

**CITY OF HANOVER
PLANNING COMMISSION MEETING
JANUARY 27, 2020
AGENDA**

CHAIR
STAN KOLASA

COUNCIL LIAISON
KEN WARPULA, Alternate

BOARD MEMBERS
JIM SCHENDEL
MICHAEL CHRISTENSON
DEAN KUITUNEN

- 1. Call to Order and Pledge of Allegiance: 7:00 p.m.**
- 2. Oath of Office**
- 3. Selection of Chair and Vice Chair**
- 4. Approval of Agenda**
- 5. Approval of Minutes from December 19, 2019, Regular Meeting**
- 6. Citizen's Forum**
- 7. Public Hearing**
 - a. Comprehensive Plan Amendment, Rezoning, Planned Unit Development, Preliminary Plat, and Final Plat for the Development known as Riverside Estates**
 - b. Amendments to Zoning Ordinance Related to Mining**
- 8. Unfinished Business**
- 9. New Business**
 - a. Mercantile Pass Concept Plan**
 - b. Interviews of Planning Commission Candidates for Vacant Seat**
- 10. Reports and Announcements**
 - a. Planning Commission Reports**
 - b. Liaison Report**
 - c. Staff Reports**
- 11. Adjournment**

**CITY OF HANOVER
PLANNING COMMISSION MEETING
DECEMBER 19, 2019
DRAFT MINUTES**

Call to Order/Pledge of Allegiance

Stan Kolasa called the December 19, 2019, Planning Commission Meeting to order at 7:00 pm. Members present were Stan Kolasa, Jim Schendel, Michelle Armstrong, Dean Kuitunen, and Mike Christenson. Also present City Planner Cindy Nash, City Engineer Nick Preisler, Council Member Doug Hammerseng and Administrative Assistant Amy Biren. Guests were present.

Approval of Agenda

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

Motion carried unanimously.

Approval of Minutes from the November 25, 2019, Regular Meeting

MOTION by Armstrong to approve the November 25, 2019, minutes, seconded by Schendel.

Motion carried unanimously.

Citizen's Forum

Public Hearing

Unfinished Business

Interim Use Permit for the Expansion of the Mahler Aggregate Mine

Nash directed the Planning Commission members to a new version of page C2.0 of the plans which was updated to show the stockpiles locations and where the recycling operations would take place in Phase 1. She continued saying that the applicant had adjusted the end use plan so it is better meeting the intent of the ordinance and additional information is shown on the new page C2.0 plus the view shed analysis. She provided a PowerPoint presentation that is attached to the minutes.

The view shed analysis was taken from the nearest public roadway and the last property on the northeast side of Mallard Street. Given the heights of the berms, the stockpiles will not be seen from these points.

The Planning Commission was presented with draft conditions that have been modified based on past Planning Commission meetings and it will continue to be modified if the Council considers approval of the project.

Armstrong asked for clarification where the conditions started in the memo. Nash said that the conditions start on page four (4) of the memo and continues to the last page (14). Modifications would include grammar and the manner in which the condition was explained.

Armstrong said that the hours of operation seem fairly standard with hours starting at 7 am.

Nash directed the members to look at Condition E3(a) which defines mining operations and the last sentence indicates that the initial start up (warming up) of the equipment is not included as a mine operation.

Armstrong asked about Saturday hours. Nash said that under Hours of Operation (page 10) is listed in compliance with the ordinance as 7 am to 7 pm Monday through Friday.

Scott Dahlke, Mahler Project Engineer: The applicant would like to pursue some allowance for working on Saturday, 7 am to 2 pm. They are proposing to limit the operations to trucking and hauling from piled materials. Other mining operations would not take place. Other pits in the area are open on Saturday and Wright County does not have limitations on mining operations so some also operate on Sunday. Limiting the hours to Monday through Friday may impact projects in the area.

Schendel agreed with Dahlke saying there have been times he has needed materials on a Saturday and could not get them. With rain days during the week, contractors have to work on Saturdays to make up the lost time. He went on to say he was fine with 6:30 am start time even on Saturday. He explained that the mine operation does not have control of the trucks that come in early and line up to get into the mine.

Christenson asked Gary Fehn, applicant, where the majority of his materials end up. Fehn said that it varies but much of it goes to St. Michael, Maple Grove, and Dayton. It tends to go to the northwest Metro region.

Christenson said he is concerned about the materials being brought in to be recycled. Fehn explained that it is usually concrete or asphalt needing to be crushed and that they are currently recycling at another location. He intends to shut down that operation and only have it in the Mahler Aggregate Mine. Fehn said that recycling concrete usually happens in the mine. Nash asked if Fehn could explain how the recycling happens. Fehn said that they usually crush once a year and that the materials are stockpiled until there is enough materials to crush. Having recycling available allows a truck to haul in materials and take new materials out—that way they are not having an empty load one way. He went on to say that it takes about two weeks to crush 40,000 cubic yards of concrete.

Christenson said he is concerned that this will increase the amount of trucks hauling. Preisler explained that recycled materials are desirable because virgin materials are costly. Recycled materials are becoming the norm.

Christenson went on to say that he understands this happening in an industrial setting, but worries about the homeowner that purchased their home and the recycling taking place nearby. Nash replied that the recycling operation would be located in the Phase 1 area which is the furthest it can be from residences.

Hammerseng asked for the applicant's help in understanding the phasing process and answering some of his questions. He questioned whether or not the equipment would stay in one location or move into each of the phases. He also asked why the number of recycled materials was increasing from 40,000 cubic yards to 50,000 and whether this amount was for the entire year or per time during the year.

Fehn responded to Hammerseng's questions. The original plan was to keep the equipment in the Phase 1 area, but that was too far a distance to haul materials. In addition, reclamation of the land would be difficult to do if the operations stayed in Phase 1. The change was to have the operations move into each phase as it happens. Dahlke continued saying that the recycling operation can stay in Phase 1 since it was smaller in nature and that would allow a portion of Phase 1 to be reclaimed and farming start again.

Ken Melcher, 1050 Mallard, asked about the new additions on page C2.0. Dahlke explained that the stockpiles needed to be added to the plans so that was done. The stockpiles will actually be down in the pit itself so very little would be seen outside of the pit.

Hammerseng asked about the berms being built with the topsoil being removed during operations. Dahlke said there is enough topsoil throughout the entire site that berms could be constructed with extra leftover. He added that there had to be enough onsite of the topsoil in order to put it back into reclamation and allow farming.

Ken Warpula asked for clarification that the recycling would stay in the Phase 1 area. Dahlke confirmed this explaining that the screening and washing would move with the mining operations throughout the different phases. He went on to explain that they were asking to recycle 50,000 cubic yards twice a year. That is the number they are anticipating, but it may be less. Dahlke said that it takes about two weeks to crush 40,000 cubic yards. They need to rent a crusher and it is expensive so they build up the pile of recycled materials and crush it all at once.

Kuitunen asked about the fees associated with the imported materials. Nash responded saying that she needs to verify with the city administrator and the ordinances. She said it is typical to have a fee on just on exports.

Armstrong asked about the blank lines that are in the draft. Nash explained that sometimes there is an owner of the property and a separate operator. If there is just Fehn as both operator and owner, the blank lines will be removed.

Kuitunen asked about testing the imported materials. Dahlke said that they are talking to City staff about this and coming up with a method to test it at the time of reclamation. The testing would happen within a specified area to confirm there are no toxic materials and to identify what type of materials are there. Kuitunen then asked if they usually know from where the imported materials come. Dahlke replied yes, they know.

Hammerseng asked whether they have the ability to control what is being brought into the site. Fehn replied that since it is usually concrete, there is not much to be worried about. Preisler added that the City is more concerned with the fill material that will be on the site since that is going to stay forever. He went on to say that the fill material needs to be of acceptable quality and packs correctly. Testing every truck is not practical. He continued saying that staff is working on a practical solution.

Christenson asked for examples of the type of fill. Preisler said examples include gravel, dirty sand, sandy loam, and clay. They are looking for firm and stable fill that will not deteriorate over time.

Warpula asked rhetorically how long concrete has been being recycled and that it was not recycled in the past. Schendel said that concrete recycling has been taking place for about 20-25 years. Warpula said that import fees haven't been in place and may be worth looking at. Schendel commented that those fees would then be passed along to the consumer.

Christenson asked if further discussion had taken place regarding 15th Street reconstruction. Preisler directed him to the separate memo included in the packet. He went on to say that the applicant's narrative has not be updated to include this information and reflect those costs. He continued saying they are working on it and that not everyone is in agreement with what was found with the soil borings. There was a lot of sand found and other fine materials. When a road is reclaimed, the asphalt is ground up and mixed with the materials under it to create the road bed before new asphalt is laid. With too much fine materials, more aggressive rock needs to be added to get it up to the MNDot 10-ton standard. Dahlke said he is in agreement but with one modification. Dahlke continued saying they believe it will work as presented and if more material needs to be added after the road reclamation, after it has been tested to standard, they would add it. Preisler said he understands but that it is his job to point out all of the possibilities and the costs associated with them. These costs need to be planned. Kuitunen commented that the project would contain a two-tiered option. Nash said yes and that staff would be adding conditions and spell out the different aspects and options. Kuitunen was insistent that turn lanes be a part of the proposal since it is a safety issue with the trucks turning and visibility impacted. Christenson said he completely agrees, adding the number of pedestrians and bikers using that street to connect with the trails on either end. Preisler said he doesn't disagree, but costs need to be finalized. Kuitunen said that he understands that but the turn lanes need to be a condition of the IUP.

Nash said that if Planning Commission recommends sending the IUP forward for approval by Council, the members need to add any items or conditions in their motion.

Christenson asked if Nash knew if St. Michael gets haul fees from 15th Street. Nash replied no, but that they do receive gravel tax.

MaryAnn Hallstein asked if the project expectations of costs changes, who is responsible for the overages. Nash replied that it is up to how the agreement is worded.

Nash reminded the Planning Commission that they need to make a recommendation so that it can move on to Council before the January deadline.

Hammerseng asked who decides the haul fee. Nash said that Council would deal with the import and export haul fees as this is a policy decision. She continued saying the gravel tax would be not be a restricted fund, but the haul fee is a restricted fund. This is also a policy decision.

Hallstein said that it would be beneficial to hear the Planning Commissions comments regarding 15th Street from previous meetings. Christenson said that he thinks there should be turn lanes at a minimum and a trail would be a nice to have. Schendel mentioned the County and the possibility of a stoplight or round about located there.

Preisler said that for a signal to be put there, the County does a signal justification report to decide if one would be justified.

Warpula said that the amount of truck traffic to the mine would be based on the market. Fehn agreed saying that mining is market-driven and that a traffic study had been completed as part of the EAW. Preisler said that truck traffic is difficult to predict.

Ed Hunter, 1430 Esterly Oaks Drive, asked how many trucks would it take to haul in 40,000 cubic yards of recycled materials. Preisler did the calculations and said that it would be 2500 trucks to haul in 50,000 cubic yards.

Hammerseng said there is the potential of not having that many trucks hauling may not happen. He went on to say that the mine is going in phases and not all at once, so if there are approximately 100 trucks on a good day as has been stated at previous meetings, there will more than likely be that same amount in the future.

Kuitunen responded to Hallstein's question regarding the Planning Commission's discussion regarding 15th Street. He said that the comments were made during and after the Public Hearing. They included turn lanes, a trail, and a stoplight. The members did not talk about a stoplight since that is handled by the County.

Warpula stated that the City does not want to be left with an empty pit. Nash responded by saying that this project is different in that there is a reclamation plan and that the site is physically different than the Dunning Pit. She directed everyone's attention to a slide in the PowerPoint presentation that showed the points at where roads are stubbed in and how the slope is gentler. The streets will go down, but not as steeply and the area will not be a bowl-shape. The transmission lines are the cause of the oval gradients on the map. They are proposing stormwater ponds to be located around the transmission lines as homes cannot be built under them. There is opportunity in the site for a developer to create a neighborhood. Preisler added that there have been several renderings of the reclamation to get more dirt on the site so that it less

deep. It will dip down and then blend towards the river. An eight percent (8%) grade is the maximum as it meets ADA compliance.

Hammerseng said he appreciates the clarity and the help answering his questions. Putting the berm up in the beginning helps wall it off and the phasing seems better. Nash stated she would like to clarify Hammerseng's comment regarding the berm: the berm along the west will be installed in 2020. The south and east sides will have a berm within one year of a development.

Fehn also added that they usually put up an additional three-foot berm around the mining area for safety reasons.

Kuitunen asked Nash about the status of the financial securities. Nash said they are still working on it and are proposing to review the securities every two years and make adjustments. It will also allow them not to put up a security for the entire operation.

Hammerseng stated that the life of the IUP was 20 years and asked if the City could review it before then. Nash said that there is an annual review and compliance check. Hammerseng replied that this has more teeth than what the current IUP has. Nash confirmed that and said it could allow for amending the IUP as well.

Kuitunen asked if the Planning Commission could state how long the IUP would last. Nash replied that there are conditions drafted for expiration, but that 20 years is the term if all goes well. Kuitunen asked if the applicant would have to go through this all again at that time. Nash said that could happen or they could apply for an extension.

Christenson asked if the IUP was transferrable. Nash said no, it was not transferrable and that it is issued to a specific owner and/or operator. Transferring it may be problematic as the new owner may not understand the conditions and the securities would also have to be transferred.

Kuitunen said to the member that they need to review their lists and decide on conditions. He said that the crushing operation needs to be added to have it stay in Phase 1. Nash said they would need to add that. Other items to be added included the ability to adjust haul fees, the hours on Saturday of 7 am to 2 pm, the turn lanes and limiting the term to 10 years.

Hunter stated that he would like to know how many trucks would be hauling as he has that day off and would like to enjoy the day. Dahlke said that some Saturdays trucks may run and other Saturdays with no trucks. Fehn said that they need to go when the work is there.

Jim Zacijek asked if the Saturday hours would require a change. Nash said that would need to be looked at and may be handled with a variance.

MOTION by Kuitunen moved to send the Interim Use Permit for the Expansion of the Mahler Aggregate Mine forward to Council for approval with the following conditions of keeping the crushing operation in the Phase 1 area, allowing Saturday hours 6:30 am to 2 pm, turn lanes at 15th Street and CSAH 19, and limiting the term of the IUP to 10 year, seconded by Christenson.

AMENDMENT by Christenson to include the consideration of a trail and to include the conditions drafted and presented in the Planner's memo. **Amendment accepted by Kuitunen.**

AMENDMENT by Christenson to correct Saturday hours to 7 am to 2 pm. **Amendment accepted by Kuitunen.**

Motion carried unanimously.

New Business

Planning Commission Meeting Dates and Deadlines

The May meeting falls on Memorial Day and needs to be changed. After discussion, the date was changed to May 21, 2020.

Reports and Announcements

Armstrong thanked the members and said she has enjoyed her time on the Board and will miss everyone.

Christenson asked about the progress about the restaurants and bars in town. Biren said that Big Bore BBQ is waiting for State approval on their plumbing permit and will open sometime in the new year. The Hilltop has been sold and the new owners are looking at a possible coffee shop and wine bar.

Hammerseng said that he will be missing the next two meetings and plans on being back in time for the March meeting. In his absence, Ken Warpula will be attending as the alternate liaison.

Adjournment

MOTION by Armstrong to adjourn, seconded by Schendel.

Motion carried unanimously.

Meeting adjourned at 8:39 pm.

ATTEST:

Amy L. Biren
Administrative Assistant

Hanover Planning Commission

Setbacks:

Material Processing 250 feet to property line, 500 feet to residential structure

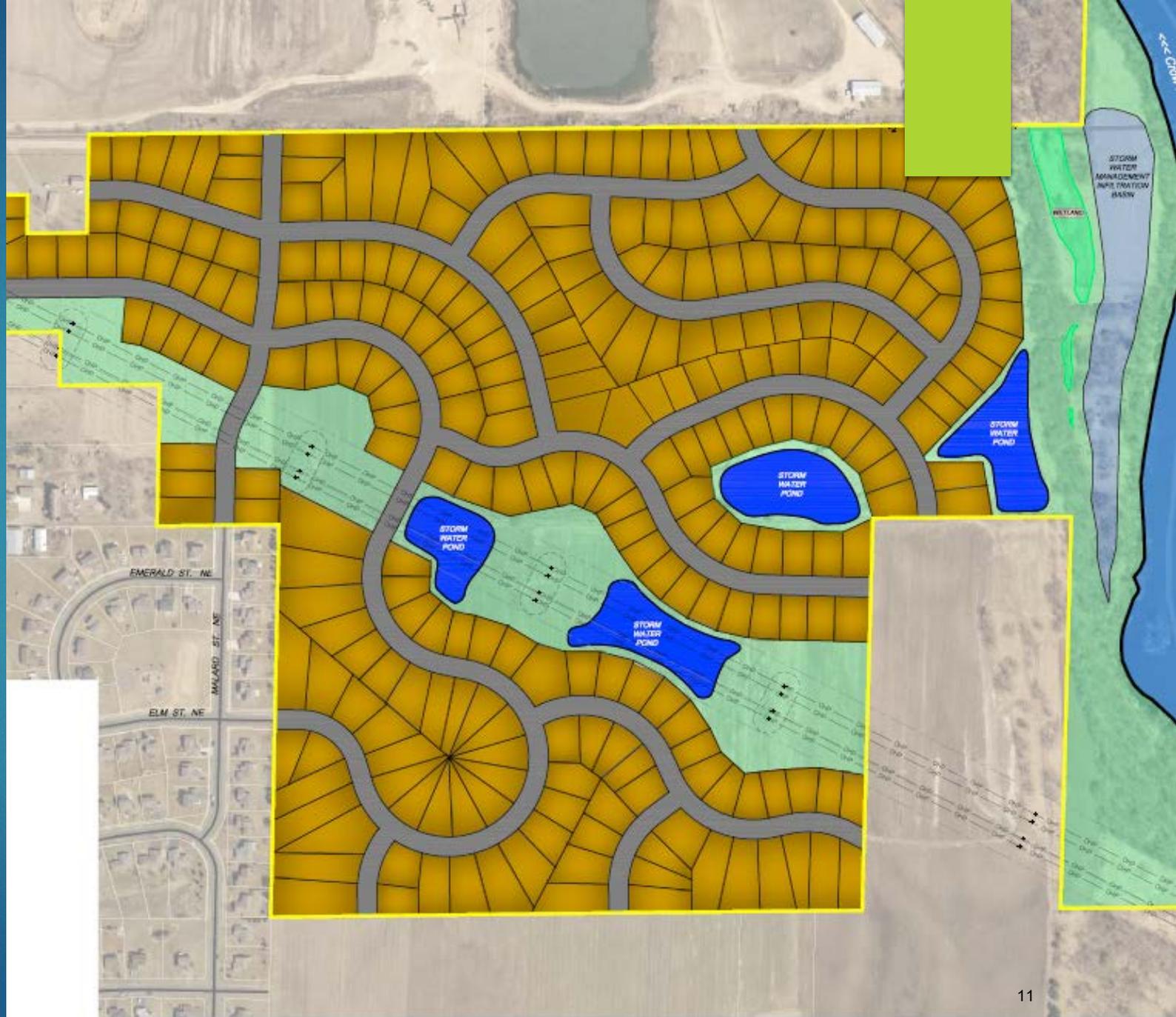
Mining Operations: 200 feet to any residence, 100 feet to property line



Reclamation Plan



End Use Concept Plan



Collaborative Planning, LLC

MEMORANDUM

TO: Planning Commission

FROM: Cindy Nash, AICP, City Planner

DATE: January 23, 2020

SUBJECT: **River Town Villas of Hanover** for (1) Comprehensive Plan Amendment; (2) Rezoning; (3) Planned Unit Development; (4) Preliminary Plat; and (5) Final Plat

APPLICANT: Ben and Kristal Sneen

LOCATION: 1332 Jansen Ave SE

COMPREHENSIVE PLAN: Neighborhood Residential

Description of Request

Ben and Kristal Sneen have submitted applications for a comprehensive plan amendment, rezoning, planned unit development, preliminary plat and final plat. The property consists of approximately 16.3 adjacent to the Crow River. The property was annexed to the City of Hanover in 2019.

The Developer is proposing to develop the site into 5 single-family lots. The existing home would remain on Lot 2.

The following items are included in the packet for review:

1. City Engineer Comment letter
2. City Planner Comment letter
3. County Septic Letter
4. County Transportation Letter
5. Preliminary Plat and Plan Set

Item 1: Comprehensive Plan Amendment

Public Hearing: January 27, 2020 Planning Commission

Request

The Developer is requesting to reguide the property from Neighborhood Residential to Rural Residential. A comprehensive plan amendment of this type would change the Future Land Use Map to permit for a different type of development than currently possible under the guidance within the Comprehensive Plan.

Analysis

The City Council may amend the Comprehensive Plan as a means to reflect change in the goals and policies of the community related either to general goals overall of the specific future policy related to a certain property. The Comprehensive Plan was updated in the Fall of 2018, and that including reguiding property that is currently in Rockford Township but proposed for future annexation and development as being developed under Neighborhood Residential guidelines and served with municipal water and sewer.

Water and sanitary sewer services are not currently available to serve the Subject Property and it is unknown when they will be available. The property itself is located nearby an existing rural residential neighborhood. The development is being proposed in a manner that can accept future additional density when water and sanitary sewer are available by accommodating the following:

1. Providing a 25-foot wide easement along the property line adjacent to CR 20 for future installation of water and sanitary sewer.
2. Showing a ghost plat concept that would allow for the additional subdivision of lots where possible into additional lots (resulting in 2 potential additional units in the future).

Staff Recommendation

Staff recommends approving the Comprehensive Plan Amendment subject to the conditions below:

1. Approval and recording of a final plat for Riverside Estates that includes the provision of an easement for drainage and utility purposes adjacent to CR 20 in a format, location and width acceptable to the City Engineer and County Attorney.

Item 2: Rezoning

Public Hearing: January 27, 2020 Planning Commission

Request

The Developer is requesting to rezone the property from Agriculture to Rural Residential. A rezoning is an amendment to the zoning map, which changes the zoning district that a particular property is located within.

Analysis

The City Council may adopt an ordinance amending the Zoning Map (rezoning) as a means to reflect change in the goals and policies of the community as reflected in the Comprehensive Plan. The Comprehensive Plan was updated in the Fall of 2018, and that including regarding property that is currently in Rockford Township but proposed for future annexation and development as being developed under Neighborhood Residential guidelines and served with municipal water and sewer.

The property is currently zoned Agricultural as all property that is annexed into the City is zoned Agriculture until a rezoning ordinance is passed amending the Zoning Map for the property to a different zoning district. That zoning district should be one that is compatible with the Future Land Use guidance in the Comprehensive Plan.

Under the first application for a Comprehensive Plan Amendment made by the developer, they requested to have the land use guidance changed to Rural Residential for this property. If the Future Land Use guidance is recommended to be changed to Rural Residential, then the Rural Residential zoning district would be compatible for this property.

Staff Recommendation

Staff recommends approving the rezoning subject to the conditions below:

1. Adoption and publication of the ordinance as required by law.

Item 2: Planned Unit Development (PUD)

Public Hearing: January 27, 2020 Planning Commission

Request

The Developer is proposing to develop the site into a 5-lot subdivision on private easements for access rather than platting a new residential street that parallels and is adjacent to CR 20.

PUD Generally

A PUD is intended to allow for the development of residential areas under a flexible regulatory process that allows for a joint planning design effort by the developer and the City. This process should result in benefits that preserve natural resources and amenities, assure a higher quality living environment, and develop a variety of housing types and densities as a single planned entity. The City may authorize departures from the strict requirements of the underlying zoning district and subdivision regulations after finding that the proposal is consistent with the Comprehensive Plan, the general purposes of the Zoning Ordinance, and if the project complies with the requirements outlined below (discussion should occur on each of these items, along with feedback for redesign that would bring the plan into greater compliance with these standards).

The consistency of the proposed PUD with the comprehensive plan.

2. The extent to which the proposed PUD is designed to form a desirable and unified environment within its own boundaries in terms of relationship of structure and open space, circulation patterns, visual character and sufficiency of drainage and utilities.
3. The extent to which the proposed uses will be compatible with present and planned uses in the surrounding area.
4. That any exceptions to this article are justified by the design of the development.
5. The sufficiency of each planned unit development phase's size, composition, and arrangement in order that its construction, and operation is feasible without dependence upon subsequent phases.
6. The burden or impact created by the PUD on parks, schools, streets, and other public facilities and utilities.
7. The impact of the PUD on environmental quality and on the reasonable enjoyment of the surrounding properties.

Variations from Ordinance Requirements in Planned Unit Developments

The City may vary the regulations of the Zoning Ordinance in PUDs, and the development is requesting the following variations from the standard zoning requirements:

| Requirement | Standard Zoning | Variance Requested |
|--------------------|------------------------|---------------------------|
| Public Street | Public Street | Access Easement |

Although the lots will front on CR 20, Wright County will not permit more than a total of 2 accesses onto CR 20 in this location. During concept plan review of the proposed project in 2019, it was determined that private easements providing access is preferable to a new public street in this location that would add maintenance to the City and also additional impervious surface near the Crow River. Wright County is agreeable to the accesses in this location, subject to comments as included in their comment letter.

Staff Recommendation

If the Planning Commission determines the proposed PUD should be recommended for approval to the City Council, staff recommends including the conditions below:

1. A final plat is submitted and approved that is in substantial conformance with the Site Plans. If determined necessary by the City Attorney, a Developer’s Agreement acceptable to the City is entered into by and between the Developer and the City.
2. Adoption and publication of the ordinance as required by law.
3. All conditions of the City Engineer, City Attorney and City Planner are met.
4. The development must be constructed in substantial conformance with the Site Plans.
5. Single-family homes are the permitted use on Lots 1 – 5, Block 1.
6. The access easements shall be privately owned and maintained and reciprocal easement agreements shall be prepared for City Attorney review and approval for each of the easements.
7. Other than permitting the lots to be served via the access easements, no other variations from the City’s Zoning Ordinance requirements are approved.

Item 4 and 5: Recommendation on Preliminary Plat and Final Plat

Public Hearing: March 25, 2019 Planning Commission

Preliminary plats provide the layout for lots and blocks for future sale and ownership of specific parcels. The preliminary plat is “preliminary”, however approval of a preliminary plat gives the property rights by State law.

The Final Plat is the plat that is recorded at the Wright County Recorders office. A development agreement is typically also prepared at the time the final plat is approved, which specifies the terms under which the development of the property proceeds. As there is limited construction required which can be completed at the time the lots are constructed, it is recommended that no development agreement is necessary. It is common that there are various conditions to final plat approval, which are addressed either prior to recording the plat or prior to allowing construction to commence.

Land Use

The proposed land use is 5 single-family lots.

Access, Roads, Guest Parking Pedestrian Circulation

Two private driveways are proposed to be constructed. The Fire Department still must review and comment on the proposed driveways.

As these are shared driveways, reciprocal easements outlining obligations of each lot owner regarding initial construction, maintenance and reconstruction will be required to be prepared and recorded as a condition of plat approval.

Utilities

No utilities are proposed to be installed.

No stormwater ponding is required, however stormwater requirements must be addressed on the plans as per the City Engineer’s memo.

Park Dedication

Park dedication is required for this plat, and will be calculated at the time of release of the plat for recording. Estimated park dedication is 5 units at \$3,272 per unit for a total of \$16,360.

Engineering and Planning

The development should comply with the requirements of the City Engineer's and City Planner's memos.

Staff Recommendation

If the Planning Commission finds the preliminary and final plat meet ordinances as modified by any recommended PUD, staff recommends approving the Preliminary and Final Plat subject to the conditions below:

1. Single-family homes are the permitted use on Lots 1 – 5, Block 1.
2. All comments contained within the memo from WSB dated January 21, 2020 and the memo from Collaborative Planning dated January 23, 2020 are incorporated herein (collectively referred to as the "Staff Memos").
3. The Subject Property shall be constructed in substantial compliance with the Site Plans as revised to conform to the requirements of the Staff Memos.
4. No construction shall be permitted on the Subject Property until updated Site Plans addressing the comments of the Staff Memos and the conditions of this Resolution are provided for review and approval by the City Engineer and City Planner. Following approval by the City Engineer and City Planner, these plans shall collectively be known as the "Approved Construction Plans".
5. If the updated Site Plans addressing the comments of the resolutions, Staff Memos, or outside agencies necessitate revisions to any of the lot lines or easements on the Subject Property, then the Final Plat shall be revised by the Developer and submitted for amended approval by the City Council. If an off-site easement is required to address a comment, then a separate easement document shall be provided to the City for review and approval prior to release of the Final Plat for recording.
6. To the extent that there are differences or conflicts between the Approved Construction Plans and this resolution, the terms of this resolution shall be controlling.
7. The approval of the Final Plat shall terminate unless all conditions of this resolution are completed and the Final Plat is recorded no later than May 2, 2020.
8. A title commitment shall be provided for the review of the City Attorney before the plat is released for recording.

9. Financial security in a form approved by the City Attorney and in an amount approved by the City Engineer must be provided by the Developer prior to release of the final plat for recording. The Developer's Agreement shall specify the amount of the financial security.
10. The Developer must reimburse the City for all costs incurred by the City and its consultants in relation to review of the proposed development plans as well as the recording of the plat and reciprocal easement documents. The City may require an escrow to be provided
11. Any new utility lines installed to serve the Subject Property are required to be placed underground.
12. The Developer shall be responsible for obtaining and complying with all necessary permits from the Wright County Soil and Water Conservation District, Minnesota Department of Health, DNR, MPCA, and any other governmental agencies prior to commencement of development activities on the site.
13. The Developer shall incorporate the standards and procedures of the Best Management Practices Handbook for site restoration and erosion control measures during the construction process.
14. The Developer shall submit foundation and final grading as-builts for each lot at the time required by city staff.
15. Reciprocal easement documents shall be provided for the review and approval of the City Attorney and City Planner before the final plat is released for recording which shall address construction, maintenance, and reconstruction of the shared driveways.
16. Park dedication and storm warning siren fees shall be paid prior to release of the final plat for recording as per the City fee schedule in effect at that time.
17. Additional conditions as determined necessary by the City Planner, City Engineer, and City Attorney as review of the project progresses and is completed.

Memorandum

To: *Cindy Nash – Hanover City Planner*

From: *Justin Messner, PE – Hanover City Engineer*

Cc: *Brian Hagen – Hanover City Administrator*

Date: *January 21, 2020*

Re: *Riverside Estates Preliminary Plat Review
WSB Project No. 015462-000*

As requested, we have reviewed the Riverside Estates Preliminary Plat documents as prepared by Otto Associates, received January 21, 2020 and we offer the following comments:

1. The location of the alternate septic area on Lot 3 does not meet the minimum setback distance from the property line. See Hanover Code of Ordinances Chapter 9 Section 9.10.K. for the required setback distances.
2. Grey out the watermain and sanitary sewer lines and add the label “Potential location of future watermain and sanitary sewer”
3. The Hanover Code of Ordinances Chapter 9 Section 9.31.A.2.a.2 states this project qualifies as a Large Site Project because it is a new single-family subdivision greater than 3 lots. However, due to the constraints of the site, it is not feasible to collect and treat drainage from all of the lots in one common location. To satisfy City requirements, the applicant must verify that the increased impervious surface won't negatively impact the Crow River or cause erosion along the bluff.
4. Show the following information on the preliminary plat and grading plan:
 - a. Crow River flood fringe, floodplain, and shoreland boundary
 - b. Bluff boundary
5. Place a note on the preliminary plat and grading plan stating: “Twenty-five percent maximum impervious coverage in shoreland area”
6. The turn from the southerly shared driveway to the driveway for Lot 1 is too tight for a fire truck to navigate. Revise the driveway connection to provide emergency vehicle access.
7. The fire chief will need to review the 90-degree turn from the northerly shared driveway to determine if emergency vehicles can navigate that turn.

Collaborative Planning, LLC

MEMORANDUM

To: Brian Hagen, City Administrator

From: Cindy Nash, City Planner

Date: January 23, 2020

Subj: Planning Review Comments – Riverside estates
Preliminary and Final Plat and Plans last revised January 21, 2020

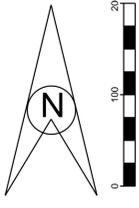
I have reviewed the preliminary and final plat and plans last revised January 21, 2020 and have the following comments:

1. Engineering comments will be included within a separate memo. In addition, comments from Wright County related to the driveway easements and septic easements are provided in a separate memo. The Developer should address comments in all of these memos.
2. Addressing the comments contained in the City Planner and City Engineer staff memos may result in changes to or the removal of lots, outlots or easements.
3. Both the primary and alternate septic sites shall be shown outside of any drainage and utility easements.
4. Show the ordinary high-water level, and verify that setbacks of 75 feet (for structures) and 50 feet (for sewage treatment systems) can be met.
5. Identify the highest known water level, and verify that the lowest floor is at least 3 feet above the highest known flood elevation. Show elevation data for the proposed home on Lot 3.
6. A foundation and final grading as-built for each home will be required as a condition of approval of the plat.
7. Reciprocal easement agreements related to the driveway easements shall be submitted for review and approval of the City Planner and City Attorney. These

agreements should address construction, maintenance, and reconstruction of the driveways. The agreements shall be recorded at the same time as the plat.

8. If the grading and shared driveways will be constructed at the time of home construction, a development agreement may not be needed. However, the park dedication and other city fees will be required to be paid to the City prior to the release of the plat for recording.

cc: Justin Messner, WSB
Nick Preisler, WSB



TOTAL AREA = 16.3± TO EDGE OF RIVER
PID: 215000102302

EXISTING ZONING AG: ROCKFORD TOWNSHIP

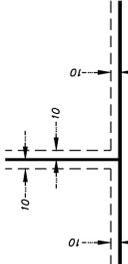
PROPOSED ZONING: RR - RURAL RESIDENTIAL CITY OF HANOVER

MINIMUM LOT SIZE = 2.5 ACRES

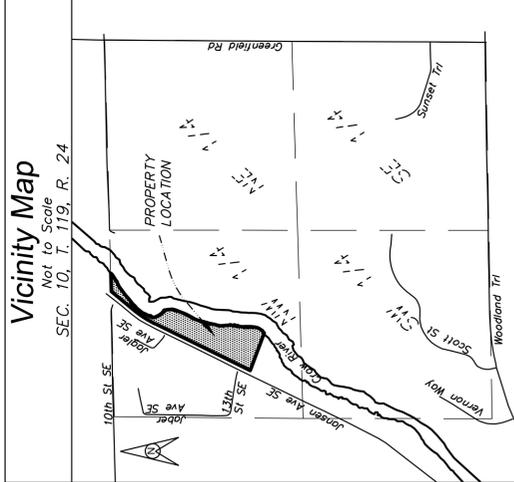
- LEGEND**
- W — denotes Future Watermain
 - SS — denotes Future Sanitary Line
 - 9888 — denotes Possible Well Location
 - 9888.00 X — denotes Existing Contour
 - denotes Existing Spot Elevation
 - denotes Telephone Pedestal
 - denotes Soil Boring
 - denotes Guy Wire
 - denotes Power Pole
 - denotes Overhead Electric Line
 - denotes Existing Culvert
 - denotes Building Setback Line
- Front = 100'
Side = 25'
River = 75'
Bluff = 30'

- P denotes Possible Primary Septic Area
- A denotes Possible Alternate Septic Area
- H denotes Possible 80' x 60' House Pad Location

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

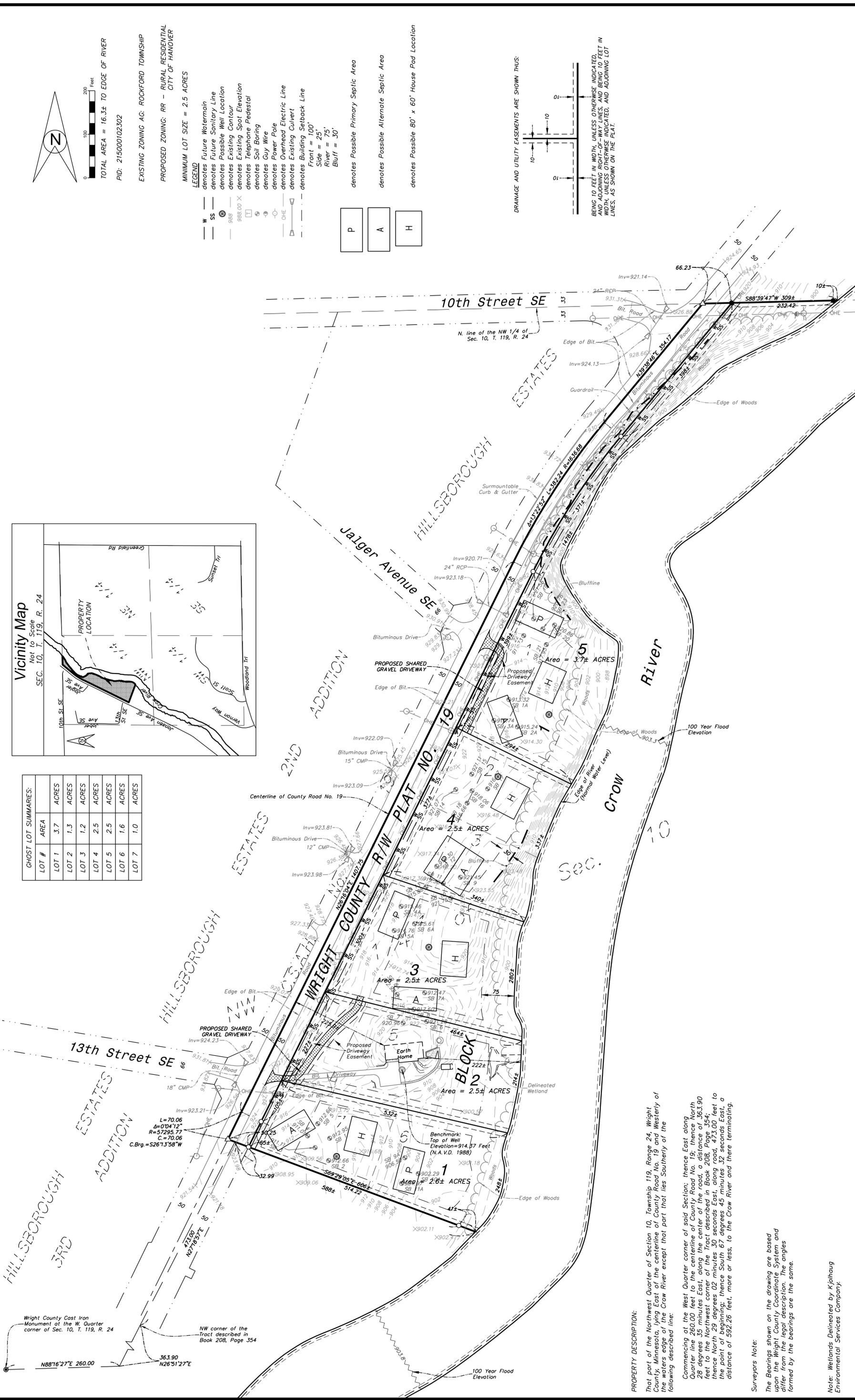


BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AS SHOWN ON THE PLAT.



GHOST LOT SUMMARIES:

| LOT # | AREA |
|-------|-----------|
| LOT 1 | 3.7 ACRES |
| LOT 2 | 1.3 ACRES |
| LOT 3 | 1.2 ACRES |
| LOT 4 | 2.5 ACRES |
| LOT 5 | 2.5 ACRES |
| LOT 6 | 1.6 ACRES |
| LOT 7 | 1.0 ACRES |



PROPERTY DESCRIPTION:
That part of the Northwest Quarter of Section 10, Township 119, Range 24, Wright County, Minnesota, lying East of the centerline of County Road No. 19 and West of the waters edge of the Crow River except that part that lies Southerly of the following described line:

Commencing at the West Quarter corner of said Section; thence East along Quarter line 260.00 feet to the centerline of County Road No. 19; thence North 28 degrees 35 minutes East, along the center of the road, a distance of 363.90 feet to the Northwest corner of the Tract described in Book 208, Page 354; thence North 29 degrees 02 minutes 30 seconds East, along road, 473.00 feet to the point of beginning; thence South 67 degrees 45 minutes 32 seconds East, a distance of 592.26 feet, more or less, to the Crow River and there terminating.

Surveyors Note:

The Bearings shown on the drawing are based upon the Wright County Coordinate System and differ from the legal description. The angles formed by the bearings are the same.

Note: Wetlands Delineated by Kjelhaug Environmental Services Company.

PROJECT NO: 18-0540
PRELIMINARY PLAT
SHEET NO. 1 OF 2 SHEETS
DATE: 12-30-19

RIVERSIDE ESTATES
KRISTAL AND BEN SNEEN
HANOVER, MN

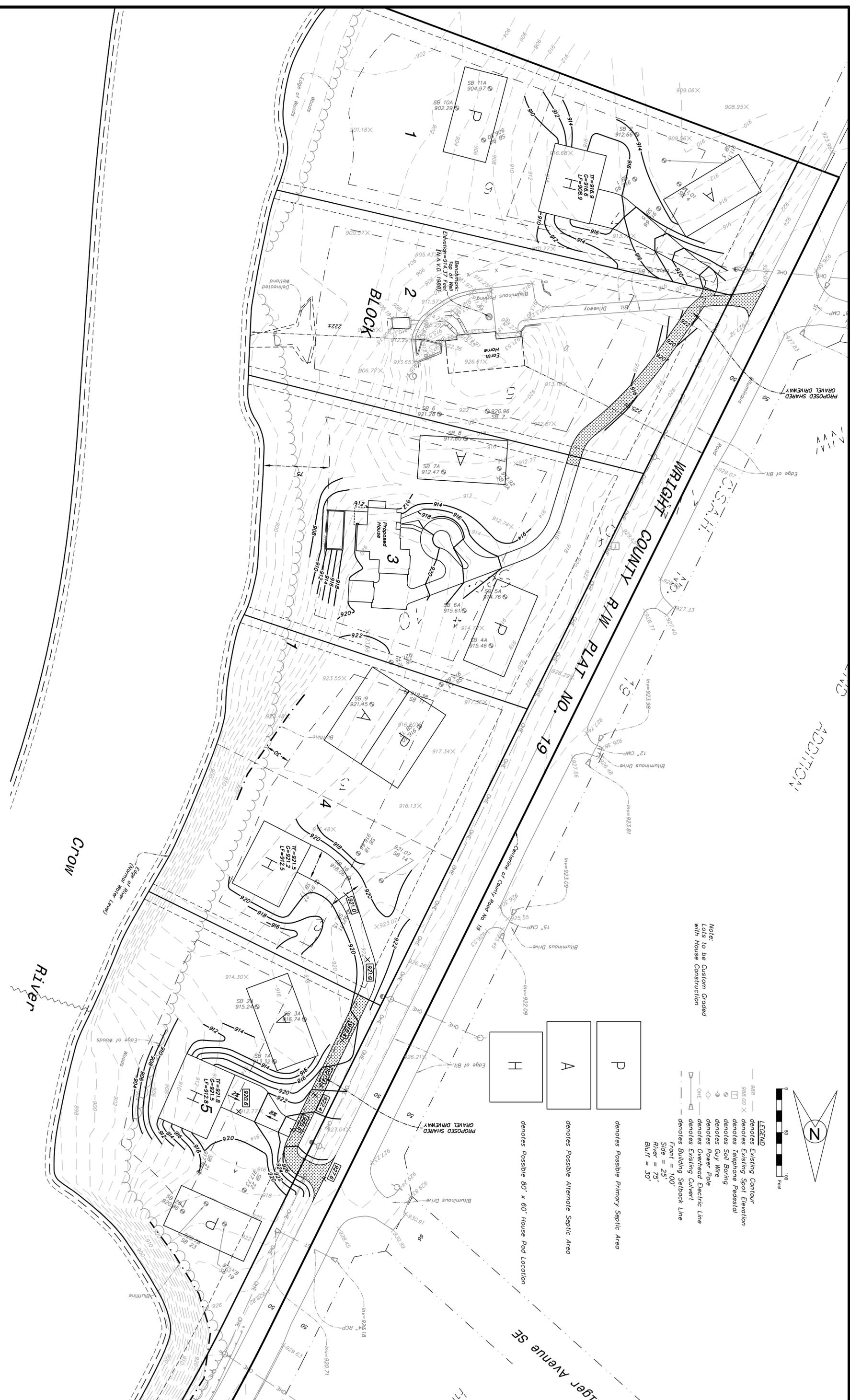
www.ottoassociates.com
9 West Division Street
Buffalo, MN 55313
(763) 682-4727
Fax: (763) 682-3522



HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
Paul E. Otto
1-21-20
LICENSE NO. 40062

DESIGNED DRAWN BY: P.E.O. S.O.S.
CHECKED BY: P.E.O.

| REV. NO. | DATE | BY | DESCRIPTION |
|----------|---------|--------|--|
| 1 | 1-21-20 | S.O.S. | D & U EASEMENT, POSSIBLE WELLS & FUTURE WATER AND SAN. LINES |



Note:
Lots to be Custom Graded
with House Construction

- LEGEND**
- 988 — denotes Existing Contour
 - 988.00 X denotes Existing Spot Elevation
 - denotes Telephone Pedestal
 - ⊕ denotes Soil Boring
 - ⊖ denotes Guy Wire
 - ⊙ denotes Power Pole
 - denotes Overhead Electric Line
 - denotes Existing Culvert
 - denotes Building Setback Line
 - Front = 100'
 - Side = 25'
 - River = 75'
 - Buff = 30'

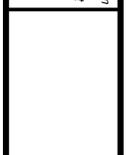
- P denotes Possible Primary Septic Area
- A denotes Possible Alternate Septic Area
- H denotes Possible 80' x 60' House Pod Location

| REV. NO. | DATE | BY | DESCRIPTION |
|----------|---------|--------|--------------------------------|
| 1 | 1-21-20 | S.O.S. | DRAINAGE AND UTILITY EASEMENTS |

DESIGNED BY: P.E.O. S.O.S.
 CHECKED BY: P.E.O.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Paul E. Otto
 1-21-20
 LICENSE NO. 40062



www.ottoassociates.com
 9 West Division Street
 Buffalo, MN 55313
 (763) 682-4727
 Fax: (763) 682-3822

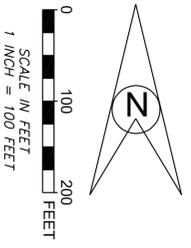
RIVERSIDE ESTATES
 KRISTAL AND BEN SNEEN
 HANOVER, MN

PRELIMINARY GRADING PLAN

SHEET NO. 2 OF 2 SHEETS

PROJECT NO.: 18-0540
 DATE: 12-30-19

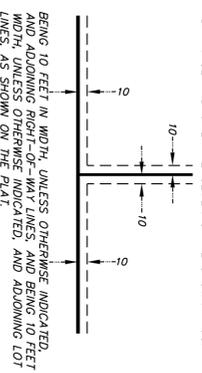
RIVERSIDE ESTATES



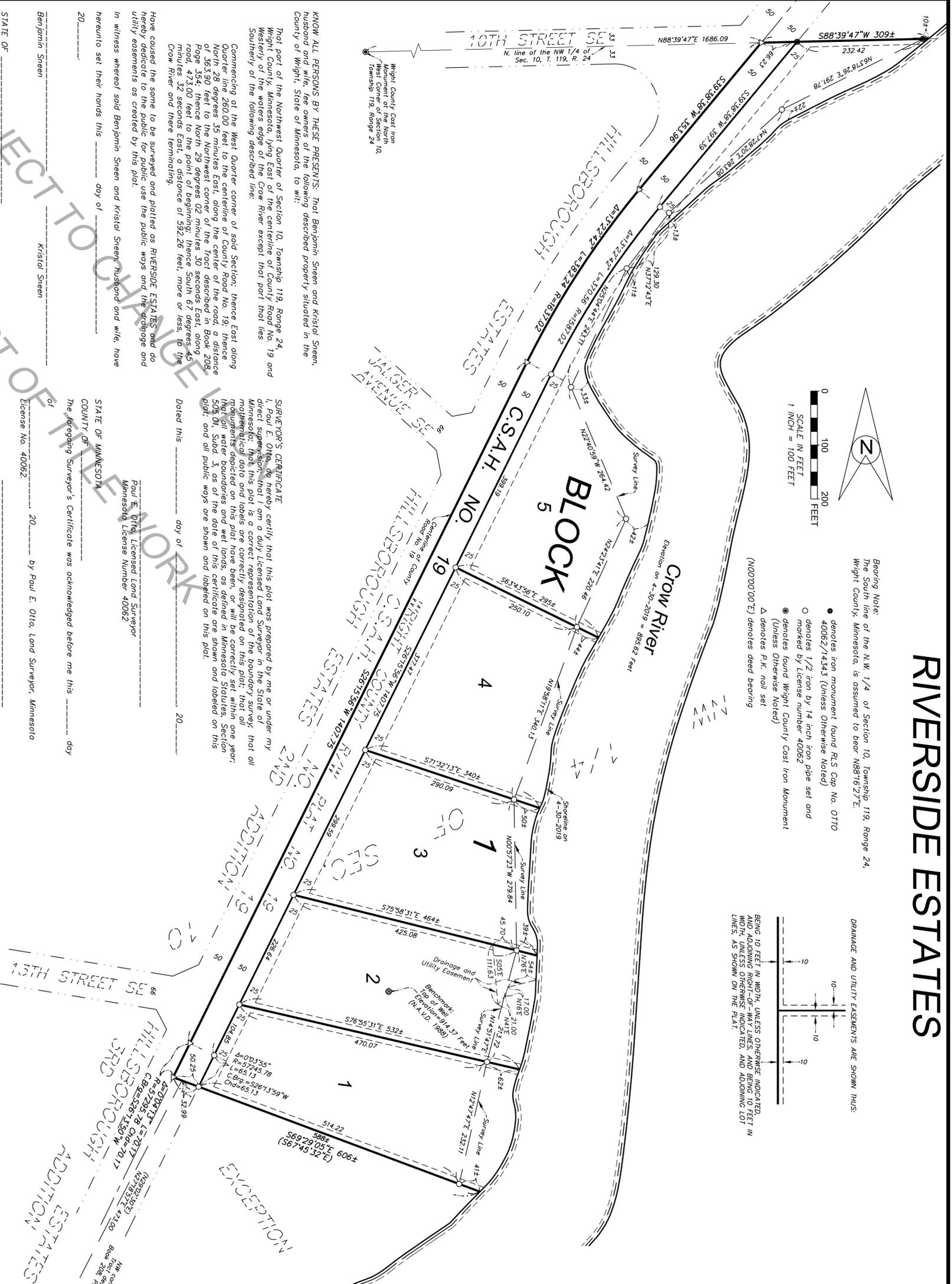
Bearing Note:
The South line of the N.W. 1/4 of Section 10, Township 119, Range 24, Wright County, Minnesota, is assumed to bear N88°16'27"E.

- denotes iron monument found RLS Cap No. OTTO 40062/14343 (Unless Otherwise Noted)
- denotes 1/2" iron by 1/4" iron pipe set and marked by License number 40062
- denotes found Wright County Cast Iron Monument (Unless Otherwise Noted)
- △ denotes P.K. nail set
- (N00°00'00"E) denotes dead bearing

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN. THUS:



BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING PROPERTY BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AS SHOWN ON THE PLAT.



KNOW ALL PERSONS BY THESE PRESENTS, That Benjamin Sreen and Kristal Sreen, husband and wife, the owners of the following described property situated in the County of Wright, State of Minnesota, to wit:

That part of the Northwest Quarter of Section 10, Township 119, Range 24, Wright County, Minnesota, lying East of the centerline of County Road No. 19 and West of the waters edge of the Crow River except that part that lies Southerly of the following described line:

Commencing at the West Quarter corner of said Section; thence East along Quarter line 260.00 feet to the centerline of County Road No. 19; thence North 28 degrees 35 minutes East, along the center of the road, a distance of 363.90 feet to the Northwest corner of the Tract described in Book 208, Page 354; thence North 29 degrees 02 minutes 30 seconds East, along road, 473.00 feet to the point of beginning; thence South 67 degrees 45 minutes 32 seconds East, a distance of 592.26 feet, more or less, to the Crow River and there terminating.

Have caused the same to be surveyed and platted as RIVERSIDE ESTATES and do hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said Benjamin Sreen and Kristal Sreen, husband and wife, have hereunto set their hands this _____ day of _____ 20____

Benjamin Sreen _____
Kristal Sreen _____

SURVEYOR'S CERTIFICATE

I, Paul E. Otta, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set, within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____ 20____

Paul E. Otta, Licensed Land Surveyor
Minnesota License Number 40062

STATE OF MINNESOTA
COUNTY OF _____
The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____ 20____ by Paul E. Otta, Land Surveyor, Minnesota License No. 40062.

(Signature) _____
(Printed Name) _____
Notary Public, _____ County, Minnesota
My commission expires _____

STATE OF _____
COUNTY OF _____
This instrument was acknowledged before me this _____ day of _____ 20____ by Benjamin Sreen and Kristal Sreen, husband and wife.

(Signature) _____
(Printed Name) _____
Notary Public, _____ County, _____
My commission expires _____

CITY COUNCIL, CITY OF HANOVER, MINNESOTA
This plat of RIVERSIDE ESTATES was approved and accepted by the City Council of the City of Hanover, Minnesota at a regular meeting thereof held this _____ day of _____ 20____ and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Hanover, Minnesota
Signed: _____ Mayor
Attest: _____ City Administrator

WRIGHT COUNTY SURVEYOR
I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____ 20____

Wright County Surveyor _____

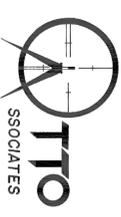
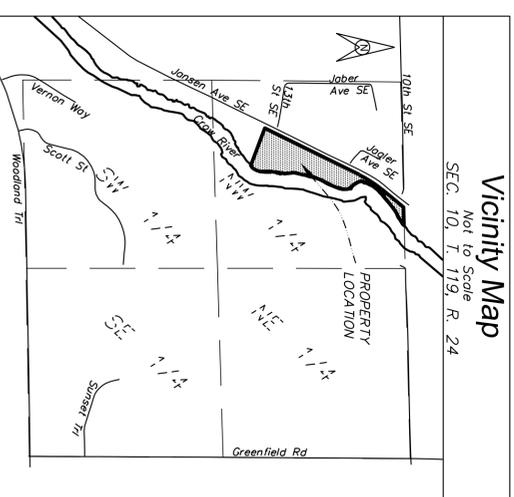
WRIGHT COUNTY AUDITOR/TREASURER
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable for the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____ 20____

Wright County Auditor/Treasurer _____

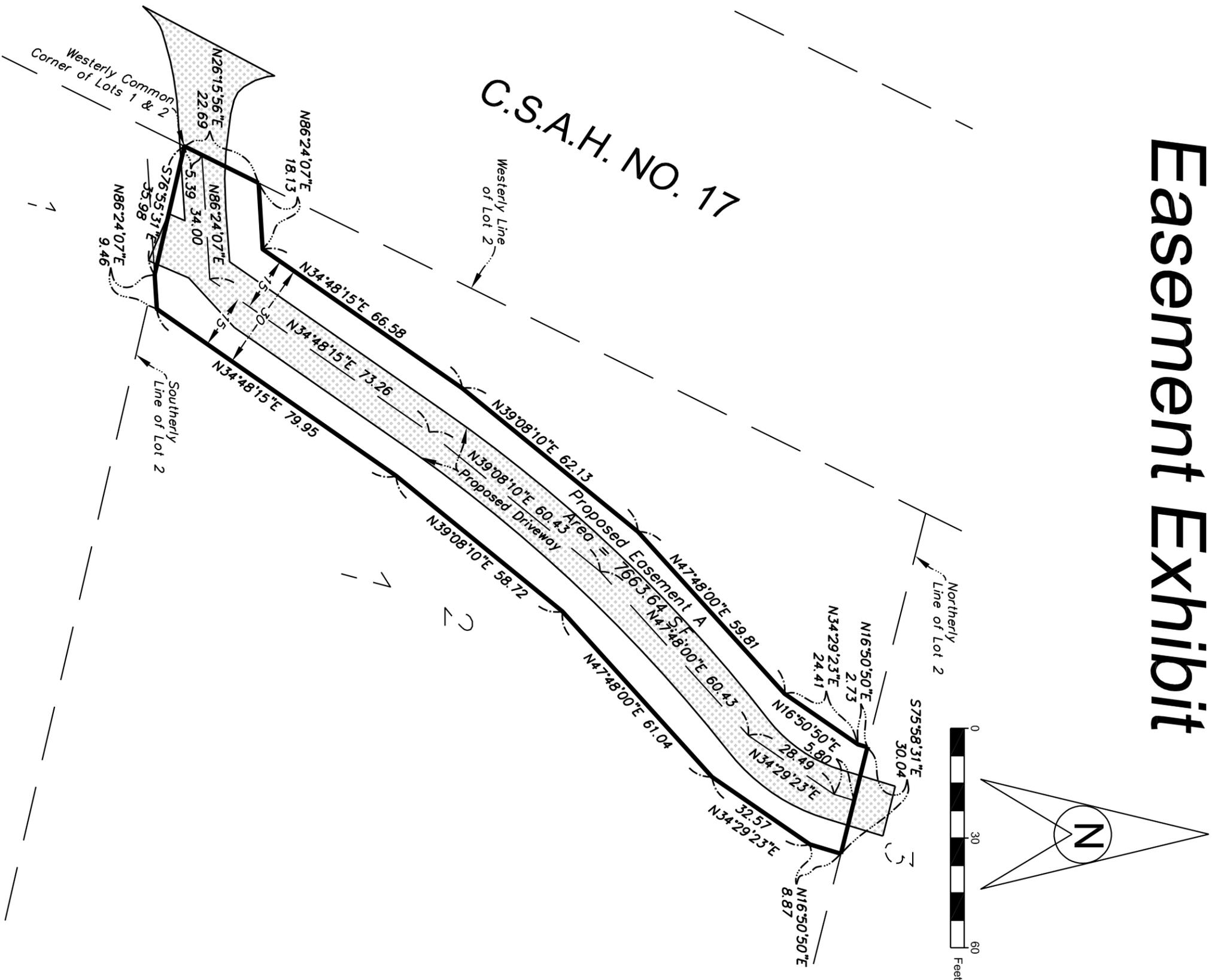
By: _____ Deputy

WRIGHT COUNTY RECORDER
I hereby certify that this instrument was filed in the office of the County Recorder for record on this _____ day of _____ 20____ at _____ o'clock _____ M. and was duly recorded in Cabinet No. _____ Sleeve _____ as Document No. _____

Wright County Recorder _____



Easement Exhibit



PROPOSED EASEMENT DESCRIPTION

Easement A:

A 30.00 foot perpetual easement for ingress and egress purposes over, under, and across that part of Lot 2, Block 1, RIVERSIDE ESTATES, Wright County, Minnesota, according to the recorded plat thereof. The centerline of said 30.00 foot ingress and egress easement is described as follows:

Commencing at the Westerly common corner of Lots 1 and 2, of said Block 1; thence on an assumed bearing of North 26 degrees 15 minutes 56 seconds East, along the Westerly line of said Lot 2, a distance of 5.39 feet to the point of beginning of said centerline; thence North 86 degrees 24 minutes 07 seconds East, a distance of 34.00 feet; thence North 34 degrees 48 minutes 08 minutes 15 seconds East, a distance of 73.26 feet; thence North 39 degrees 47 degrees 48 minutes 00 seconds East, a distance of 60.43 feet; thence North 47 degrees 48 minutes 29 minutes 23 seconds East, a distance of 28.49 feet; thence North 16 degrees 50 minutes 50 seconds East, a distance of 5.80 feet to the Northernly line of said Lot 2 and said centerline there terminating.

The sideline of said easement shall terminate at the Northernly, Westerly, and Southernly lines of said Lot 2.

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

Paul E. Otto

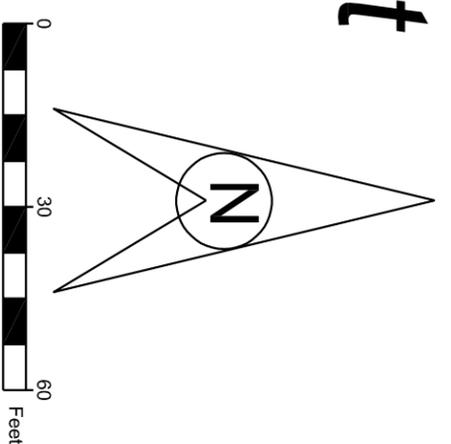
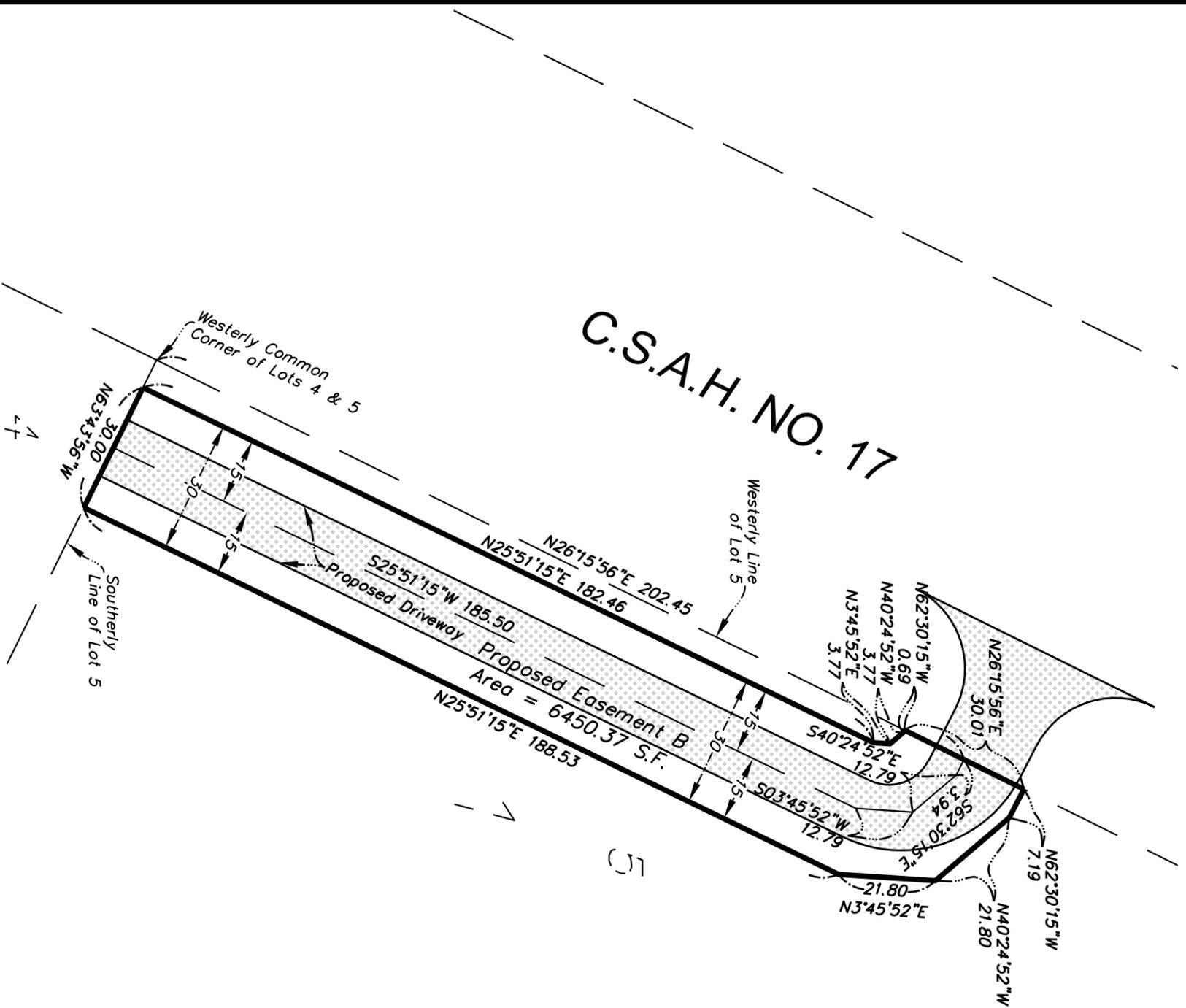
Paul E. Otto
License #40062 Date: 1-7-20

- denotes iron monument found
- denotes 1/2 inch by 14 inch iron pipe set and marked by License #40062

| | | | |
|--------------------------------|-----------|--------|-------------|
| Requested By: | | | |
| Kristal & Ben Sneen | | | |
| Date: | Drawn By: | Scale: | Checked By: |
| 12-31-19 | S.O.S. | 1"=30' | P.E.O. |

| | | |
|---|--|----------|
| <p>OTTO ENGINEERS & LAND SURVEYORS, INC.</p> | www.ottoassociates.com 9 West Division Street Buffalo, MN 55313 (763)682-4727 Fax: (763)682-3522 | Revised: |
| | Project No. | 18-0540 |

Easement Exhibit



PROPOSED EASEMENT DESCRIPTION

Easement B:

A 30.00 foot perpetual easement for ingress and egress purposes over, under, and across that part of Lot 5, Block 1, RIVERSIDE ESTATES, Wright County, Minnesota, according to the recorded plat thereof. The centerline of said 30.00 foot ingress and egress easement is described as follows:

Commencing at the Westerly common corner of Lots 4 and 5 of said Block 1; thence on an assumed bearing of North 26 degrees 15 minutes 56 seconds East, along the Westerly line of said Lot 5, a distance of 202.45 feet to the point of beginning of said centerline; thence South 62 degrees 30 minutes 15 seconds East, a distance of 3.94 feet; thence South 40 degrees 24 minutes 52 seconds East, a distance of 12.79 feet; thence South 03 degrees 45 minutes 52 seconds West, a distance of 12.79 feet; thence South 25 degrees 51 minutes 15 seconds West, a distance of 185.50 feet to the South line of said Lot 5 and said centerline there terminating.

The sideline of said easement shall terminate at the Westerly and Southerly lines of said Lot 5.

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

Paul E. Otto

Paul E. Otto
License #40062 Date: 1-7-20

- denotes iron monument found
- denotes 1/2 inch by 14 inch iron pipe set and marked by License #40062

| | | | |
|--------------------------------|-----------|--------|-------------|
| Requested By: | | | |
| Kristal & Ben Sneen | | | |
| Date: | Drawn By: | Scale: | Checked By: |
| 12-31-19 | S.O.S. | 1"=30' | P.E.O. |

| | | |
|-----------------------------------|--|----------|
| <p>OTTO ASSOCIATES</p> | www.ottoassociates.com 9 West Division Street Buffalo, MN 55313 (763)682-4727 Fax: (763)682-3522 | Revised: |
| | Project No. 18-0540 | |



January 21, 2020

Brian Hagen
Hanover City Administrator
11250 5th St. NE
Hanover, MN 55341

RE: Preliminary Plat Review – Riverside Estates
Plat No. 20.01

Dear Mr. Hagen,

Thank you for the opportunity to review the proposed Riverside Estates (County State Aid Highway 20) preliminary plat. Wright County may have additional comments prior to signing the plat and as the project progresses to the permitting and construction phase.

- 1) An Access Permit is required. Turn lanes will not be required.
- 2) The proposed 50 ft from CSAH 20 centerline of dedicated right of way is agreeable to County staff.
- 3) A Right of Way permit is required for any work within the CSAH 20 right of way.
- 4) The proposed development drainage must not exceed existing drainage rates (i.e. the rate at which storm water is discharged from the site must not increase) into the County highway system along CSAH 20. The City or project developer will need to verify that all existing drainage patterns and system affecting Wright County Highway right of way will be perpetuated.

Please contact us at 763-682-7383 if you have any questions or need further clarification.

Sincerely,

Sara C Buermann

Sara Buermann, PE
Traffic Engineer

Cc: Cindy Nash, Collaborative Planning, LLC
Virgil Hawkins, County Engineer
Chad Hausmann, Assistant County Engineer
Steve Jobe, County Surveyor
Eric Stennes, Senior Survey Technician



Planning & Zoning

Administrator
Sean Riley
www.co.wright.mn.us

**Planning/Zoning, Building
Inspection & Environmental
Health Divisions**

Government Center
10 2nd St NW, Rm 140
Buffalo, MN 55313-1185

Ph: (763) 682-7338
Fax: (763) 682-7872

Monday, January 13, 2020

Re: Septic sites for new plat

To whom it may concern:

According to the Wright County Ordinance, 155.090 Sewage and Wastewater Treatment and Disposal Standards:

All lots created after 1-23-1996 must have a minimum of two soil treatment and dispersal areas that can support trenches, seepage beds, mounds and at-grade systems as described in Minn. Rules parts 7080.2200 through 7080.2230 and 7080.2260 or site conditions described in Minn. Rules part 7081.0270, subparts 3 through 7. For the creation and division of new lots, verification by soil borings located on a plan must be submitted establishing that this requirement can be met.

After reviewing the preliminary plat and soil borings of Riverside Estates submitted by Otto and Associates, we submit the following comments:

1. The soil borings for lot 1 are technically not inside the "alternate" site as drawn. This is probably a technicality as evidence from those soil borings suggest that there is appropriate soils for the alternate site to be shifted slightly to the southeast. I would confirm with the septic professional that the alternate site can be adjusted to coincide with the borings, or another boring should be done within the boundaries of the alternate site.
2. The primary site for lot 5 appears very close to the Crow River. The setback from the septic system to the bank of the river is 75'. It's unclear if this meets the setback or not.
3. The primary and alternate sites **MUST BE** protected and left undisturbed throughout construction and even throughout the life of the lot.

Generally speaking, based on the information provided, it appears that there is appropriate soils and adequate room for a primary and alternate septic system on each lot. I would just want clarification on comment 1 and 2 above.

Feel free to contact out office with any questions.

Sincerely,

Scott Deckert
Environmental Health Officer
Scott.deckert@co.wright.mn.us

Collaborative Planning, LLC

Memorandum

Date: January 23, 2020
To: Planning Commission
From: Cindy Nash, City Planner
RE: Amendments to Mining Operations Hours

Fehn has made an application to request that the City amend its hours of operation for mining operations.

They have included a memo of their request, and Ms. Biren has researched the ordinance of other communities and has provided a spreadsheet for your consideration.

A public hearing is scheduled for this meeting to obtain public comment on the proposed changes.

Possible Recommendations

The Planning Commission can make the following recommendations to the City Council:

1. Recommend amending the ordinance to permit operating hours on Saturdays.

Hours of Operation. All mining operations shall be conducted between the hours of 7:00 a.m. and 7:00 p.m. on weekdays and Saturdays only.

2. Recommend amending the ordinance to permit operating hours on Saturdays if approved by the City Council and specifically included in the Interim Use Permit. Then operating hours and activities permitted would be approved under a case-by-case basis along with review of an IUP.

Hours of Operation. All mining operations shall be conducted between the hours of 7:00 a.m. and 7:00 p.m. on weekdays only. When issuing an Interim Use Permit, the City Council may permit specific Saturday hours within the Interim Use Permit and may place limits on the types of mining operation activities that may occur on Saturdays.

3. Recommend changes, but suggest other language than that included above.
4. Recommend that the City Council make no changes to the ordinance.

Once the Planning Commission has made a recommendation to the City Council, an ordinance will be prepared for the Council consistent with the Planning Commission recommendation if a proposed change is recommended.

01/21/2020

Fehn Companies
Gary Fehn
5050 Barthel Ind. Dr
PO Box 256
Albertville, MN 55301
763-497-2428

Narrative for Ordinance 2017-09 Amendment to modify Hours of Mining Operations

We are submitting this request for an amendment to Ordinance 2017-09 to allow limited operation activity on Saturdays with hours 7:00am-5:00pm, and allow approval of special hours to accommodate public improvement projects that require material during hours that the mine is not otherwise allowed to operate.

We have researched other local municipal (cities, counties, townships) mining ordinances and find that it is a common practice to allow operations on Saturday. Many municipalities set the hours of operation in the permit. Some include special allowances to accommodate material needs for night work construction projects. Attached is a summary of research findings for reference.

We would like to request Saturday operation hours 7:00am-5:00pm for the following reasons:

- Provide opportunity to provide construction materials needed on construction sites that are impacted by weather delays (common past couple years during weekdays)
- Aid in efforts to complete construction projects with tight completion dates.
- Provide opportunity for retail pickup by residents.
- Provide opportunity to compete with local pits that are open on Saturdays. Other pits that operate on Saturdays would have a large advantage when compared to us, buyers and contractors will go there instead of buying from us for all their material needs.
- To be able to sell more material to help pay for the upgrades to 15th Street, turn lane, and trail improvements required by city.
- Operating a mine is a business with employees, liabilities, operating expenses, and commitments that depend on successful operations and revenues to offset expenses.
- Saturdays are typically slower days of operation and may not see trucks at all especially in the winter.

We are requesting Saturday operations be limited with no mining excavation, crushing, screening, or washing. The 2006 IUP for the Mahler Pit provided hours Sat 8:00am-5:00pm retail hours for pickup by residents.

We would also like the ordinance amendment to include an approval process for special hours of operation to accommodate construction material needs on public improvement projects that are required to be completed at night or other non-typical schedules. Night work and non-

typical schedules are periodically utilized on public projects where it is deemed beneficial to the traveling public.

An example of special hours allowance within the ordinance is as follows:

Application for extended hours shall be made at least two (2) days prior to the day or days on which extended hours are requested. The applicant shall furnish such information or documentation as may reasonably be requested to support the application. If extended hours are permitted, operations shall be strictly limited to those hours for which permission is granted. Hours of operation may be extended with the consent of the Mayor or Acting Mayor, or in the absence of the Mayor or Acting Mayor, the City Administrator.

Please contact us with any questions. We appreciate your consideration.

Gary Fehn

| | Hours of Operation | | | Additional Information |
|----------------|---|---|------------------------|--|
| | Monday - Friday | Saturday | Sunday | |
| Annandale | Set by Permit | | | |
| Anoka | 7:00 a.m. - 7:00 p.m. | 7:00 a.m. - 7:00 p.m. | 7:00 a.m. - 7:00 p.m. | (h) Hours of operation: All operations shall be conducted only between the hours of 7:00 a.m. and 7:00 p.m., except in the case of public emergency such as floods or whenever any reasonable or necessary repairs to equipment are required to be made; |
| Apple Valley | Areas less than 3,600 feet from residential areas: 6:30 a.m. to 5:30 p.m. Areas more than 3,600 feet from residential areas: 6:00 a.m. - 6:00 p.m. | Areas more than 3,600 feet from residential areas: 6:00 a.m. - 6:00 p.m. | Only by Permit | (C) <u>Hours of operation</u> . Hours of operation for excavation, processing and truck hauling, which may be amended by the City Council in the conditions attached to the conditional use permit, shall be as follows: (1) Areas less than 3,600 feet to residential areas. The maximum hours of operations for excavation, processing, except concrete and asphalt processing, and truck hauling equipment in a sand and gravel district where these activities are located closer than 3,600 feet to the city's, or an adjacent city's, developed or zoned residential property which existed prior to the effective date of this chapter and zoning map amendment, shall be 6:30 a.m. to 5:30 p.m., Monday through Friday, unless otherwise stipulated in the approved conditional use permit based upon noise and air pollution control mitigation measures. (2) Areas more than 3,600 feet from residential areas. The maximum hours of operation for excavation, processing, except concrete and asphalt processing, and truck hauling equipment in a sand and gravel district where these activities are located farther than 3,600 feet to the city's, or an adjacent city's developed or zoned residential property which existed prior to the date of this chapter or map amendment, shall be 6:00 a.m. to 6:00 p.m., Monday through Saturday, unless otherwise stipulated in the approved conditional use permit based upon noise and air pollution control mitigation measures. (3) Processing and mixing extended hours. The maximum hours of operation for concrete and asphalt processing and associated truck hauling equipment, not excavation or crushing, in a sand and gravel district wherein the processing equipment is located in a centralized location and within an enclosed processing building shall be 5:00 a.m. to 10:00 p.m., Monday through Saturday, unless otherwise stipulated in the approved conditional use permit based upon noise and air pollution control mitigation measures. |
| Bayport | Set by Permit | | | |
| Becker | Set by Permit | | | |
| Blaine | Set by Permit | | | |
| Brooklyn Park | 7:00 a.m. - 7:00 p.m. | 8:00 a.m. to 5:00 p.m. | 8:00 a.m. to 5:00 p.m. | "We have a permit and the hours of operation by a contractor is 7am-7pm on weekdays and 8am-5pm on weekends." Jesse Struve, PE Operations and Maintenance - City Engineer |
| Buffalo | 7:00 a.m. - 6:00 p.m. | Only by Permit | | B. Hours of Operation. Unless extended by conditional use permit, the hours of operation shall be limited to 7:00 A.M. to 6:00 P.M., Monday through Friday. |
| Burnsville | 7:00 a.m. - 7:00 p.m. | Only by Permit | | O) The hours of operation shall be limited from seven o'clock (7:00) A.M. to seven o'clock (7:00) P.M. daily, provided that no excavation, crushing, processing or trucking shall be conducted on Saturdays, Sundays or legal holidays with the exception of Columbus Day and Veterans Day except upon approval by the city council. Certain activities such as loading, maintenance and repair of equipment and hauling by barge may be allowed; provided that these activities do not cause undue noise or disturbances to adjoining property or facilities and that these activities are specified in the operations plans and approved by the municipality at the time of issuance of the permit. |
| Chaska | 7:00 a.m. - 9:00 p.m. | 7:00 a.m. - 9:00 p.m. | 8:00 a.m. to 9:00 p.m. | CHAPTER 15 – Code of Ordinances <u>Section 52. Outdoor Power Implement/Construction Activities</u> (a) Except as hereinafter provided, no person shall engage in, permit, or allow construction activities involving the use of power equipment and certain hand tools, including but not limited to any kind of electric, diesel, gas-powered machines or hammers, any time other than between the hours of 7:00 a.m. and 9:00 p.m. on weekdays and Saturdays and between the hours of 8:00 am and 9:00 pm on Sundays and legal holidays. (b) Construction activity on public improvement projects under the operation and control of the State of Minnesota, or an agency thereof, County of Carver or the City of Chaska, on public improvements generally for the benefit of the public may, upon application to the City, and for good cause shown, upon approval of the City Council, commence prior to 7:00 a.m. but no earlier than 6:00 a.m. where it is determined by the City Council that to do so would be in the best interest of the public. Said application shall include, together with such other information as reasonably requested by City, a work plan outline, detailing that the need for an earlier start time is not merely a convenience but needed to adhere to an accelerated or established project schedule. Further, the application shall include the types of activities that will occur before 7:00 a.m. <u>Section 53. Construction activities.</u> Chapter 15 Page 10 Offenses and Miscellaneous Provisions No person shall engage in, permit, or allow construction activities involving the use of power equipment and certain hand tools, including but not limited to any kind of electric, diesel, gas-powered machines, or |
| Chisago County | 6:00 a.m. to 8:00 p.m. | 6:00 a.m. to 8:00 p.m. | Only by Permit | 2. Hours of Operation. Mineral extraction facilities shall operate only between the hours of 6:00 a.m. and 8:00 p.m., Monday through Saturday. a. Operators are allowed a maximum of five (5) one-day extensions to the hours of operation for evening work in a calendar year. Operators must notify the County in advance of the proposed extension. b. Other exceptions to the hours of operation must be approved by the County. Approval may only be granted in conjunction with the furnishing of material for a public improvement project that is underway during hours that the mineral extraction facility is not otherwise allowed to operate. Approval will be limited to those functions that cannot occur during normal hours of operation. c. <u>Other exceptions approved by the County Board.</u> C. The hours and days of operation (7:00 a.m. – 7:00 p.m. Monday through Saturday), the temporary and finished grade plan, the temporary and finished drainage plan, and the operation of the Excavation, Grading, or Filling generally, will not be injurious to the health, safety, welfare, comfort or convenience of the public. |
| Columbus | 7:00 a.m. - 7:00 p.m. | 7:00 a.m. - 7:00 p.m. | NA | |
| Corcoran | Set by Permit | | | |
| Corrina Twsp | 7:00 a.m. - 7:00 p.m. | 7:00 a.m. - 7:00 p.m. | 7:00 a.m. - 7:00 p.m. | I. Hours of operation, no earlier than 7:00 AM and no later than 7:00 PM. |
| Cottage Grove | Excavation and processing: 6:00 a.m. - 10:00 p.m. Hauling operations: 7:00 a.m. to 6:00 p.m. | Only by Permit | | H. Hours Of Operation: Hours of operation shall be as follows: 1. Excavation and processing may be conducted only between the hours of six o'clock (6:00) A.M. and ten o'clock (10:00) P.M. in areas zoned I-4 commercial excavation district or as otherwise allowed by the city council of a license, application or permit approval. In all other districts, hours of operation shall be limited to the hours in section 4-9-8 of this code. 2. Loading of barges, maintenance and repair of plants and equipment may be conducted twenty four (24) hours a day in areas zoned I-4 commercial excavation district. In all other districts, such activities shall be limited to the hours in section 4-9-8 of this code. 3. Operation of trucks may be conducted only between the hours of seven o'clock (7:00) A.M. and six o'clock (6:00) P.M. weekdays. No truck loading is permitted on Saturdays, Sundays and legal holidays unless otherwise allowed by the city council of a license, application or permit approval. 4. Hauling by truck of excavation materials from mines located in the city may be conducted only between the hours of seven o'clock (7:00) A.M. and six o'clock (6:00) P.M. weekdays. No truck hauling on public roads within the city is permitted on Saturdays, Sundays or legal holidays unless otherwise allowed by the city council of a license, application or permit approval. 5. The foregoing hours and days of operation may be modified by the city administrator in case of public emergency upon request of the permit operator or as allowed by city council of a license, application or permit approval. (Ord. 923, 12-18-2013) |
| East Bethel | <u>Extraction operations</u> shall be performed only between the hours of 7:00 a.m. and 6:00 p.m. <u>Hauling operations</u> shall be performed only between the hours of 9:00 a.m. and 4:00 p.m. | Only by Permit | | (2)Hours of operation. Extraction operations shall be performed only between the hours of 7:00 a.m. and 6:00 p.m. Hauling operations shall be performed only between the hours of 9:00 a.m. and 4:00 p.m. No work shall be performed on Saturdays, Sundays or holidays. Written permission must be obtained from the city for a variance to these conditions. Permission is not required for minor work that may be required to ensure safety at the site. Not adhering to the prescribed hours of operation and hauling shall be grounds for suspension of the mining permit. Continued or repeated neglect of the prescribed hours of operation and hauling by the operator shall be cause for termination of the mining permit. |

| | Hours of Operation | | | Additional Information |
|----------------------------|--|------------------------|------------------------|---|
| | Monday - Friday | Saturday | Sunday | |
| Elk River | 7:00 a.m. - 7:00 p.m. | 7:00 a.m. - 7:00 p.m. | Only by Permit | All extraction operations shall be conducted between 7:00 a.m. and 7:00 p.m., Monday through Saturday only. The council may restrict extraction, processing or related operations on legal holidays if such activities cause noise or other disturbances offensive to adjacent property owners. |
| Empire | 6:00 a.m. - 6:00 p.m. | 6:00 a.m. - 6:00 p.m. | Only by Permit | <p><u>Hours of Operation</u> -</p> <p>1.) Mineral extraction processing shall occur only between the hours of 6:00 a.m. and 6:00 p.m., Monday through Saturday. A mineral extraction facility may be opened one-half hour before and one hour after hours of operation to allow for the staging and loading of vehicles hauling extracted materials. The Town Board, at its sole discretion, may allow longer hours subject to a review of the operator's mine plan, site logistics, and impact mitigation plans. Longer hours shall be subject to annual review and amendment by the Town Board based on the performance of the previous year. The operational hours may also be extended on a temporary basis for government work required by agency contracts, with the prior approval by the Town Board Chair or designee.</p> <p>2.) Trucking activities shall be conducted only Monday through Saturday during the same hours as the mineral extraction activities are permitted for, including any extended hours of operation provided the operator's mine plan, site logistics, and impact mitigation plans are appropriate for extended hours of operation. Consideration for extensions of hours of operation for trucking activities will also be based upon access to major State and County roadways and mitigation or improvements to local roads providing direct access to major roadways. Longer hours shall be subject to annual review and amendment by the Town Board based on the performance of the previous year. The trucking hours may also be extended on a temporary basis for government work required by agency contracts, with the prior approval by the Town Board Chair or designee.</p> <p>3.) Revocation of longer hours of operation and trucking shall be at the sole discretion of the Town Board, based upon findings that the mitigation measures approved for longer hours of operation and trucking are ineffective to protect the public health, safety, and welfare, and according to the following procedures:</p> <p>(a) Within forty-eight (48) hours of a nuisance complaint regarding longer hours of operation received by an operator, the operator shall notify the Township in writing of the complaint.</p> <p>(b) Within seven (7) business days of the complaint received by an operator from the Township or other complainant, the operator shall submit a written response to the nature and validity of the complaint to the Township and shall prepare a plan to remedy any problems identified or propose additional mitigation measures to prevent such problems from re-occurring.</p> <p>(c) The Town Board shall review the written response from the operator and make a determination to terminate longer hours of operation and trucking, modify longer hours of operation and trucking, or continue</p> |
| Farmington | Set by Permit | | | |
| Greenfield | 6:00 a.m. - 7:00 p.m. | 6:00 a.m. - 7:00 p.m. | NA | (I) Hours. No operations shall be conducted prior to 6:00 a.m. nor after 7:00 p.m., Monday through Saturday, nor any time on Sundays or legal holidays. (Prior Code, § 500.05) Penalty, see § 113.99 |
| Ham Lake | 7:00 a.m. - 7:00 p.m. | Only by Permit | NA | xviii) Hours - The City shall regulate time of operation, including different phases of operation, but shall not permit any construction activity (except pumping) or hauling outside of the hours of 7 am to 7 pm on Monday through Friday (excluding holidays that fall on those days). The City may, by development agreement, allow construction activity and hauling between the hours of 8am and 5pm on Saturdays, subject to the right of the City to alter or eliminate Saturday work in its sole discretion. The foregoing prohibition on hauling times includes the practice of trucks queuing and/or waiting either at or near the entrance gate or on the grounds of the project prior to the start time each morning, or running vehicle engines in any form on or near the grounds after the finishing time each evening. |
| Inver Grove Heights | 7:00 a.m. - 7:00 p.m. | 7:00 a.m. - 7:00 p.m. | Only by Permit | 5. Hours of Operation. The maximum hours of operation in the Sand and Gravel District shall be 7:00 a.m. to 7:00 p.m. Monday through Saturday unless other permission is specifically granted by the Council. In no instance, however, shall said maximum hours be more restrictive than that imposed by the City upon industrial or commercial used with similar noise characteristics for the permanent Zoning District in which said |
| Jordan | Set by Permit | | | |
| Lakeville | 7:00 a.m. - 7:00 p.m. | Only by Permit | | B. Extraction and hauling operations and related incidental activities shall be performed during only those times between seven o'clock (7:00) A.M. and seven o'clock (7:00) P.M. Monday through Friday, unless otherwise limited or extended by the city council as part of this permit. (Ord. 936, 3-16-2015) |
| Maple Grove | 6:00 a.m. - 9:00 p.m. | 6:00 a.m. - 9:00 p.m. | Only by Permit | Hours. All mining operations shall be conducted between 6:00 a.m. and 9:00 p.m., Monday through Saturday, except with approval from the city's director of public works. |
| Monticello (Wright County) | 7:00 a.m. - 7:00 p.m. | 7:00 a.m. - 7:00 p.m. | NA | "The Barton/Tiller pit was approved in 2005. Their application states that hours of operation would be 7am-7pm M-Saturday. The motion to approve did not specify different hours, so that's what was approved." Scott D @ Wright County |
| Montrose | 7:00 a.m. - 7:00 p.m. | 7:00 a.m. - 7:00 p.m. | Only by Permit | B. Hours of Operation. Unless expressly extended by permit, the hours of operation shall be limited to 7:00 AM to 7:00 PM, Monday through Saturday. |
| Nowthen | Set by Permit | | | 2. Extraction and hauling operations shall be performed during only those time established by the City Council as part of this permit. |
| Oak Grove | Set by Permit | | | |
| Otsego | 7:00 a.m. - 6:00 p.m. | Only by Permit | | B. Hours Of Operation: Extraction and hauling operations shall be performed only between the hours of seven o'clock (7:00) A.M. and six o'clock (6:00) P.M. No work shall be performed on Saturdays, Sundays or holidays. Written permission must be obtained from the City for a variance to these conditions. Permission is not required for minor work which may be required to ensure safety at the site. |
| Ramsey | 7:00 a.m. - 8:00 p.m. | By City Staff Approval | | (6)Hours. All mining operations shall be conducted between 7:00 a.m. and 8:00 p.m. on weekdays only unless otherwise specifically approved by the city engineer or their agent. |
| Rockford Township | 7:00 a.m. - 7:00 p.m. | 7:00 a.m. - 12:00 p.m. | Only by Board Approval | (h) Hours of Operation - All Mining operations shall be conducted between the hours of 7:00 a.m. and 7:00 p.m. on Mondays through Fridays and between the hours of 7:00 a.m. and 12:00 p.m. on Saturdays. Operations may be conducted on Sundays only with Town approval. No operations may be conducted on legal holidays. |
| Rockville | 7:00 a.m. - 9:00 p.m. | 7:00 a.m. - 9:00 p.m. | 7:00 a.m. - 9:00 p.m. | 7. Hours of Operation. All hours of operation shall be set in the Interim Use Permit as approved by the Planning Commission. Hours of operation (including without limitation excavation, crushing, washing and hauling) shall be presumptively limited to 7:00 a.m. to 9:00 p.m. The City Council after review and recommendation by the Planning Commission may further limit the hours of operation. |
| Rogers | 7:00 a.m. - 7:00 p.m. M-Th 7:00 a.m. - 4:30 p.m. F | 7:00 a.m. - 3:00 p.m. | By City Approval | (3)Hours of operations. Those portions of the mining operation consisting of excavating, stockpiling, processing, or hauling shall be conducted only between the hours of 7:00 a.m. and 7:00 p.m., Monday through Thursday, and 7:00 a.m. and 4:30 p.m. on Friday and between the hours of 7:00 a.m. and 3:00 p.m., Saturdays unless other hours or days of operation are specifically authorized by the city council or its designee. No such operations shall be allowed on holidays unless approved by the city council or its designee. |
| Rosemount | 7:00 a.m. - 7:00 p.m. | 7:00 a.m. - 7:00 p.m. | Only by Permit | c. Hours Of Operation: The hours of operation shall be limited to seven o'clock (7:00) P.M. Monday through Saturday unless special permission is granted by the city council within the interim use permit. The extra hours of operation may be conditioned on more restrictive performance standards to address the adverse impacts caused by the extra hours. |
| Scandia | 7:00 a.m. - 7:00 p.m. | By City Approval | | <p><u>Hours of Operation</u>. Those portions of the mining operation consisting of excavating, stockpiling, processing, or hauling shall be conducted only between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday, unless other hours or days of operation are specifically authorized by the City., Mining operations shall not take place on holidays. Blasting shall only take place between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. Blasting is only permitted with a Certificate of Compliance and with three days notice to the City.</p> <p>In cases of public emergencies, such as road washouts or blockages caused by flooding, adverse weather or other conditions, hours of operation may be extended with the consent of the Mayor, Acting Mayor, or in their absence, the City Administrator.</p> <p>In cases of time constraints on completion of road construction before the end of the construction season caused by adverse weather conditions and in the cases of major road or highway construction projects which cause substantial inconvenience to the traveling public, hours of operation may be extended with the consent of the Mayor or Acting Mayor, or in the absence of the Mayor or Acting Mayor, the City Administrator. Application for extended hours shall be made at least two (2) days prior to the day or days on which extended hours are requested. The applicant shall furnish such information or documentation as may reasonably be requested to support the application. If extended hours are permitted, operations shall be strictly limited to those hours for which permission is granted.</p> |
| Shakopee | Set by Permit | | | |
| Sherburne County | Set by Permit | | | |
| Silver Creek Twsp | 7:00 a.m. - 7:00 p.m. | 7:00 a.m. - 7:00 p.m. | 7:00 a.m. - 7:00 p.m. | "All of our ordinances are through Wright County. We have one plant that has hours 7am to 5, but has just requested a change to 7 to 7. The others have the 7 to 7 hours." - Nancy Betzler, Silver Creek Township Clerk |
| St. Augusta | 7:00 a.m. - 7:00 p.m. | 7:00 a.m. - 7:00 p.m. | Only by Permit | 2. Unless expressly extended by permit, the hours of operation shall be limited to 7:00 a.m. to 7:00 p.m., Monday through Saturday. |
| St. Cloud | 6:00 a.m. to 9:00 p.m. | 6:00 a.m. to 9:00 p.m. | NA | "The City Code generally prohibits construction activities between the hours of 9pm and 6am on weekdays and all days Sunday. This standard has been used to set the hours in some excavation related TEP and CUP." |
| St. Joseph | Set by Permit | | | |
| St. Michael | 7:00 a.m. - 7:00 p.m. | By City Staff Approval | | (14) Hours. All mining operations shall be conducted between 7:00 a.m. and 7:00 p.m. on weekdays only, unless otherwise specifically approved by the City Engineer or his or her agent. |

| | Hours of Operation | | | Additional Information |
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| | Monday - Friday | Saturday | Sunday | |
| St. Paul | Set by Permit | | | |
| Stearns County | Set by Permit | | | |
| Stillwater Township | 7:00 a.m. - 7:00 p.m. | Only by Board Approval | | Operations shall be limited to 7:00 a.m. to 7 p.m., Monday through Friday. No operations shall be allowed on Saturday, Sunday or legal holidays, unless approved by the Township. Operation shall be defined to include mineral extraction, crushing, processing, driving trucks or equipment into or out of a gravel pit, loading, road work, or engine start-up of any kind, except as needed for equipment or vehicle repairs. The following exceptions may be permitted, with approval by the Township: |
| Waite Park | Set by Permit | | | |
| Woodbury | 7:00 a.m. - 7:00 p.m. | 7:00 a.m. - 7:00 p.m. | NA | (11) The hours of operation shall be limited to 7:00 a.m. to 7:00 p.m. daily; provided however, that no excavation or processing work shall be conducted on Sundays or legal holidays as set forth in the Minnesota Statutes. "Operation" includes the driving of all hauling trucks or equipment into or out of a gravel pit, loading, roadwork or engine start-up of any kind. No drainage pumps of whatsoever kind or other similar units shall be run at any time other than during those hours specified above. It is the specific intent of this section that no crushing, loading, hauling, or engine startup activity of any kind shall take place on or upon any |
| Wright County | 7:00 a.m. - 7:00 p.m. | 7:00 a.m. - 7:00 p.m. | 7:00 a.m. - 7:00 p.m. | (8) Hours of operation. All mining operations shall be conducted between the hours of 7:00 a.m. and 7:00 p.m. Any operations not conducted between the hours of 7:00 a.m. and 7:00 p.m. shall require a conditional use permit. Such permits shall be granted for public or private emergency or whenever any reasonable or necessary repairs to equipment are required to be made. |

| City | Location of Ordinance | Hours of Operation | Additional Information |
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| Annandale | Section 150.102 Subsection 5 | | Permitted use under provisions of §93.44 to 93.51. More related to taconite, nonferrous metallic minerals, scam, and peat. |
| Anoka | Chapter 74 Article IV Sections 74-136 through 74-141 | 7 am to 7 pm | Conditional Use permit that is renewed every January. A public emergency or equipment repairs would allow longer hours. |
| Apple Valley | Title XV: Land Usage Chapter 155 Sections 155.285 - 155.293 Sections 150.15 - 150.20 | Less 3600 ft to residences: 6:30am to 5:30 pm Monday-Friday More 3600 ft to residences: 6 am to 6 pm Monday-Saturday Max hours of operation for concrete and asphalt processing and associated truck hauling: 5 am to 10 pm Monday-Saturday. | Operated within a separate Sand and Gravel District. Conditional use permit |
| Bayport | Section 741 | No specific mining ordinance--mentions that it needs to follow standards and codes. | Conditional use in Industrial District Mining, quarrying, excavating, processing, stockpiling of rock, sand, gravel, aggregate or clay where established and provided for by law provided such operations do not affect the lateral support or increase the stresses in or pressure upon any adjacent or contiguous property. |
| Becker | Chapter 11, Section 11.14 Ordinance 93-8 | | Conditional use permit Permitted use under provisions of §93.44 to 93.51 More related to taconite, nonferrous metallic minerals, scam, and peat |
| Blaine | Sections 31.05 - 32.02 | | Conditional use permit in the Industrial district |
| Brooklyn Park | | | Conditional use in R-1 Urban Reserve District: district typically require significant amounts of open land areas such as athletic and cultural facilities, country clubs, government buildings, educational uses, and land reclamation; allows for short- term ag use and very low density residential use. |
| Buffalo | Section 11.25 | 7 am to 6 pm Monday - Friday Can be extended by a conditional use permit | Temporary Land Excavation Permit which expires in 90 days, can be extended |
| Burnsville | Title X: Chapter 9 Sections 1 - 3 | 7 am to 7 pm daily No excavation, crushing, processing or trucking on Saturdays, Sundays or legal holidays with the exception of Columbus Day and Veterans Day except upon approval by Council Loading, maintenance and equipment repair and hauling by barge may be allowed provided they do not cause undue noise or disturbances. | Interim Use Permit in R-1A One-Family Rural Residential District, R-1 Single Family Residential, B-1 Office Business, B-4 Highway Commercial, I-1 Industrial Park. |
| Carver County | Section 152.082 | Set by the permit. | Interim Use Permit in the AG Agricultural District Maximim area of mining limited to 35 acres. |
| Chaska | | | Does not have a mining ordinance |

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| Chisago County | Section 7.27 | 6 am to 8 pm Monday - Saturday Allowed a maximum of 5 one-day extensions to the hours for evening work in a calendar year. Advance notice required. Other exceptions to hours may be granted for a public improvement project Other exceptions approved by County Board. | Conditional use Mineral Extraction Permit in all zoning districts except the UR District Urban Residential. |
| Columbus | Chapter 7, Section 7A-822 | 8 am to 7 pm Monday - Friday excluding federal holidays | Interim Use Permit for 12 months including restoration with a possible 1 year extension. No additional IUP for same land for a minimum of 5 years. |
| Corcoran | Title X: Section 1030.060 | | Interim Use Permit in I-1 Light Industrial |
| Corrina Township | Section 7: 727 | 7 am to 7 pm | Interim Use Permit for 1 year but terminates on December 31st regardless of when issued. May apply for renewal within 90 days of expiration date. Minimum size of extractive use is 20 acres unless contiguous to an active site. |
| Cottage Grove | Chapter 10 Sections 3-10-1 through 3-10-10 | Excavation/Processing: 6 am to 10 pm in I-4 Commercial Excavation District or as allowed by Council. Operation of Trucks: 7 am to 6 pm weekdays. No truck loading permitted on Saturdays, Sundays or legal holidays unless allowed by Council. Hauling by truck of excavated materials: 7 am to 6 pm weekdays. No truck hauling on public roads within city is permitted on Saturdays, Sundays or legal holidays unless allowed by Council. | Annual mining permit which expires on February 1 of each year Permitted in I-4 Commercial Excavation District Other zoning districts would require a conditional use permit or an interim conditional use permit. |
| East Bethel | Chapter 26 Article V Sections 26-164 to 26-183 | Extraction Operations: 7 am to 6 pm Hauling Operations: 9 am to 4 pm No work performed on Saturdays, Sundays or holidays. Written permission must be obtained for a variance to hours. | Interim Use Permit in R-1 Single Family, R-2 Single-Family/Townhome Residential, B-1 Limited Business, B-2 Central Business, B-3 Highway Commercial,. Not adhering to prescribed hours of operation/hauling shall be grounds for suspension. Continued or repeated neglect of prescribed hours of operation/hauling shall be cause for termination of the mining permit. |
| Elk River | Chapter 42, Article II Sections 42-31 - 42-97 | Extraction Operations: 7 am to 7 pm Monday - Saturday Council may restrict extraction, processing or related operations on legal holidays. | Conditional Use Permit plus a zone change and extraction license (annual per-acre fee for areas to be actively excavated and a separate per-acre license fee for areas which will remain inactive). Extraction license runs January 1 through December 31 of the same year. |
| Empire Township | Ordinance 450 | Extraction processing: 6 am to 6 pm Monday - Saturday with facility open 1/2 hour before and 1 hour after hours of operation to allow for staging and loading vehicles. Town Board may allow longer hours. Government projects may allow for extended hours. Trucking: Monday - Saturday during the same hours as extraction. | Interim Use Permit only in the Mineral Extraction District to be renewed annually. Revocation of hours at discretion of Town Board. Seasonal extraction permits also available for smaller scale and shorter term projects. |
| Farmington | Chapter 22 Sections 3-22-1 to 3-22-16 | Extraction and hauling operations during only those times established by Council as part of the permit. | Conditional Use Permit |

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| Greenfield | Chapter 113 Sections 113.01-113.08 | 6 am to 7 pm Monday thru Saturday No Sundays or legal holidays | Conditional Use Permit plus annual license fee. |
| Ham Lake | Chapter 11-600 | 7 am to 7 pm Monday - Friday excluding holidays Trucks cannot queue up prior to start time or run vehicle engines of any form after finishing time each evening. Council may allow hauling 8 am to 5 pm on Saturdays. | Permit only within the Mineral District Overlay/Precincts If time period is greater than 1 year, annual renewal is needed. City may require installation of temporary signal lights during peak hours. Chapter also includes development construction. |
| Inver Grove Heights | Chapter 10, Article G | 7 am to 7 pm Monday - Saturday Council may grant other permission. Cannot be more restrictive than those imposed upon industrial or commercial uses. | Conditional Use Permit in the Sand and Gravel District |
| Jordan | | | Interim Use Permit in I-1 Light Industrial, I-2 General Industrial, |
| Lakeville | Chapter 4 Sections 7-4-1 to 7-4-16 | Extraction/Hauling and related incidental activities 7 am - 7 pm Monday - Friday. May be extended by Council as part of the permit. | Conditional Use Permit as a renewable annual permit |
| Maple Grove | Artivle V Sections 14-251 to 14-261 | 6 am to 9 pm Monday - Saturday Director of Public Works can approve other hours. | Conditional Use Permit and excavation (mining) permit required, along with annual fee |
| Monticello | | Does not have a specific ordinance. | Only mention of mining is in reference to a subdivision development agreement. |
| Montrose | Chapter 1027 | 7 am to 7 pm Monday - Saturday Can be extended with permit. | Landfill/Excavating/Grading is the title of the chapter |
| Nowthen | Chapter 6 Section 5 Section 11-4-10 | Extraction/hauling only during times established by Council as part of the permit. | Interim Use Permit annually |
| Oak Grove | Section 109-160 Article II, Section 8-27 to 8-31 | 7 am to 7 pm Monday - Friday only Council may restrict hours on legal holidays. | Interim Use Permit |
| Otsego | Chapter 9 | Extraction/hauling only between 7 am and 6 pm No work on Saturdays, Sundays or holidays. Written permission must be obtained from the City for variances. | Conditional Use Permit and a mining permit |
| Ramsey | Section 117-359 | Mining operations conducted between 7 am and 8 pm weekdays only unless approved. | Interim Use Permit for a maximum of 3 years with renewal possible. |
| Rockford Township | Ordinance 2019-9 | 7 am to 7 pm Mondays - Fridays 7 am to Noon on Saturdays Town approval needed for Sunday operations. No operations on legal holidays. | Interim Use Permit only in the Agricultural District and limited to 3 active/permited. Temporary Mining Permit also issued for one season projects such as a road project. Fines at \$500 per day after notice by email, letter, telephone or voice mail for noncompliance with stormwater permit, dust complaints, truck complaints (pulling out in front of traffic or engine braking), material left on public roadways, or failure to comply with IUP. |

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| Rockville | Section 9 Subdivision 20 | 7 am to 9 pm Including without limitation excavation, crushing, washing and hauling. Council may limit hours of operation. | Interim Use Permit in A-40 Agricultural District Unless specified, the term is for one year. |
| Rogers | Section 125-344 | 7 am to 7 pm Monday - Thursday 7 am to 4:30 pm Friday 7 am to 3 pm Saturdays | Interim Use Permit Hassan Sand & Gravel IUP approved December 2019: 10 year term, CR 144 improvements, same hours of operations as ordinance. |
| Rosemount | Section 11-10-4-1 | 7 am to 7 pm Monday - Saturday Special permission may be granted within IUP for other hours. | Interim Use Permit in the large scale mineral extraction overlay. |
| Savage | Chapter 152 Sections 152.560-152.575 | 7 am to 7 pm Monday - Friday 8 am to 6 pm Saturday Sunday operations are prohibited. Council may modify hours: Applicant must provide supporting documentation for the request and a public hearing held. | Major Excavation/Filling Permit from the City Engineer |
| Scandia | Ordinance 103 Chapter 4 | Excavating/Stockpiling/Processing/Hauling 7 am to 7 pm Monday through Friday. No operations on holidays. Blasting: 8 am to 5 pm Monday - Friday with certificate from city. | Conditional Use Permit and Annual Operators Permit required New mines: minimum 40 acres, consistent with Comp Plan, meets CUP standards + ordinance. Hours of operation may be extended during times of public emergencies or time constraints on completion of road construction before the end of the season. |
| Scott County | Ordinance 3 Chapter 10 | Hours determined by the permit. | Interim Use Permit |
| Shakopee | Section 151.049 Section 151.014 | 7 am to 7 pm Shorter hours may be established in CUP. | Conditional Use Permit within the Mining Overlay Zone (Heavy Industry I-2) |
| Sherburne County | Section 16.2 | | Interim Use Permit in Industrial District, Heavy Industrial, General Rural, Agricultural. |
| Silver Creek Township | | Follows Wright County Land Use. | |
| St. Augusta | Section 22 | 7 am to 7 pm Monday - Saturday Permit may extend hours. | Interim Use Permit |
| St. Cloud | | Does not have one. | |
| St. Joseph | Section 502.17 | Determined by the permit | Interim Use Permit |
| St. Michael | Section 155.087 | 7 am to 7 pm weekdays only Other hours approved by City Engineer. | Conditional Use Permit |
| St. Paul | Section 65.842 | | Conditional Use Permit in I-2 and I-3 |
| Stearns County | Section 7.17 | Hours set by the Board | Interim Use Permit |

| | | | |
|---------------------|--|---|--|
| Stillwater Township | Ordinance 156 | 7 am to 7 pm Monday - Friday No operations on Saturday, Sunday or legal holidays. Hours may be extended for public emergencies or time constraints due to the end of the construction season. | Interim Use Permit and Annual Operators Permit required. Operation defined as: extraction, crushing, processing, driving trucks or equipment in or out of pit, loading, road work or engine start-up of any kind. |
| Waite Park | Chapter V Section 52.45 | Hours approved by City within IUP. | Interim Use Permit |
| Woodbury | Article II Chapter 18 | 7 am to 7 pm daily No excavation or processing work on Sundays or legal holidays. | Special Use Permit renewable annually. |
| Wright County | Title XV Chapter 155 Section 155.100 | 7 am to 7 pm Operations outside those hours requires a CUP and only granted for public/private emergency or if repairs to equipment are needed. | Conditional Use Permit in the Agricultural District |

Collaborative Planning, LLC

MEMORANDUM

TO: Planning Commission

FROM: Cindy Nash, AICP, City Planner

DATE: January 23, 2020

SUBJECT: **Mercantile Pass** for Concept Plan

APPLICANT: Maverick Construction

LOCATION: Generally located on both sides of CR 19 in Hennepin County, east of CR 123

COMPREHENSIVE PLAN: Commercial, Downtown Commercial, Neighborhood Residential and Rural Residential

Requested Action:

The Planning Commission is asked to provide specific feedback to the developer on the concept plan. Possible motions are the following:

1. Recommend approval of the concept as shown in the plan and as per the design parameters assumed and subject to the comments by the City Planner and City Engineer.
2. Recommend denial of the concept plan, providing feedback for why the plan is not acceptable.
3. Recommend approval of the concept plan, but note items that the Planning Commission would like to see changed prior to a preliminary plat being submitted.

It is suggested to break the project up into pieces for discussion and to review the two commercial areas and apartment areas separately.

Description of Request

The applicant has submitted a concept plan to develop multiple properties into a mixed commercial and residential development on a site containing approximately 25.7 acres. An aerial photo of the proposed redevelopment property is to the right.

A concept plan is a courtesy review of a proposed project prior to engineering design being completed. Comments and approval by the City Council is non-binding and meant to be used as a guide when preparing a preliminary plat for a development. Full review of project plans occurs at the preliminary plat stage, and there are frequently additional changes made to the plans prior to preliminary plat submission.

However, the Developer is looking for specific enough feedback that they can feel comfortable preparing a preliminary plat based on the design parameters shown in the concept plan and outlined later in this memo.



Utilizing the density calculations, this development would have the following approximate density for the residential component:

Net Acreage 8.94 acres

Density = 176 units/8.94 acres = 19.68 units/acre

This density is not consistent with the Comprehensive Plan guidance of Multi-Family Residential which requires greater than 4 but less than 12 units per net acre. However, the density calculations made at this time are an estimate and would be recalculated with a preliminary plat application.

Memorandum

To: *Cindy Nash – Hanover City Planner*

From: *Justin Messner, PE – Hanover City Engineer*

Cc: *Brian Hagen – Hanover City Administrator*

Date: *January 23, 2020*

Re: *Mercantile Pass Concept Plan Review*

As requested, we have reviewed the Mercantile Pass concept drawings as prepared by Civil Engineering Site Design Inc., received on January 17, 2020. These preliminary comments are meant only to provide feedback for the design.

1. Include internal pedestrian facilities connecting the housing and commercial/retail portions of the development.
2. Show a pedestrian connection from the southern portion of the development to the regional trail.
3. The traffic study should evaluate multiple improvement scenarios (turn lanes, alternative access geometry, roundabouts, etc.) to streets adjacent to the site. The traffic study will also need to be reviewed by Hennepin and Wright County before completing the EAW in order to incorporate their comments in the preparation of the EAW.
4. Hydrant flow testing and pressure tests should be conducted to ensure the development (multi story) can be serve adequately. This work should be coordinated with Joint Powers.
5. A capacity analysis of the gravity sanitary sewer system and lift stations should be completed to verify capacity of the system and necessary improvements.
6. The property south of 107th Ave N is likely to be developed in the near future. A sanitary sewer easement should be included along the west side of building #6 to the right-of-way at 107th Ave to see if sewer access can be provided to this area.

Collaborative Planning, LLC

MEMORANDUM

To: Brian Hagen, City Administrator

From: Cindy Nash, City Planner

Date: January 23, 2020

Subj: Planning Review Comments – Mercantile Pass
Concept Plan received January 17, 2020

I have reviewed the concept plan last received January 17, 2020 and have the following preliminary comments:

1. Engineering comments will be included within a separate memo.
2. An EAW will be required for a development of the size proposed.
3. The portions of the property shown as apartments are guided Neighborhood Residential and Rural Residential in the Comprehensive Plan. In order to develop at greater densities, a Comprehensive Plan Amendment to change the Future Land Use Map to Multi-Family Residential would be required.
4. In Hanover's Comprehensive Plan, multi-family development can be permitted in areas guided Multi-Family at densities of between 4 and 12 units per net acre. The development as proposed contains density greater than permitted under the Comprehensive Plan (Building 6 at 19 units per acre and Building 7 at 20.6 units per acre). Either a text amendment to the Comprehensive Plan would be required to be approved, or a reduction in the number of units to meet a density not greater than 12 units per net acre would be needed in order to comply even if the Future Land Use Map amendment to the Comp Plan was approved.
5. No new parks are shown in the Comprehensive Plan on the subject site likely because of the lower density development in the current Future Land Use guidance, but this may need to be re-evaluated along with a review of a Comprehensive Plan Amendment. Future Park 7 on the Park and Trail Map could potentially be shifted to the north to provide more walkable access to this

property, and pedestrian trail connections should be planned to provide access toward a park in the general area of Future Park 7.

6. Rezoning of the property to different zoning districts would also be required for the apartment buildings.
7. A review against the zoning ordinance has not been completed. However, given the density proposed it is anticipated that there would be challenges in meeting zoning ordinance requirements for the apartment portion without reduction in the number of units. In addition, it is anticipated that the commercial areas would likely require a Planned Unit Development to address at a minimum road frontage and access considerations.
8. A Planned Unit Development would likely be needed for the entire project.
9. Three Rivers Park District would like to coordinate with the Developer to acquire an easement for the trail to the historic bridge.

cc: Justin Messner, WSB
Nick Preisler, WSB

Memorandum

To: *Cindy Nash – Hanover City Planner*

From: *Justin Messner, PE – Hanover City Engineer*

Cc: *Brian Hagen – Hanover City Administrator*

Date: *January 23, 2020*

Re: *Mercantile Pass Concept Plan Review*

As requested, we have reviewed the Mercantile Pass concept drawings as prepared by Civil Engineering Site Design Inc., received on January 17, 2020. These preliminary comments are meant only to provide feedback for the design.

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2. Show a pedestrian connection from the southern portion of the development to the regional trail.
3. The traffic study should evaluate multiple improvement scenarios (turn lanes, alternative access geometry, roundabouts, etc.) to streets adjacent to the site. The traffic study will also need to be reviewed by Hennepin and Wright County before completing the EAW in order to incorporate their comments in the preparation of the EAW.
4. Hydrant flow testing and pressure tests should be conducted to ensure the development (multi story) can be serve adequately. This work should be coordinated with Joint Powers.
5. A capacity analysis of the gravity sanitary sewer system and lift stations should be completed to verify capacity of the system and necessary improvements.
6. The property south of 107th Ave N is likely to be developed in the near future. A sanitary sewer easement should be included along the west side of building #6 to the right-of-way at 107th Ave to see if sewer access can be provided to this area.



Merchantile Pass

Merchantile Pass or more commonly referred to as Old Town is comprised of 6 properties that have been acquired and assembled over a 30 year period. These properties total approximately 26 acres.

Old Town development boasts more than 2200 lin ft of Co Rd 19 frontage and 360 lin ft of Co Rd 123 frontage. The site has high visibility which is essential for the success of the Old Town project, or any project of this kind.

Car counts recently reported by Wright County are 11,600 cars per day at a point south east of the bridge at Co Rd 123 and Co Rd 19 intersection. Co Rd 123 car counts are 1600 cars per day. Co Rd 19 car counts are 9900 per day. The last reported car counts I could find taken by Hennepin County date back to 2010 and report 8500 cars per day on Co Rd 19 and 1350 car per day on Co Rd 123 for a combined total of 9850 cars per day.

Wright County's estimate of 11,600 cars per day currently and are projected to reach 14,000 cars per day in the near future. I believe car counts are higher than what is currently reported and projected.

In 2007 we participated in a traffic study with Hennepin County. At that time our traffic engineer designed Co Rd 19 access into the Old Town development. Recently Hennepin County has approved this access plan. Also in 2008 we were given approval of a 2nd access to the site on Co Rd 123. Another meeting is scheduled with Hennepin County city staff to finalize our design & plans.

Over the years the city has always viewed the Co Rd 19 Old Town corridor as the gateway into Hanover. They have always emphasized attention to the historic bridge & river as a unique centerpiece of this corridor. I believe we have the same vision. I am about building layout and architectural design. I envision a unique development, with awesome natural assets; ravines wooded property borders, ponds, streams, river and of course the historic bridge. Merchantile Pass has what it needs now to become a reality. It has size, access, car counts and visibility.

SE Site

This property has 2 buildings proposed. The 66 unit building is proposed as an assisted living, memory care and independent living facility.

The second building is a 110 unit market rent apartment building.

These buildings are set on 13 acres and are screened by dense tree growth around 3 sides of the property. The site also has a large pond and a ravine with a small stream.

SW site

11227 RIVER ROAD N. E. • HANOVER, MN 55341
PHONE (763) 498-7401 • FAX (763) 498-7609 LICENSE # 5572

This site is the main commercial center, Old Town. The anchor user would be a gas station convenience store expanded to offer more grocery & convenience items. The balance of the leasable space will be a variety of users including but not limited to beauty shops, insurance, coffee shop, liquor, sandwich shop, health care related and so on.

The theme of this commercial development is Old Town. The building would be designed as they were in the 1920-1940s; but with some modern additions and a Maverick touch. A rendering of a liquor store is included. I am not interested in buildings that all have a different style and that do not complement each other. The style & architecture for all of the buildings of the entire project need to be designed to complement each other.

NW site – the river property

This property falls within the shoreland management overlay district. Site development is limited to no more than 30% of land development. This property has all kinds of possibilities; residential, town homes, office condos, destination type users like spas and the like and or public uses. We continue to explore all options.

Find included a copy of The McComb Group market analysis for the proposed commercial site. This will give you some good insight as to how much gross leasable space the city of Hanover can absorb and the type of users you can expect.

Even though our proposal is only 26 acres, it is the largest property in the County Road 19 corridor that can qualify for a development of this proposal. It has the car counts now and they will continue to grow. It has County Road 19 access that meets the requirement of the controlled intersection. It has a well laid out concept plan where all the properties and uses complement each other.

This is a challenging project that will take time, money and a lot of work. The question is not if this project will be built but when. Timing is everything and when the right time and opportunity emerges we want to be in a position to capitalize on it.

Respectfully,



Bryan Reitzner

Mercantile Pass Property Details

| Area | PID | Common Address | Legal Description | Est Size (ac) | Existing Zoning | Proposed Zoning |
|------|-----|----------------|-------------------|---------------|-----------------|-----------------|
|------|-----|----------------|-------------------|---------------|-----------------|-----------------|

| | | | | | | |
|---|---------------|----------------------------------|---|------|-----|-----|
| A | 3612024330003 | 29940 109th Ave N (RIVER LOT) | THAT PART OF SW 1/4 OF SW 1/4 LYING S OF CROW RIVER AND W OF BRIDGE ST EX DAM SITE AND EXCEPT ROAD AND EXCEPT CARTWAY AS DESC IN DOC NO 3937489 | 7.12 | B-1 | PUD |
|---|---------------|----------------------------------|---|------|-----|-----|

| | | | | | | |
|---|---------------|-----------------------------|--|------|-----|-----|
| A | 3612024330002 | (unassigned) (RIVER LOT) | THAT PART OF SW 1/4 OF SW 1/4 COM AT A PT 66 FT S FROM CTR PT OF S END OF DAM TH E 150 FT TH N TO CROW RIVER TH WLY ALONG RIVER TO A PT 50 FT WLY FROM CTR PT OF S END OF DAM TH S TO A PT DIS 50 FT W FROM BEG TH E TO BEG ALSO CARTWAY AS DESC IN DOC NO 3937489 | 0.18 | B-1 | PUD |
|---|---------------|-----------------------------|--|------|-----|-----|

| | | | | | | |
|---|---------------|-----------------------------------|---|------|-----|-----|
| B | 0111924220003 | (unassigned) (MAIN COMMERCIAL) | N 150 FT OF W 290.4 FT OF NW 1/4 EXCEPT ROADS | 0.66 | B-1 | PUD |
|---|---------------|-----------------------------------|---|------|-----|-----|

| | | | | | | |
|---|---------------|-----------------------------------|---|------|-----|-----|
| B | 0111924220006 | (unassigned) (MAIN COMMERCIAL) | REGISTERED LAND SURVEY NO. 1546 HENNEPIN COUNTY, MINNESOTA. TRACT A EX ROAD | 5.92 | B-1 | PUD |
|---|---------------|-----------------------------------|---|------|-----|-----|

| | | | | | | |
|---|--------------|------------------------------------|--|-----|-----|-----|
| C | 011924220016 | 30016 107th Ave N (SE PROPERTY) | REGISTERED LAND SURVEY NO. 1546 HENNEPIN COUNTY, MINNESOTA. TRACT B SUBJECT TO HWY | 7.4 | B-1 | PUD |
|---|--------------|------------------------------------|--|-----|-----|-----|

| | | | | | | |
|---|---------------|------------------------------------|--|-----|-----|-----|
| C | 0111924210011 | 29911 109th Ave N (SE PROPERTY) | THAT PART OF N 1/2 OF NW 1/4 OF SEC 1 T 119 R 24 DESC AS FOL BEG AT A PT ON N LINE OF SAID N 1/2 OF NW 1/4 DIS 1198 FT E OF NW COR THOF TH S AT R/A 247 FT TH E AT R/A 139.33 FT TH S AT R/A TO INTERSECTION WITH N LINE OF LOT 4 BLK 1 THE LOEFFLER FARM 2ND ADDITION AND ITS EXT TH E ALONG SAID N LINE AND ITS EXT TO W LINE OF E 967.74 FT OF SAID N 1/2 OF NW 1/4 TH N ALONG SAID W LINE TO N LINE THOF TH W ALONG SAID N LINE TO BEG | 4.5 | B-1 | PUD |
|---|---------------|------------------------------------|--|-----|-----|-----|

Mercantile Pass Property Details

| Area | PID | Common Address | Legal Description | Est Size (ac) | Existing Zoning | Proposed Zoning |
|------|-----|----------------|-------------------|---------------|-----------------|-----------------|
|------|-----|----------------|-------------------|---------------|-----------------|-----------------|

| | | | | | | |
|---|---------------|----------------------------------|---|------|-----|-----|
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|---|---------------|----------------------------------|---|------|-----|-----|

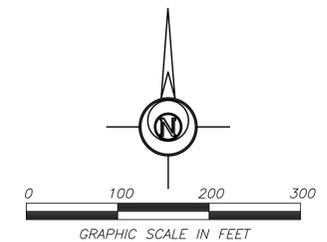
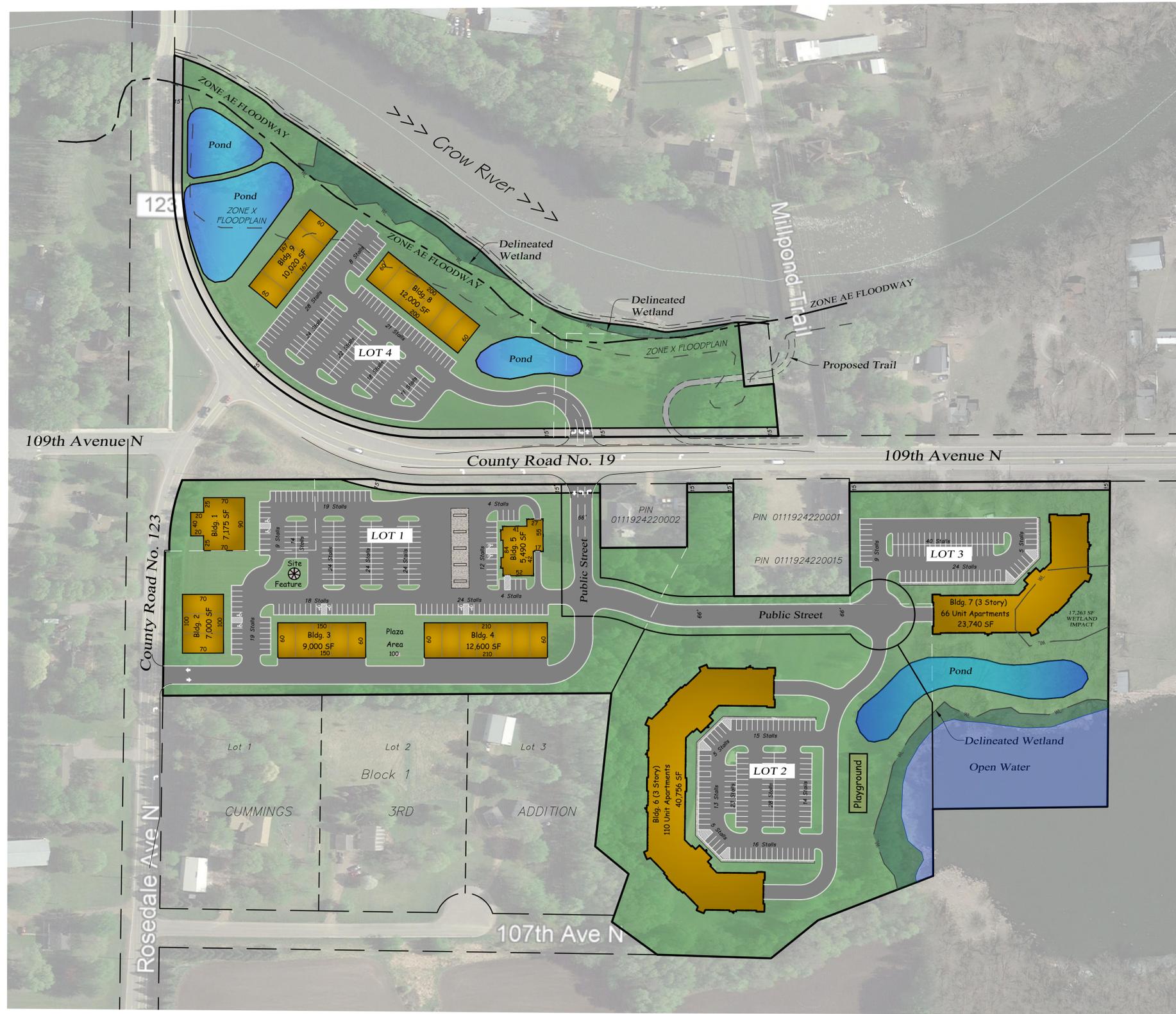
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|---|---------------|-----------------------------|--|------|-----|-----|

| | | | | | | |
|---|---------------|-----------------------------------|---|------|-----|-----|
| B | 0111924220003 | (unassigned) (MAIN COMMERCIAL) | N 150 FT OF W 290.4 FT OF NW 1/4 EXCEPT ROADS | 0.66 | B-1 | PUD |
|---|---------------|-----------------------------------|---|------|-----|-----|

| | | | | | | |
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|---|---------------|-----------------------------------|---|------|-----|-----|

| | | | | | | |
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|---|--------------|------------------------------------|--|-----|-----|-----|

| | | | | | | |
|---|---------------|------------------------------------|--|-----|-----|-----|
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|---|---------------|------------------------------------|--|-----|-----|-----|



CLIENT:
Bryan J Reitzner
 11227 River Road
 Hanover, MN 55341
 Bryan j Reitzner
 763-498-7401
 bryan@maverickconstructiononline.com

EXISTING P.I.D. #S

- 0111924220003
- 0111924220006
- 0111924220016
- 0111924210011
- 3612024330003
- 3612024330002

APPROXIMATE GROSS AREA

25.7 ACRES

DEVELOPMENT DATA:

- LOT 1:** BUILDINGS 1-5; 41,265 SF COMMERCIAL
 1 STORY BUILDINGS
 195 PARKING STALLS
 GROSS LOT AREA: 253,196 SF = 5.8 AC
 NET LOT AREA: 253,196 SF = 5.8 AC
 FAR: 0.16 (NET AREA)
 IMPERVIOUS AREA: 162,605 SF (64 %)
 PERVIOUS AREA: 90,591 SF (36 %)
- LOT 2:** BUILDING 6; 110 APARTMENT UNITS
 3 STORY BUILDING
 110 PARKING UNDERGROUND
 119 PARKING SURFACE
 229 PARKING TOTAL
 GROSS LOT AREA: 270,252 SF = 6.2 AC
 NET LOT AREA: 250,107 SF = 5.74
 FAR: 0.16 (NET AREA)
 IMPERVIOUS AREA: 102,833 SF (38 %)
 PERVIOUS AREA: 167,419 SF (62 %)
- LOT 3:** BUILDING 7; 66 APARTMENT UNITS
 66 PARKING UNDERGROUND
 78 PARKING SURFACE
 144 PARKING TOTAL
 GROSS LOT AREA: 191,278 SF = 4.4 AC
 NET LOT AREA: 141,046 SF = 3.2 AC
 FAR: 0.17 (NET AREA)
 IMPERVIOUS AREA: 106,394 SF (56 %)
 PERVIOUS AREA: 84,884 SF (44 %)
- LOT 4:** BUILDINGS 8-9; 22,020 SF COMMERCIAL
 1 STORY BUILDINGS
 132 PARKING STALLS
 GROSS LOT AREA: 295,694 SF = 6.8 AC
 NET LOT AREA: 278,407 SF = 6.4 AC
 FAR: 0.08 (NET AREA)
 IMPERVIOUS AREA: 89,063 SF (30 %)
 PERVIOUS AREA: 206,631 SF (70 %)

MERCANTILE PASS
 Multi Use Development Project
 xxxxx 109th Avenue N
 Hanover, Minnesota 55341
CONCEPT PLAN A

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
 Date: _____ Reg. No. _____
CIVIL ENGINEERING
SITE DESIGN
 115 East Broadway St.
 Monticello, Mn 55362
 Phone: 763-314-0929
 www.civilesd.com

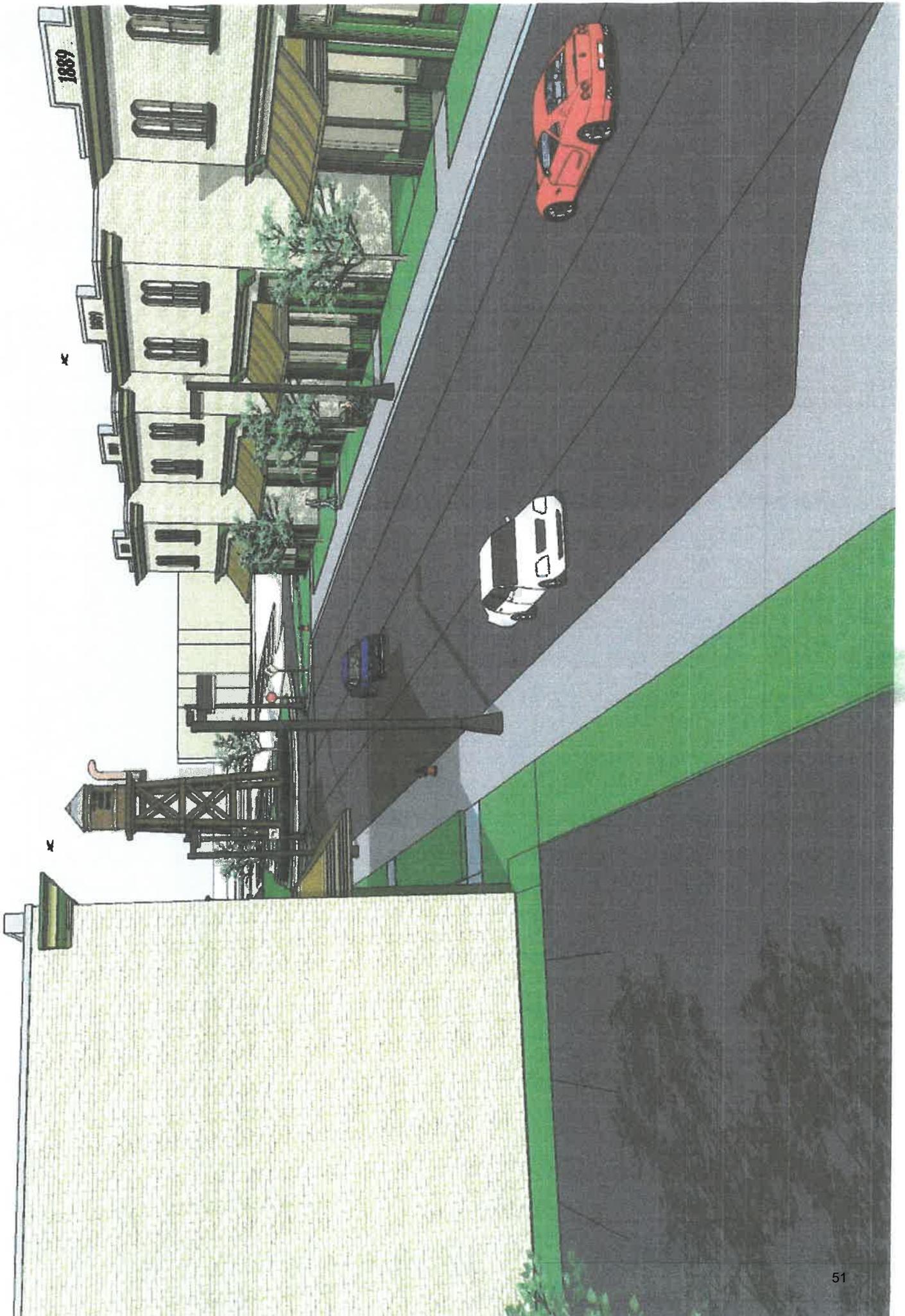
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|-----------|--|
| REVISIONS | VERTICAL SCALE 1 inch = _____ feet |
| | HORIZONTAL SCALE 1 inch = 100 feet (FULL SIZE SHEET 22 X 30) |

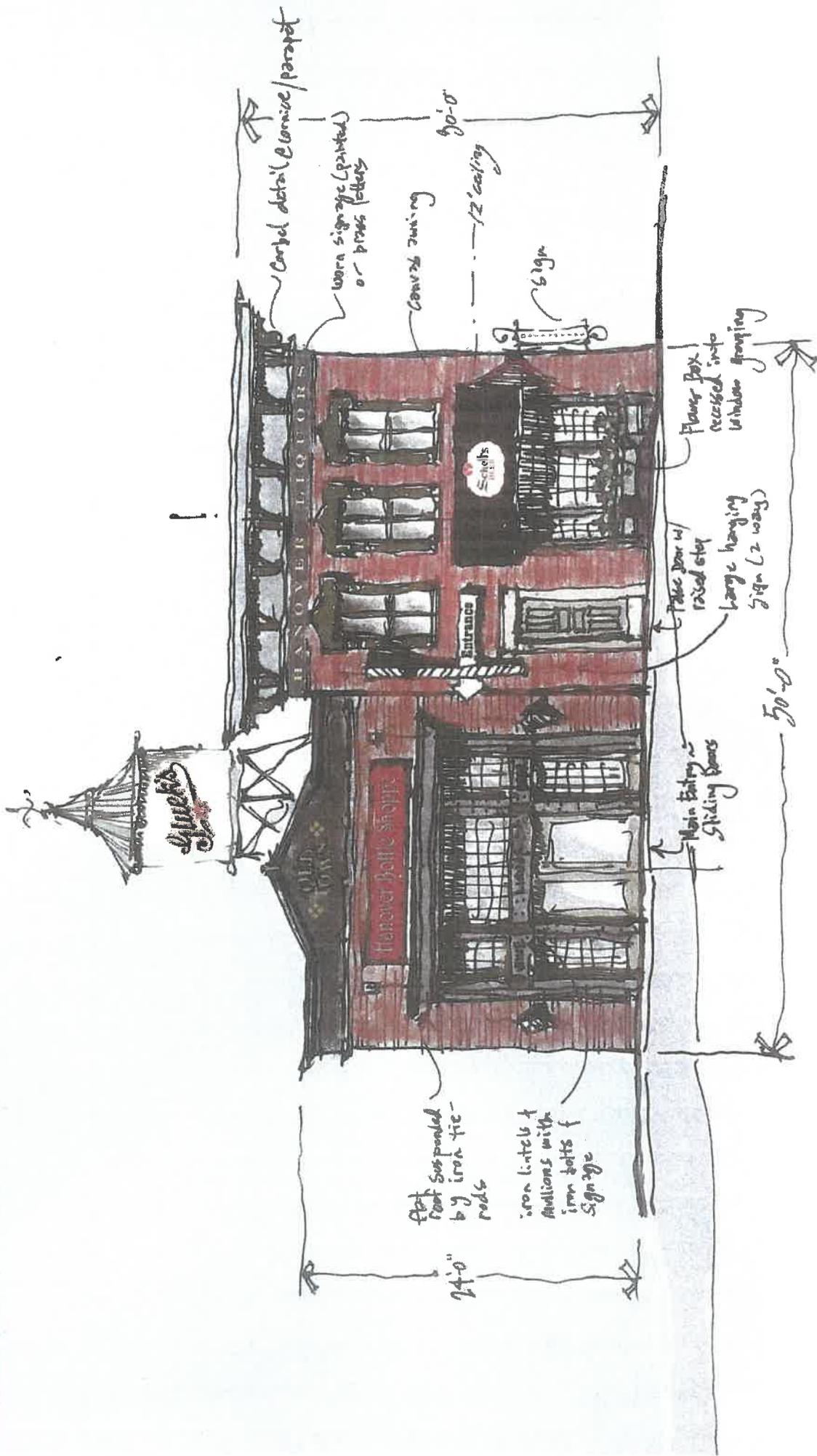
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|---------------|-------------|----------------|---------------|
| DATE 12/20/19 | DRAWN BY SD | DESIGNED BY SD | CHECKED BY SD |
|---------------|-------------|----------------|---------------|

FILE NO. 00752

1/1

Concept Plan A





HANOVER BOTTLE SHOPPE

{Hanover, Minnesota}