CITY OF HANOVER
PLANNING COMMISSION MEETING
JANUARY 27, 2020
OFFICIAL MINUTES

Call to Order/Pledge of Allegiance
Stan Kolasa called the January 27, 2020, Planning Commission Meeting to order at 7:02 pm. Members present were Stan Kolasa, Jim Schendel, Dean Kuitunen and Mike Christenson. Also present City Planner Cindy Nash, City Engineer Justin Messner, Alternate Council Liaison Ken Warpula and Administrative Assistant Amy Biren. One Planning Commission member seat is currently vacant. Many guests were present.

Oath of Office
Stan Kolasa took the Oath of Office with Biren acting as the witness for the City.

Selection of Chair and Vice Chair
MOTION: Schendel moved to nominate Stan Kolasa for chair, seconded by Christenson.
Motion carried unanimously.

MOTION: Kuitunen moved to nominate Jim Schendel for vice chair, seconded by Christenson.
Motion carried unanimously.

Approval of Agenda
MOTION by Schendel to approve the agenda, seconded by Kuitunen.
Motion carried unanimously.

Approval of Minutes from the December 19, 2019, Regular Meeting
MOTION by Christenson to approve the December 19, 2019, minutes, seconded by Kuitunen.
Motion carried unanimously.

Citizen's Forum
None

Public Hearing
Comprehensive Plan Amendment, Rezoning, Planned Unit Development, Preliminary Plat, and Final Plat for the Development known as Riverside Estates

Kolasa closed the Planning Commission meeting and opened the public hearing at 7:05 pm.

Nash explained to the Board that this involves the parcel that was annexed into Hanover last year. When a property is annexed, it automatically is zoned for agricultural use. Therefore, it will need to be rezoned along with a comprehensive plan amendment, a planned unit development (PUD) approval, preliminary plat approval and final plat approval.

Nash reviewed the development and the items listed in the memo. Since the final plat is also seeking approval, any outstanding comments would need to be resolved before the City Council would receive it and make a decision. She said that the comments are minor in nature and should be easily addressed.

Continuing, Nash explained that the development is proposing to be on well and septic along with providing a larger easement along the highway so that when future utilities arrive, there will be plenty of space to install them. There are also additional lots shown for further subdivision when utilities arrive.

Kuitunen noted that comment letters have been received from Wright County regarding the septic locations and the access drives. He asked whether or not the Hanover Fire Department had reviewed the access drives. Nash replied that the Fire Chief still needed to review the document.

There were no comments from the public.

Kolasa closed the public hearing and re-opened the Planning Commission meeting at 7:12 pm.

Motion by Kuitunen to send forward to the City Council the approval of the Comprehensive Plan Amendment for Riverside Estates with conditions listed in the memo, seconded by Christenson.
Motion carried unanimously.

Motion by Kuitunen to send forward the approval, with conditions listed in the memo, of rezoning Riverside Estates to the City Council, seconded by Schendel.
Motion carried unanimously.

Motion by Kuitunen to send the Riverside Estates Planned Unit Development (PUD) with the conditions outlined by staff forward to the City Council for approval, seconded by Christenson.
Motion carried unanimously.

Motion by Kuitunen to send the preliminary and final plat for Riverside Estates forward to the City Council with the conditions outlined, seconded by Christenson.
Motion carried unanimously.

Public Hearing
Amendments to the Zoning Ordinance related to Mining

Kolasa closed the Planning Commission and opened the public hearing at 7:15 pm.

Nash explained that the City Attorney stated that the Planning Commission could not make the Saturday hours a part of the Interim Use Permit (IUP) for the Mahler Aggregate Mine because the ordinance states only hours during the week. Therefore, Fehn Companies have applied for a text amendment to the mining ordinance to change the hours and allow Saturday hours. The applicant submitted an application for the ordinance amendment, a letter stating why they were asking for the change and then research from the applicant related to mining operations in the area. Biren was tasked to verify the research and Nash had requested additional cities and counties. The applicant is requesting to allow limited operation activity on Saturdays from 7 am to 5 pm and allow approval of special hours to accommodate public improvement projects.

Nash outlined the options available to the Planning Commission:

- Recommend amending the ordinance to permit operating hours on Saturday;
- Recommend amending the ordinance to permit operating hours on Saturday if approved by the City Council and specifically included in the IUP. This would allow case-by-case approval.
- Recommend changes, but suggest other language.
- Recommend that the City Council make no changes to the ordinance.

Schendel asked the applicant what mining operations would be occurring on Saturdays—just loading and hauling in and out? Scott Dahlke, project engineer for the applicant, replied that it would be limited operations.

Kuitunen asked if the amendment would apply to only this property or to all mining operations within the City. Nash replied that it would apply to all mining operations unless the second option was recommended.

Dahlke said they were also asking for approval of special hours for public improvement projects that could be approved by the Mayor or the City Administrator as described in the applicant's letter. He went on to give the example of the I-94 project and how this would allow hauling at night when the construction was occurring.

Warpula wanted confirmation that extracting, crushing and washing would not be done on Saturdays. Christenson asked how the mining ordinance defined operations. Nash replied that it would include everything.

Nash and Messner indicated that they have seen the special hours provision in other cities.

Joe Peterson, 1028 Mallard: I urge you not to have Saturday hours because it will the only time with no noise coming from the mine when families are spending time together outdoors.

Kuitunen stated that at the prior meeting the Planning Commission had decided that there would be no mining on Saturdays, only loading and hauling occurring. The hours were to be from 7 am to 2 pm. The comments from the public were heard at that time. In addition, the homes along 15th Street were all built prior to 2005 and the start of the mining operation.

Christenson stated he was opposed to the special projects clause because of the noise that would be generated. Nash said that it would only be loading and hauling that would occur during those times. Christenson replied it would still be a lot of noise, particularly if it's at night, and as it (the mining) moves closer to the homes it would affect more residents.

Kuitunen also stated he would be opposed to the special projects clause.

Christenson said that it would be different if the mine was closer to CSAH 19 and didn't impact residents.

Kolasa closed the public hearing and re-opened the Planning Commission meeting at 7:30 pm.

Nash reminded the Board they needed to decide what recommendation they would like to make as well as what format.

Motion by Christenson to send forward to the City Council for approval the amendment to the mining ordinance to allow Saturday hours from 7 am to 2 pm for the purpose of only loading and hauling, and no provision for any special projects, seconded by Kuitunen.
Motion carried unanimously.

Nash said that the amendment would be drafted and sent to Council and that it would be separate from the Mahler Aggregate Mine IUP application.

Old Business

None

New Business

Mercantile Pass Concept Plan

Kolasa spoke to the audience explaining that this was not a public hearing and that if someone wished to speak, they needed to be acknowledged by the chair.

Kolasa turned the meeting over to Vice Chair Schendel.

Nash introduced the Mercantile Pass project with the concept plan projected on the screen. The project involves several properties and zonings and some may remember a similar project proposal 10-12 years ago. She reminded the Board that a concept plan is nonbinding and is intended to provide the applicant

with specific details before a preliminary plat is created and additional monies spent. The project contains a mix of residential and commercial and this will be the first opportunity for the Board to work on a commercial aspect of a development. The buildings and other items are a representation of what is possible and not necessarily the actual item that will be located there. The east side of the project which has a proposed assisted living/memory care facility and a proposed market rate apartment building which are not uses in that guided area and are at a higher density than allowed in the Multi-family Residential zone. An Environmental Assessment Worksheet (EAW) is required and a traffic study will be part of the EAW. Discussions with Hennepin and Wright Counties have begun regarding the CSAH 19 corridor. The Comprehensive Plan does not indicate a park in this part of Hanover, but this may have to be reviewed if housing is approved.

Messner reviewed his memo. Testing will need to be done to ensure that the water system would be able to handle a multi-story development. The sewer system would need analysis along with the lift stations. He mentioned that the property south of 107th Avenue is likely to be developed in the future so easements may need to be put in place to service the area. Traffic would obviously be studied and should evaluate multiple improvement options, particularly at the intersections of CR 123 and CSAH 19 and the intersections of CSAH 19 and 20. Pedestrian connections are also needed and preferably at controlled intersections.

Messner continued referencing the parcel adjacent to the Crow River. The floodplain and shoreland management overlays will need to be taken into consideration. Nash added that how height is measured by the City and by the Minnesota Department of Natural Resources is different and that will need review. Messner went on to say that there is an existing ravine system that is on the east side of this parcel and continues across CSAH 19. Working with the Three Rivers Park District will be necessary to create an ADA compliant trail. He pointed out that the north parcel and the parcels to the south have entrances that match up. Any buildings need to meet the setbacks from the river and the road right of way.

Schendel asked if it would be two-story buildings in the north parcel. Bryan Reitzner, applicant, responded that this is configured for flat roofed buildings within a theme because of the height restrictions.

Reitzner continued explaining the project in further detail. He stated first that he needs specific direction from the Planning Commission and Council before continuing with the project. He considers this project as part of the gateway into Hanover and wants it to be representative of such. The project is not large enough to put in roads that Hennepin County desires and for the project to pay for those roads. The traffic moving through Hanover is coming from outside of Hanover. He directed the Board to look at the concept plan and the amount of green space within the development and the natural scenery that will be retained. Reitzner said that Hanover needs customers and it needs rental units. In the commercial area, he is looking to bring in a bigger model of convenience store/gas station.

Nash put an aerial view of the properties on the projector screen so that Reitzner could show the areas about which he was speaking.

Christenson asked about the number of units or apartments that will be in the memory care facility. Reitzner replied that there will be different levels of care and a proposed total of 66 units.

Reitzner went on to say to the Board not to let the concept of apartment building scare them. These will be nice buildings developed and managed by people who know how to do this.

Christenson asked if a pedestrian tunnel under CSAH 19 would be considered. Reitzner said no.

Claudia Pingree, 11711 Riverview Road: She thinks this is a good idea and to do something like this so that all of the commuters have a reason to stop in Hanover rather than just go through it.

Reitzner stated he believes that the apartments will really drive the commercial aspect of the development and will create a larger tax base. And with the topography of the land, they would be hardly seen from the road.

Nash put two-foot contour lines on the aerial view to show the Board and audience the elevations and how the proposed apartment buildings would be located and at what elevations.

Scott Dahlke, Mercantile Pass project engineer, said the elevations are suited to underground parking that will be part of the apartment building.

Steven Young, 29920 109th Avenue: He stated that he is concerned about the homes and residents nearby to this project and how it will affect their livability.

Darcy Wandersee, 10863 Rosedale Avenue, wanted to know if the apartments would be low-income housing. Reitzner said the apartments would be market rate, but that there may be programs for affordable housing that could provide funding for the project. Reitzner stressed that apartments are needed in Hanover.

Warpula wanted to know what the build out for the project will be. Reitzner said he would like to be started by next spring, but needs direction and a commitment from the City.

Christenson expressed concern about filling the commercial space with tenants.

Ginny Krones, 29709 109th Avenue, expressed concern with what will happen to the ravine and the pond. She didn't want it drying up or flooding areas. She wanted to know if the ravine and ditch would be filled in. Dahlke said that it would not be filled in and the pond would be maintained. Since that is where the proposed south entrance is located, the ravine would be protected by a box culvert which would allow the water to continue to pass through the ravine.

Randy Zimmerman, 29716 109th Avenue, asked about the small pond that is located north of the larger pond and how would the apartment building be located on that. Also, would the Fire Department then need a ladder truck in order to reach three stories.

Kuitunen asked if this development would assist in Hennepin County doing something with CSAH 19 sooner rather than later. Nash replied the development would need to be created in a manner that would allow for future road changes and ensure that it would not be cut off from any access.

Nash reminded the Board that specific feedback is desired and that she agrees that rooftops are needed in order to make the commercial aspect work.

Kuitunen asked about the density of apartments and how that would work with the existing ordinances. Nash replied that it would require a change to the Comprehensive Plan as there is not anything related to an apartment type density. The current multi-family density is lower. If the Comprehensive Plan was changed, it would apply to all areas zoned as such. She added that there would need to be a text amendment related to the height as well.

Christenson asked if a new zoning district could be created so that it would not be applied to all multi-family zoning districts. Nash said that it would be possible to create a higher density zone.

Christenson also said he is concerned with the pedestrian flow and gave the example of kids biking to the convenience store to buy candy. He wants them to be able to do that safely and without going on CSAH 19.

Nash said that the Planning Commission could table the concept plan and ask for additional information. She gave an example of getting a list of current apartment buildings to go and view/visit.

Christenson expressed concern about the water capacity and when would we know more about it. Dahlke said the system may have some small parts that would need improvement but feels the system can handle it.

Kuitunen would like more information about the density of that type of apartment building.

Nash said that some assumptions need to be made because of the traffic studies. Kuitunen wanted to know if how the entire traffic pattern will flow will be reviewed by the counties and the development applicant. Nash replied yes. Messner said that the immediate traffic impact will be reviewed as well as forecasting for 2040. They will also look at the general growth of the area. Christenson wanted to know if solutions will be suggested. Messner replied yes.

Cindy Zimmerman, 29716 109th Avenue, said that many knew that Vernetta (Zimmerman, 29688 109th Avenue) had passed away last year and that when the land goes for sale, the family will be looking for a developer. This should be kept in mind when looking at the traffic patterns and predictions.

Kuitunen said he thinks that there is a need for the Board to learn more about apartment densities since Hanover does not have experience in this type of density. Warpula asked if there could be a joint meeting of Planning Commission and Council in order to learn about it. Nash said that a workshop could be scheduled. In the meantime, the Board should be thinking of other items they would like to see in the development, if any, and also be prepared to give specific feedback.

Motion by Kuitunen to table the Mercantile Pass Concept Plan review and to arrange an educational workshop, seconded by Christenson.
Motion carried unanimously.

Schendel turned the meeting back over the to Chair Kolasa. Kolasa called for a five-minute recess.

Kolasa called the Planning Commission meeting back to order at 8:33 pm.

Interviews of Planning Commission Candidates for the Vacant Seat

The Board and consultants interviewed the three candidates whom had applied for the vacant seat formerly held by Michelle Armstrong. The questions asked were the ones that were included in the packet. A summary of each applicant's answers follows.

Gretchen Barrett, 10580 106th Ave North

Gretchen grew up in Osseo and has lived in Hanover for six years. She is related to the Vollbrecht family. She volunteers at Hanover Elementary and Salem Lutheran Church. She cares about Hanover and wants to be part of its growth. She is concerned how the infrastructure will be able to handle the growth and because Hanover Elementary attracts young families, what will happen when development slows and will another school be built. There needs to be a balance between growth and retaining the small town feel and believes the Comprehensive Plan should guide that. Gretchen believes that she can be neutral and listen to all of the facts before making a decision. At the same time, expectations need to be set for developers so that they do not develop at the expense of Hanover. She believes that being respectful of others is very important when trying to reach a conclusion on a proposed regulation. Gretchen feels that there should be some give and take when creating ordinances and if too strict, a good opportunity may be missed.

Ed Hunter, 1430 Esterly Oaks Drive

Ed considers himself "new" to Hanover, only arriving in 2001. He has had a variety of occupations, mostly centered in customer service. He would like to get involved with the City and watch it grow. He believes growth of the City and the issues it brings will need to be addressed. He said there will always be problems, but problems can always be worked through and resolved. He sees Hanover as having a small town feeling and a sense of safety is present. The Comprehensive Plan needs to be able to guide the growth and if there is no plan to address the growth, nothing will happen. Ed sees a Planning Commission member's role as one of mediator and needing to listen to both sides. One cannot have an opinion. He believes that developers need to stay within the parameters given and do what they are supposed to do. He said that he has a thick skin and does not offend easily. He believes that being respectful of others is very important when trying to reach a conclusion on a proposed regulation. Ed feels that ordinances can be both strict and flexible giving the example if the flexibility to change a farm field into a development is not present, his house would not be here and he would be living elsewhere. Ordinances need to change and adapt.

Jerry Popp, 10248 3rd Street Northeast

Jerry has lived in Hanover since 1996, moving here from Maple Grove. He has been in management and planning for a business's future. He thinks this is very applicable to Hanover in that the future needs to be planned and envisioned. It helps to have things in place before issues arise or concepts are proposed. Growth is definitely in Hanover's future and it needs to be planned for proactively, including land acquisition. He sees Hanover as having a small-town nature where people are treated fairly. Jerry gave the example of a baseball team and how in Maple Grove, a kid got on a team based on who they knew, while in Hanover, everyone gets to play and is welcomed. He believes one of the purposes of the Planning Commission is to develop regulations. If a developer meets those regulations, but residents are opposed, it is an opportunity to suggest working with the residents and give a little. The Board can also remind the resident that if they don't like the regulations, they can work towards changing them by getting involved. When working with a developer, Jerry thinks the Planning Commission should ask if the development meets the current regulations, become familiar with the developer's history, and work with the viewpoint of the Planning Commission being a team and understanding each member's viewpoint. He believes that being respectful of others is very important when trying to reach a conclusion on a proposed regulation. Jerry also favors strict ordinances with the knowledge that change may happen and then having the flexibility to modify them. It is hard to close up loose ordinances and enforce them.

Kolasa thanked the applicants and said that the rest of the meeting would continue so that they could see the meeting process. Prior to adjournment, they would be asked to leave so that the Board could discuss their recommendation to Council for the vacant seat.

Reports

Messner said that the 2020 Pavement Management Project would be for Whitetail and an open house was being held on February 13th at City Hall. At the last Council meeting, 15th Street options were reviewed including a trail and a right turn lane.

Warpula asked if any mining was happening as the current IUP had expired. Nash said she did not know, but would check with the city administrator. Kuitunen and Christenson said it appear that no mining was occurring and that the entrance has been gated and locked.

The Planning Commission applicants left the meeting to allow discussion by the Board. Each candidate was reviewed and it was agreed that each would make a good addition to the Board. Discussion led the members to agree on the applicant to recommend to Council.

Motion by Schendel to recommend Gretchen Barrett to fill the vacant Planning Commission seat with approval by Council, seconded by Christenson.
Motion carried unanimously.

Adjournment
MOTION by Schendel to adjourn, seconded by Kuitunen.
Motion carried unanimously.
Meeting adjourned at 8:46 pm.

ATTEST:

_____
Amy L. Biren
Administrative Assistant