kuitunen.

**Motion carried unanimously.**

**Approval of Minutes from the December 22, 2021 Regular Meeting**

**MOTION** by Schendel to approve the December 22, 2021, minutes, seconded by Kuitunen.

**Motion carried unanimously.**

**Citizen's Forum**

Steve Schirmers, 951 Katydid Lane NE, explained to the Planning Commission that the parcel with the PID 108-500-351200 is divided by Beebe Lake Road with a portion of it on the north side and a smaller portion on the south side of the county road. The southern portion, 7.9 acres, abuts the Anderson Farm which is being considered for development. Schirmers would like to split this southern portion from the main parcel. Also, the southern parcel is zoned Single-Family Residential and the northern parcel is zoned Highway Commercial. Schirmers would like to market the parcel without having to plat it as required by the ordinances. He was directed to attend the Planning Commission meeting and seek guidance. Nash responded that a lot split would be needed. Schirmers asked if it would need to be subdivided. He continued saying that he did have a ghost plat created with nine lots. Nash said that she would need the full legal description of the property and would call him on Tuesday. Kolasa stated that the process starts with Nash. Kuitunen asked if this was required by City ordinances and Nash replied yes, and the County controls the access to the property. Barret inquired if the property being discussed is the parcel in which a street needs to be stubbed in as part of the Anderson Farm development. Nash replied yes. Nash expressed concern that if this becomes one parcel as opposed to a platted parcel, someone could come in and build just one house on the parcel. Jeff Schoenwetter, Homestead Partners (HP Holdings) for the Anderson Farm development, asked to be part of the call on Tuesday. Schoenwetter also asked if HP Holdings could purchase it and make it part of their plat. Nash said that could be discussed during the phone call.

**Public Hearing**

**Conditional Use Permit and Variance at 10718 Jonquil Lane North**

Kolasa closed the Planning Commission meeting at 7:14 pm and opened the Public Hearing.

Nash explained that the applicants, Joe (George) and Wendi Morin, 10718 Jonquil Lane, would like to construct an accessory building. The variance is for the building to be constructed in the front yard and the conditional use permit (CUP) is required as it is larger than the square footage of the existing home.

Nash continued saying the proposed location of the accessory building generally meets the setbacks for the Agricultural Zoning District, but with the intended use of animals in the building and the presence of animal waste, it would need to meet the ordinance requirement of being 75 feet from the property line. Also, accessory buildings in the front yard are not allowed in this zoning district.

Based on the size of the property, Nash said there appears to be various locations in which the accessory building could be constructed in the rear yard. Nash continued saying staff is recommending the Planning Commission discuss the location of the building and provide feedback with a request to change the location to at least meet the 75-foot setback from the property line. It is recommended to table the applications until the February meeting.

Wendi Morin, applicant, stated that they had received setbacks from the City and had located the building using the setbacks received. She explained that the building is larger as they would like to have an indoor riding arena so she could ride all winter. In addition, there are a lot of machines and vehicles across the street and the building would block that view as well as the northwest wind. They are planning on using the rest of the property for pasture and the horses could be in the pastures during the summer.

Joe Morin, applicant, added that there is the challenge of the grade, particularly in the northeast corner where there is a ravine. The flattest area is in the front of the house.

Kolasa said it appears that the rest of the property outside of the ravine is pretty flat. Nash responded that is correct.

Barrett asked for confirmation of the setback on the side yard. Nash replied due to the animals being in the building, the setback would be 75 feet.

W. Morin said that there will not be stalls in the building and the horses will not be kept inside the building. It will be mainly used for riding. J. Morin added that there will be a lean-to for the horses.

Nash reminded the Planning Commission that in past applications, it was evident that the topography of the land did not permit the accessory building to be constructed elsewhere therefore meeting the variance requirement.

Neil Karsten, 10680 Jonquil Lane North, stated he is not in favor of the barn being in the front of the property for aesthetic reasons, but more so because its location is right in the natural drainage of the area and he does not want water backing up on his property. He said that although there is a ditch located on the east side of the street, water flows through the properties rather than the ditch.

J. Morin pointed out the drainage or swales on the projected map and showed that the barn would not back up the water and that it is on higher ground. He said that the swales would not be modified.

Barrett said she feels strongly that the 75-foot setback needs to be met.

Lynnae Karsten, 10680 Jonquil Lane North, asked if the horses would be walking in the drainage areas and J. Morin said they would not be walking in those areas.

Clair Guenther, 10748 Jonquil Lane North, explained that he has several reasons for opposing the location of the barn being considered tonight. Guenther said that when he built his house, he purposely built it so they could enjoy the view and the sunsets. In addition, he worries about the manure pile (sight and smell) and it attracting flies that would impact them enjoying their patio. He also expressed his concerns about the drainage being impacted. Guenther continued that in the future, if they decide to sell their property, how will that impact its resale value. He also wondered if the barn would act as a snow fence and impact

the amount of snow in his driveway. He stated he is not being mean-spirited, but stating facts and would like to see the barn in the rear yard. A complete copy of his concerns is attached.

Kuitunen said that there have been applicants in the past requesting an accessory building in the front yard, but that the Planning Commission did not receive the feedback as in this application. He said he believes that the application needs to be tabled.

N. Karsten indicated there are drainage areas in the rear of the property as well that travels to the northeast corner of the property.

Barrett agreed with Kuitunen in that this needs to be reviewed because of the feedback. She restated that the 75-foot setback needs to be enforced.

Ganfield asked how many horses would be on the property. W. Morin responded that they currently have two horses, but that the size of the property would allow up to four horses. Ganfield continued, asking where the horses would be pastured. W. Morin replied that the southern portion of the parcel is pasture and that is where the horses would be located. Ganfield asked about a clean-up plan for the horses and it was confirmed one is already in place.

Kolasa closed the Public Hearing at 7:41 pm and re-opened the Planning Commission meeting.

W. Morin stated that they are willing to work with the neighbors to address the concerns expressed tonight.

Audience members continued to talk to the applicants and Kolasa admonished them, reminding them a meeting is in progress and the public hearing has been closed.

**MOTION** by Barrett to table the variance and conditional use permit at 1718 Jonquil Lane North and bring it back to the next meeting, seconded by Kuitunen.

**Motion carried unanimously.**

### **Public Hearing**

#### **Planned Unit Development (PUD) and Preliminary Plat for Crow River Heights West Future Additions**

Kolasa closed the Planning Commission meeting and opened the Public Hearing at 7:43 pm.

Nash explained that the preliminary plat and planned unit development (PUD) for the Crow River Heights West Future Additions before the Planning Commission is substantially similar to the ones previously approved. She continued explaining that the previous preliminary plat is set to expire and will need to be renewed. There are also updated stormwater regulations that need to be met. The lots are the same and the roads are the same.

Kuitunen asked if any of the setbacks had changed. Nash replied that there is still the coving aspect of the development that will be carried throughout. There are some lots that have been tweaked a little in order to meet the coving style.

Barrett confirmed the plat and PUD is before the Board due to the pending expiration. Nash confirmed.

Nash reminded the Board that the ponds and wetlands are in outlots and that some of the rear yard setbacks are reduced because of the wetland buffer. This is similar to the previously platted additions. She assured the Board that there will be room for decks to be constructed either at the time of new construction or the future.

Kuitunen asked if the stock pile of dirt on the northern side would be removed. Stephen Gardiner, applicant and Forestar representative, replied it would be removed.

Jolene Nelson, 1020 James Avenue North, St. Michael, asked what happened to the previous developer and what about the proposed townhomes in the far western part of the development. Nash complimented Nelson on her memory, but explained that the townhomes have not been part of the development since it was restarted a few years back. Gardiner explained that he has been talking with the current developer, Buck Backes, and has been interested in this property for a couple of years. He also said that the homes would be similar in style to what is being constructed.

Gardiner explained that their plan is to start in the central area and eastern side of the parcel as the first phase and the second phase would be the rest of the parcel. They are planning to be built out sometime in 2023.

Dale Koosmann, 9821 Jasmine Avenue NE, asked how soon the infrastructure would be completed that would connect to Jandel Avenue. Gardiner said that would be part of the second phase in 2023. Koosmann expressed concern about all of the traffic that will be utilizing Jasmine Avenue in the interim.

Nelson wondered if the City of St. Michael had been contacted about a possible connection to James Avenue NE. Nash explained that the parcel adjacent to this development may be developed and that may be when a connection could be made.

Koosmann asked for the hours in which development construction could occur. Biren explained that developers were allowed to work from 7 am to 7 pm, Monday through Friday. This work would involve earth moving, large machinery, and the like. Development construction is not allowed on Saturday or Sunday without permission from the City. She explained that there has only been a couple of times when that permission has been granted and that was in the recent Rivers Edge development east of City Hall. Biren also explained that house construction hours are from 7 am to 10 pm daily.

Chuck Ylitalo, 9715 10<sup>th</sup> Steet NE, indicated he is the property owner to the north of the huge stock pile. He is concerned with the significant excavation along the property lines, and if his tree line would be impacted. He would like to preserve as much of the tree line as possible. Gardiner confirmed with his coworkers that infrastructure along the property lines would not be that deep and that stormwater catch basins would be the main type of installation.

Maggie Koosmann, 9821 Jasmine Avenue NE, said that with all of the additional housing, are there future plans to bring in restaurants and other amenities. She said she loves what is currently here in Hanover, the restaurants and convenience store, and would not want to see big businesses come in to Hanover and drive out the current businesses.

Kolasa closed the Public Hearing at 7:58 pm and re-opened the Planning Commission.

**MOTION** by Kuitunen to recommend moving the Crow River Heights West Future Additions Preliminary Plat and PUD forward to the City Council for approval with the recommendations made by staff, seconded by Schendel.

**Motion carried unanimously.**

### **Unfinished Business**

#### **Concept Plan for The Highlands at Crow River and The Vistas at Crow River**

Nash indicated the applicant has renamed the development, removing the Overlook from its name. She turned the meeting over to Jeff Schoenwetter, Homestead Partners (HP Holdings), for a PowerPoint presentation that was included in the agenda packet.

Schoenwetter highlighted the following during the presentation:

- The developer has been challenged with the density requirement and the size of wetlands on the property.

- A blended neighborhood is the desired outcome for this development with villas and two-story homes in an HOA as well as single-family homes. All would be connected through a sidewalk and trail system.
- The feedback from the previous meeting indicated that attached townhomes were not desirable and they have converted those to two-story homes even though it tightens the project.
- Examples of all of the housing types were showcased with real-life neighborhood locations.
- The villas would be ramblers and the two-story homes would be similar to the ramblers but with a second story.

Schoenwetter continued with further clarification and explanation:

- The parcel is 103 acres and there will only be 70 housing units because of the land itself. There will be an undeveloped area consisting of the ravine and groves of trees, therefore preserving green space. There will also be a natural area on the eastern side.
- Currently a snowmobile trail is located along the west side of CSAH 19. This needs to be addressed whether it stays in place or is removed. It also needs to be decided if an easement is needed for this.
- The developer is proposing streets that are cul de sacs and is not following the Comprehensive Plan which indicates a collector street.

Schoenwetter directed the Board's attention to the area along the intersection of CSAH 19 and Beebe Lake Road titled "Outlot for Future Development". They are looking for feedback for possible types of development for this area whether it be retail, restaurant, multi-family dwellings, etc.

Barrett said it was good to see the feedback regarding the townhomes was received and the plans changed. She also said she likes the connections of both sidewalks and trails.

Nash responded to the density challenge by reminding the Board that density is calculated using the number of units per net acres. The wetlands and ravine would not be part of the calculation so the density for this development may be very close to what is required.

Kuitunen asked about complying with setbacks. Ralph Murphy, Homestead Partners (HP Partners), responded that they are meeting setbacks, but the width of the lots is smaller. Nash responded that villas are allowed in the R-2 District, Multiple Family Dwellings, with a required 55-foot lot width. With a PUD, the lot widths can be smaller.

Kolasa asked about the future development along CSAH 19. Nash said this was a new addition to the concept plan and that she wouldn't be surprised if this area is actually a wetland. Murphy said that they are working off of a wetland delineation from 2006. Nash said that CSAH 19 was constructed through the wetland. Schendel confirmed this and stated there is a culvert under CSAH 19 running east-west that takes a lot of water and there was a sinkhole in the road earlier this year. Schendel did agree that something is needed along CSAH 19.

Tim Zimmerman, 22560 Fawn Trail, Rogers, and former Hanover resident, showed the Board and audience where a grove of Tamarack trees are located on the Anderson Farm. He explained the importance of preserving this grove as Tamarack trees usually are not found in this part of the state. Tamaracks are widely found in northern Minnesota and turn golden in the fall and then lose their needles. The trees are bare all winter and look like they are dead. In the spring, new needles are grown and stay green throughout summer. It is important to preserve this grove and likes the idea of the trail near the area of the Tamaracks.

Kuitunen asked if the City has anything to do with the snowmobile trail. Koloas and Schendel responded that the Foxtailers Snowmobile Club is responsible for the trail through Hanover and neighboring cities.

Barrett said that in looking for feedback for the parcel along CSAH 19, another restaurant would be preferred over an apartment building.

Jeremy Flatten, 10533 Beebe Lake Road NE, expressed concern about accessing his property during construction of the development. Murphy said that access would be maintained throughout the project and there may be a time when access would be cut off for a short time period during a day, but that he would have access.

Nash projected an aerial view of Redtail Ridge in Savage to show examples of what is being proposed in the concept plan. Murphy pointed out the two-story home where he resides. A street view was not available.

Kolasa said he doesn't care for the 43-foot-wide lots and would like them to be 50 feet wide. Barrett agreed and asked if the lot width was increased to 50 feet wide, how many proposed homes would be removed. Nash said that three or four homes would be removed to meet the 50-foot width. Barrett asked the Board members did they want to set this precedent of a smaller lot width. Kuitunen said he would like to see a wider lot, but this is like its own neighborhood and may be fine. Zajicek stated he would like to see what a 43-foot lot looks like in person and plans to visit the Savage development. He said that sometimes it looks fine and other times it does not.

Murphy said that saving the ravine and the trees would be a benefit to the City and its residents and a smaller lot is allowed by a PUD.

Schendel likes this much better than the previous plan.

Barrett asked about density affecting a development process. Nash said that usually three units per acre makes it financially viable to install the infrastructure needed. Nash confirmed that a PUD allows for a smaller or larger density.

Barrett reiterated that she would like to see 50-foot-wide lots.

Nash reminded the Board that it is a balancing act and sometimes compromises are needed.

M. Koosmann said that they had looked at the Hansen homes in St. Michael prior to building in Hanover and that they are very close together.

Schoenwetter reminded the Board that different types of housing allows the City the opportunity to serve different groups of people. Zajicek agreed and that one needs to see the actual product before deciding if it is right for Hanover. Zajicek said he would take photos when he visits the Redtail Ridge development and share them with the Board.

**MOTION** by Schendel that the Planning Commission move the Concept Plan for The Highlands at Crow River and The Vistas at Crow River forward to Council with the condition to investigate the 43-foot-wide lots, seconded by Kuitunen.

**Motion carried unanimously.**

Schoenwetter and Murphy thanked the Planning Commission.

## **New Business**

**None**

## **Reports and Announcements**

Zajicek said he will visit the developments in Savage and St. Bonifacius before the next meeting.

Nash said at next month's meeting the second phase of Rivers Edge is tentatively on the agenda as well as a new plan from the River Inn.

## **Adjournment**

**MOTION** by Schendel to adjourn, seconded by Kuitunen.

**Motion carried unanimously.**

Meeting adjourned at 9:08 pm.

## **ATTEST:**

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Amy L. Biren  
Administrative Assistant

1 of 2

FROM: CLAIR GUENTHER JAN 24 2022  
10748 JONQUIL LN. N.

TO THE HANOVER PLANNING  
COMMISSION AND CITY COUNCIL.

WHEN REVIEWING THE  
APPLICATION FOR THE SITE LOCATION  
PLAN FOR A HORSE BARN  
BUILDING AT 10718 JONQUIL LN.  
PLEASE TAKE INTO CONSIDERATION  
OUR POINT OF VIEW.

REASONS WE ARE OPPOSED  
TO THE BUILDING SITE, LOCATION

- 1) THE BUILDING WILL INTERFERE  
WITH THE NATURAL FLOW OF  
WATER CAUSING FLOODING TO  
THE SOUTH NEIGHBORS. (KARSTENS)
- 2) THE BUILDING WILL BLOCK OUR  
PICTURE WINDOW VIEW FROM  
OUR SUNROOM WHERE WE EAT,  
WATCH T.V. AND SPEND 90% OF  
OUR TIME IN THE HOUSE AND  
ALSO OUR FRONT PATIO AREA,  
WHERE WE ENJOY OUR BARBECUE.  
OVER ON OTHER SIDE (G)



MY HOME IS NOT ONLY MY

HOME BUT AN INVESTMENT.

A HORSE BARN - BUILDING IN  
THE FRONT

WILL DEVALUE MY PROPERTY.



3) EVERY HORSE BARN HAS A MANURE PILE. THE NATURAL RAIN WATER AND SNOW MELT RUN OFF FROM THE BUILDING SITE RUNS RIGHT THROUGH OUR FRONT LAWN NEXT TO OUR FRONT PATIO WHERE WE LOVE SITTING AND HAVING MEALS. HORSE MANURE SMELLS AND ATTRACTS FLIES AND OTHER PESTS. MICE + RATS

4) THE OVERSIZED BUILDING

~~120'~~ <sup>120'</sup> X <sup>W</sup> 60' X <sup>H</sup> 16' ~~7200~~ <sup>7200</sup> SQ. FT.

WILL BLOCK OUR VIEW OF THE STREET ~~THE~~ <sup>AND</sup> BEAUTIFUL SUN SETS WE HAVE ENJOYED FOR 30+ YEARS OF LIVING HERE.

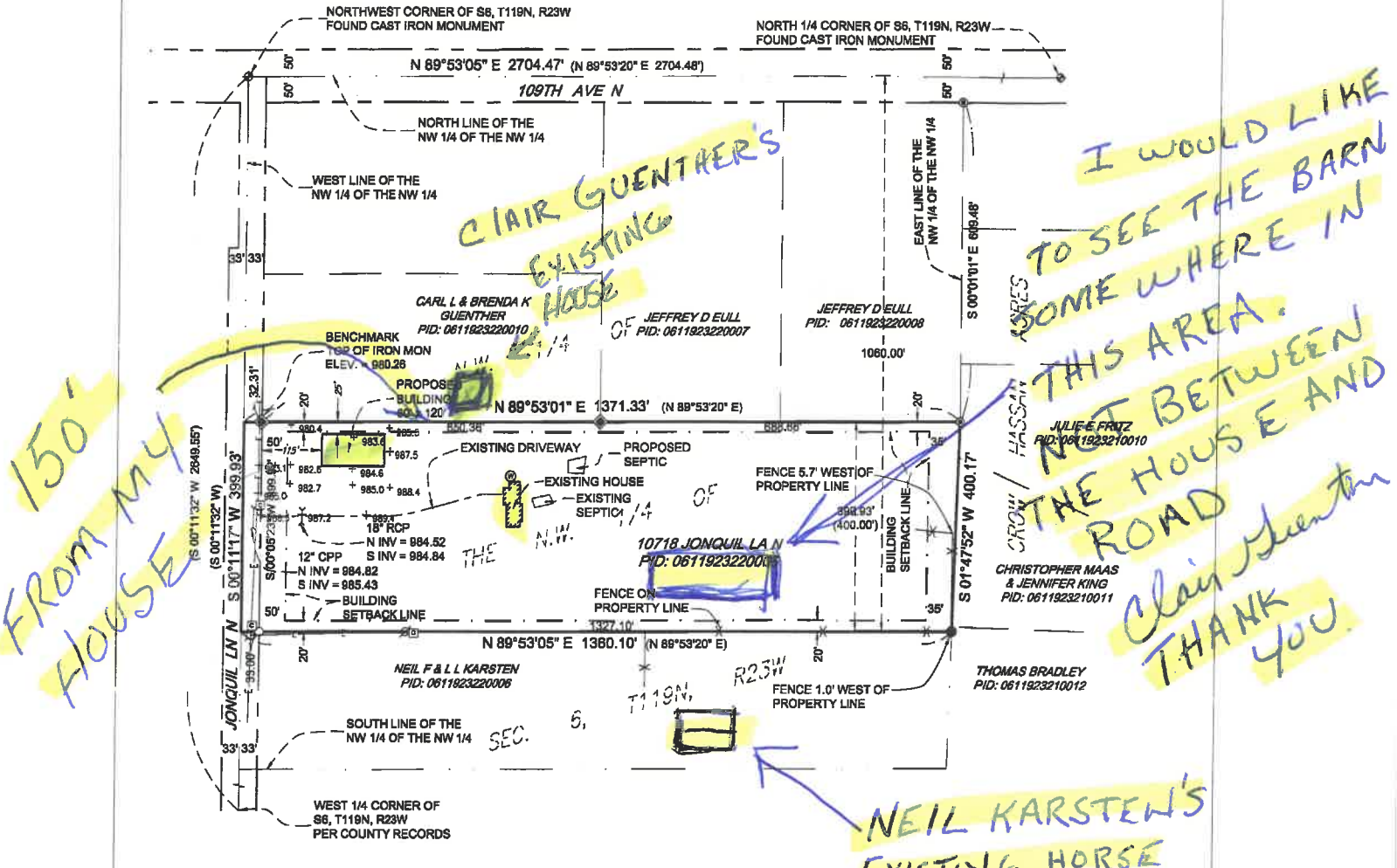
WHEN WE ARE OUTSIDE WE SPEND 80% OF OUR TIME OUT FRONT WITH OUR PETS, BIRD WATCHING & GARDENING

FROM:  
(10748 JONQUIL LN.) THANK YOU  
CLAIR L. GUENTHER

Updated

# CERTIFICATE OF SURVEY

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 119 NORTH, RANGE 23 WEST, CITY OF HANOVER, HENNEPIN COUNTY, MINNESOTA



150'  
From My  
House

I WOULD LIKE  
TO SEE THE BARN  
SOMEWHERE IN  
THIS AREA.  
NOT BETWEEN  
THE HOUSE AND  
ROAD  
Clair Guenther  
THANK  
YOU.

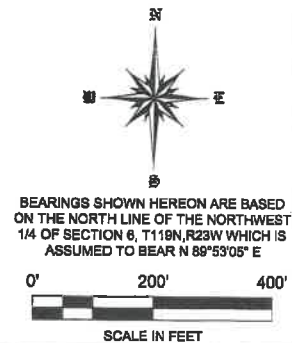
NEIL KARSTEN'S  
EXISTING HORSE  
BARN  
BEHIND THEIR  
HOUSE

### LEGEND

- ◆ FOUND CAST IRON MONUMENT
- FOUND 2" IRON PIPE
- FOUND IRON MONUMENT WITH PLASTIC CAP NO. 40062
- FOUND IRON MONUMENT WITH UNREADABLE PLASTIC CAP
- SET 1.25" OUTSIDE DIAMETER x 24" IRON PIPE WEIGHING 1.68 LBS/FT WITH PLASTIC CAP BEARING PLS NO. 2546
- (XXX) RECORD DATA
- ▨ EXISTING BUILDING
- ⊕ POWER POLE
- E— OVERHEAD POWER LINE
- ⊞ COMMUNICATION PEDESTAL
- X— STORM PIPE
- + 955.0 EXISTING GROUND ELEVATION

### PROPERTY DESCRIPTION OF RECORD:

The South 400.00 feet of the North 1060 feet of the West Half of the Northwest Quarter of Section 6, Township 119, Range 23, Hennepin County, Minnesota as measured at right angles to the North line thereof. Subject to an easement for road purposes over the West 33 feet thereof.



PREPARED FOR

**JOE MORIN**  
10718 JONQUIL LANE NORTH  
HANOVER, MINNESOTA 55341

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and I am a duly registered land surveyor under the laws of the State of Minnesota.

*Thomas M. Healy*  
Thomas M. Healy,  
PLS No. 41577

12/20/21  
Date



Healy Land Surveying  
P.O. Box 221  
Niagara, WI 54151  
Phone: 715-548-0566  
Info@healysurveying.com

SHEET	SCALE	MAP DATE	DRAWN BY	SURVEYED	SURV. BY	DWG FILE	PROJ. NO.
1 of 1	1"=200'	12/20/21	TMH	N/A	TMH	21-0773.dwg	21-0773