

**CITY OF HANOVER
PLANNING COMMISSION MEETING -- ZOOM
JANUARY 25, 2021
OFFICIAL MINUTES**

Call to Order

Stan Kolasa called the January 25, 2021, Planning Commission Meeting to order at 7:00 pm virtually via Zoom. Members present were Stan Kolasa, Jim Schendel, Dean Kuitunen, Mike Christenson and Gretchen Barrett. Also present City Planner Cindy Nash, City Engineer Nick Preisler, Council Liaison Jim Zajicek, City Administrator Brian Hagen and Administrative Assistant Amy Biren. Guests were present.

Selection of Chair and Vice Chair

MOTION by Kuitunen to have Stan Kolasa continue as Chair, seconded by Schendel.

Motion carried unanimously by roll call vote.

MOTION by Kuitunen to have Jim Schendel continue as Vice Chair, seconded by Barrett.

Motion carried unanimously by roll call vote.

Approval of the Agenda

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

Motion carried unanimously by roll call vote.

Approval of Minutes from the November 23, 2020, Regular Meeting

MOTION by Schendel to approve the November 23, 2020, minutes, seconded by Christenson.

Motion carried unanimously by roll call vote.

Citizen's Forum

None

Public Hearing

None

Unfinished Business

None

New Business

Final Plat for River's Edge of Hanover First Addition

Nash reviewed the Final Plat for River's Edge of Hanover First Addition, highlighting the areas that will be constructed as part of this addition as well as the infiltration pond and some grading. Comments from Nash and City Engineer Nick Preisler are outlined in the memos and will need to be addressed prior to taking it to Council for final approval.

Barrett asked for confirmation that the homes along Eighth Street would not have backyards facing the street. Nash confirmed that the front of the homes would be facing to the north (Eighth Street).

Kuitunen asked about the comment regarding the lots having enough room for a deck. Nash replied that the condition to show that a 10-foot deck would be possible stems from recent variances that have been granted where previously built homes did not have the proper setbacks to build a deck. The builder will be required to show that a deck will meet rear yard setbacks at the time of submitting the survey, house plans and building permit application. This will also prevent a buyer from choosing a house style that would not fit on a lot or allow for a deck.

Christensen asked if a 10-foot deck was sufficient and that it seemed rather small. Nash said that it is sufficient and if the homeowner wanted a larger deck, there was opportunity to increase the width along the house rather than increase the distance away from the house. Jason Ver Steg, Development Engineer, stated that for the most part, a twelve-foot deck is possible and the minimum size is 10 feet.

Barrett inquired which lots would be for the model homes. Kevin Clark, JP Brooks, said the intent is to build a few spec homes along Eighth Street and then build the model homes. The model homes would be visible from the street and they intend to build the single-family home at the northeast corner of the Fifth Street extension and the street to the north. The home would be visible when traveling east from River Road. The villa model home would be built to the south on the cul de sac.

Christenson asked if the plan was to do minimal grading during the first phase and then more grading during the successive phases. Clark responded that they have elected to complete the grading in phases and plans to do about half of the site in order to get proper drainage and complete infrastructure. There will be some grading outside of the First Phase area. Christenson expressed concern for the existing residents being disrupted by multiple times the site is graded. Clark said that the residents to the east and south would be minimally impacted.

Kuitunen voiced concern that there seems to be many comments to be addressed, but that staff would like for the Planning Commission to approve the final plat and move it to Council rather than tabling it and reviewing it again. Nash responded that many of the comments are small details that most people wouldn't even notice and want the bulk of them addressed before going to Council. Preisler added that many are technical comments and are specific so that the developer and engineer are aware of these items. Nash added that some of the comments are acting as placeholders in order that they are included in the final plat and developer's agreement.

Kuitunen asked for verification of the location of Block 4 in reference to Eighth Street. Preisler said that it is located on Eighth Street and that staff wanted the utilities to come from the street rather than from the south which would have the utilities in the rear yard. Kuitunen said that in a previous version, this was labeled as Block 1.

Kuitunen also asked for verification that no lift stations would be needed. Ver Steg replied that the sewer will be gravity fed and no lift stations would be needed. He added that grading would also assist with the gravity fed sewer.

Christenson asked about the ownership of Outlot A and the status of mailboxes in relationship to maintenance. Clark said there are four cluster mailbox areas designated by the Post Office and those will identify what homes will be served. The developer will install them per regulations and then the Post Office will take over. The locations will be shown in the next revision of the final plat. Clark continued saying that the details of Outlot A are still a work in progress.

MOTION by Christenson to send the Final Plat for River's Edge of Hanover Phase 1 to Council for approval with the conditions provided by the City Planner, the City Engineer, and the City Administrator, seconded by Barrett.

Motion carried unanimously by roll call vote.

Concept Plan for BridgeWater Phase 2

Nash reminded the Planning Commission that the Concept Plan before them was an opportunity for them and Council to provide comments to the applicant and that it is a nonbinding; therefore, a motion is not needed.

She directed them to the drawings for the second building and the expansion of the parking lot.

Nathan Hermer, ISG Civil Engineer, addressed the Planning Commission. ISG did receive feedback from the City regarding the first facility that was constructed. Phase 2 will construct an additional facility, mimicking the current facility and using the current access drive and screening. Additional screening will be provided in order to minimize headlight glare coming from the facility when vehicles leave. The desire is to make Phase 2 flow seamlessly in the site and create the appearance of it being one construction phase.

Barrett said that she has many questions as she lives in the neighborhood. Her first question was whether or not it would have the same appearance as the current facility. Hermer confirmed that it will be similar in the roof peaks, materials, color, and siding.

Barret asked if there would be trees planted in the boulevard as well. Hermer said that screening will be addressed and if more is needed, it will be completed. More than likely, additional trees will be planted.

Barrett said that the existing pond appears to have erosion issues and that work needs to be done every year to prevent erosion. Hermer stated that part of the process is to ensure the design of the stormwater pond will be able to handle the additional facility. Changes will be based on those findings.

Continuing, Barrett asked who would be running the facility. Brian Lester, representative of ownership, replied that the desire is to provide a facility as good or better. They are looking at maintaining the same group, but with additional training.

Barrett replied that the number of emergency calls to the Hanover Fire Department is a concern and wondered if a second facility would put undue stress on the volunteer department. Lester said they are addressing staffing concerns and are looking into that. Kuitunen asked if the City knew the number of calls. City Administrator Brian Hagen replied that staff is working on getting those numbers. Hagen agreed that some of the calls were facility staff related. He added that the Fire Department is trying to turn off the lights and sirens when they enter the neighborhood to lessen the disruption.

Zajicek commented that during the previous review of BridgeWater, the soils determined that the site was unbuildable. He wanted to know what may be needed to prepare the site. Hermer said that this has not been reviewed as soil borings have not been completed. This will be part of their due diligence. Zajicek asked how long before they would have this information. Hermer said he was not sure of the timeline.

Christenson asked about the default transport location when an emergency vehicle has to transport one of the facility residents. Hagen replied it would depend on the type of care needed.

Kolasa asked Nash whether or not there was any input from residents. Nash replied that Jason Barrett, President of the Bridges At Hanover Homeowner's Association, had sent an email voicing similar concerns that had been discussed. A copy of the email is included at the end of the minutes. Part of the email requested that answers be provided from tonight's meeting. Nash replied that she was unsure that there would be definitive information at this time.

Kuitunen said that there is much to address or look at before a concrete decision can be made.

Schendel concurred that soil borings need to be done.

Christenson asked if the Planning Commission needed to table the Concept Plan. Nash said that the applicant is looking for comments in order to determine if the project is feasible. She reminded them that a concept plan is nonbinding.

Lester replied that they are very serious about constructing a second facility and would be looking at what is needed and the feasibility of the project.

Christenson asked if there had been any comments or concerns about vehicle traffic outside of the emergency vehicles as when he has visited the neighborhood, there appears to be little traffic from the facility. Barrett said she was not aware of any and the traffic is very minimal, especially now with Covid.

Kuitunen asked if there would be any differences from the existing facility. Lester replied that it would be identical, but they may improve technology.

Kuitunen asked whether or not the facility residents are from the community. Christenson added it would be nice for the local community members to have a place for family members. Kolasa said he knew of a few that were from the community.

Schendel said that it would be beneficial for the facilities to be identical.

Maggie Bird, 10787 Settlers Lane: She recently moved into the townhomes and is concerned about the landscaping and trash area. What will this look like as she can see it from her home. She would appreciate anything that can be done so that it would not be concerning. Hermer replied that there is a trash enclosure at the current facility and modifications will be made if it cannot handle the capacity of two facilities. Kuitunen stated that the ordinance requires it to be enclosed and screened. Hagen said that this will be reviewed and addressed as needed. Kolasa also said that trash haulers may not be leaving it as they should.

Hagen provide the information that during the first review of the current facility, fire suppression included installing a fire hydrant for the facility.

Comments concluded for the Concept Plan for BridgeWater Phase 2.

Reports and Announcements

Kuitunen said that snow plowing looks good this year.

Christenson asked if the Fehn Pit was open year-round. Hagen replied that it was and that some traffic may be coming from the mine to the north in St. Michael.

Barrett thanked Public Works for the holiday lights. She also asked about the Warming House hours. Kolasa said the hours are usually 4:30-9:30 pm.

Christenson said that he had seen Public Works pushing back snow along the streets and driveways and wondered if that would continue as it was sometimes hard to do it with a snowblower. Hagen said that they do it to create more snow storage or if they know additional snow is forecasted. Christenson thought that this was going above and beyond what was required.

Adjournment

MOTION by Schendel to adjourn, seconded by Kuitunen.

Motion carried unanimously by roll call vote.

Meeting adjourned at 8:04 pm.

ATTEST:

Amy L. Biren
Administrative Assistant