

**CITY OF HANOVER
CITY COUNCIL MEETING
FEBRUARY 5, 2019 – OFFICIAL MINUTES**

Call to Order/Pledge of Allegiance:

Mayor Chris Kauffman called the regular meeting of Tuesday, February 5, 2019, to order at 7:03 pm. Present were Mayor Chris Kauffman, Councilors Ken Warpula, Jim Zajicek and MaryAnn Hallstein. Also present were City Administrator Brian Hagen, Public Works Supervisor Jason Doboszanski, City Attorney Jay Squires, City Engineer Justin Messner, City Planner Cindy Nash and Administrative Assistant Amy L. Biren. Councilor Doug Hammerseng is absent. Many guests were present.

Approval of Agenda:

MOTION by Warpula to approve the February 5, 2019, agenda as presented, seconded by Hallstein. Motion carried unanimously.

Consent Agenda:

Hallstein inquired whether or not the approval of the waste hauler licenses should be removed from the Consent Agenda as there are complaints regarding one of the new waste haulers. Curbside has recently become one of Hanover's waste haulers and there have been complaints against them even though there is a positive rating on the Better Business Bureau's website. Hagen stated he had consulted with City Attorney Squires. The complaints received to date would not warrant a denial of a license.

MOTION by Hallstein to approve the consent agenda as presented, seconded by Warpula.

a. Approve Minutes of January 15, 2019, City Council Work Session Meeting

b. Approve Claims as Presented:

➤ Claims	\$ 34,788.75
➤ Payroll	\$ 9,708.78
➤ P/R taxes & Exp.	\$ 3,548.75
➤ Other Claims	<u>\$ 2,640.81</u>
➤ Total Claims	<u>\$ 50,687.09</u>

c. Res No 02-05-19-06 - Approving 2019 Waste Hauler Licenses

Motion carried unanimously.

Citizen's Forum:

Kauffman acknowledged the large audience and their desire to give input on the various agenda items. He requested that when audience members were recognized, they keep their statement to two (2) minutes or under and to avoid repeating the same statement by various people. He said he would like to keep this efficient as there is a long agenda. Kauffman said that this is the best time to speak, particularly if it was on the topic of the Hanover Cove Development.

Sara Williams, 364 River Road NE: She spoke to the proposed development by Paxmar, Hanover Cove. She thanked the Council for the work they do and for listening to resident concerns. Williams stated that the decision made by the Planning Commission last week is very important and that the Commission put much work into making that decision. She asked that the Council carefully consider how the proposed development would impact the City and how the City would be changed. She encouraged the Council to hold this developer to the same standards of previous developers have followed.

Public Hearings:

None

Unfinished Business:

Res No 02-05-19-07 - Approving Additional 2019 Appointments

Zajicek said that the four individuals that were interested in the open seat on Park Board attended the last Park Board meeting and shared their interests about being on the Board. He said that all four candidates were suited for the position, and that Leslie Murphy is recommended for appointment.

Hagen informed the Council that the newly created Wright County Transportation Advisory Committee is in need of a City representative. The appointment would be for a two-year term and would meet quarterly to give recommendations. Warpula volunteered to be the City representative.

MOTION by Zajicek to approve the additional appointments to the Park Board and the Wright County Transportation Advisory Committee, seconded by Hallstein. **Motion carried unanimously.**

Council Meeting Date Change

Hagen reminded Council that it had been requested that the day of the week for Council meetings and work sessions be investigated. Warpula stated that based on the availability of consultants and the conflict with the Planning Commission, the day of the week should stay the same, but that the time be changed for the work session so that it matched the Council meeting start time of 7 pm. Zajicek agreed with the time change suggestion. Hagen stated the new start time would have to be changed through an ordinance amendment and that process would be started as soon as possible.

New Business:

Concept Plan - River Town Villas

Josh Jacobs, Wits Realty and Wits Land Company; Tim Bellin, Bellin Construction; and Paul Kangas, Loucks Associates, presented PowerPoint slides explaining the concept of the River Town Villas. A copy of the PowerPoint presentation was included in the agenda packet and will be attached at the end of the minutes. The plan is to build 18 single-level detached villas with options for a basement on the 4.3 acre site. The villas are intended to be luxury villas with two to three different floor plans and exterior styles in multiple colors and textures. Bellin Construction will be the exclusive builder and the homes will generally run between \$325,000 and \$425,000. They will be located on a private street and placed in a meandering pattern.

Nash reminded the Commission and audience that a concept plan is not a legal binding agreement, but rather an opportunity for a developer to gather information, likes and dislikes, and suggestions from the Commission and residents.

Kangas addressed the Council stating that their group had met with staff to hear initial reaction to the concept plan and had already made some changes. Concern was expressed about the drive being private as well as utilities. Setbacks have already been addressed since initially the villas were close together. The redesign showed that the villas would meet garage to garage and house to house with the side setback being larger at the house than the garage. The garage size has also been raised as a concern but feels that this, too, has been addressed. He went on to say that narrow sized lot are not bad, rather what needs to be asked is how narrow is too narrow. The development

will be HOA maintained. It is not intended to be an entry level home, rather it will have a higher price point.

Nash reviewed the options Council members have in regards to the River Town Villas Concept Plan:

- Make a motion to approve the concept plan as shown subject to staff comments.
- Make a motion to approve the concept plan as shown with the exception that the private drive be 28 feet or more in width and subject to staff comments.
- Make a motion to approve the concept plan as shown with the private drive being 28 feet or more in width along with changes recommended in design and subject to staff comments.
- Recommend denial of the concept plan and provide feedback of why it is not acceptable.

Nash reiterated that developers are looking for specific feedback in order to prepare an acceptable preliminary plat.

The developers are requesting a planned unit development, or PUD, which includes having a private street; hammerhead turn arounds instead of a cul de sac; reduced pavement width; reduced front yard setbacks; reduced lot widths; reduced side yard setbacks with living space mirroring living space and garage to garage; and a reduced garage size.

Kauffman stated that some of the items that are being requested have been denied for another developer. He agreed that garage size does appear to be an issue. He believes that a 28 foot wide street would be better for emergency vehicles instead of the 26 foot being requested.

Zajicek said that he was at the Planning Commission meeting last week as the alternate liaison for Council. He responded to Kauffman's statement regarding the requests for similar items being denied for another developer and said that this is a different type of development where the street is private and not a through road. He said that there is off-street parking available throughout the development. Zajicek agreed that a wider street would be better for emergency vehicles. He likes the garage to garage, living area to living area setbacks as it gives the appearance of more open space. He would like to see samples of this product and how it looks in real life.

Hallstein asked where the snow storage would be and if a bus shelter would be included for school children at the end of the street. Nash answered that the snow removal would be done by a contractor as it is a private drive and they would have to locate a place for the snow. Nash indicated that there would not be a need for a bus shelter and that it has not been something seen in previous developments.

Hallstein asked Messner about the width of the street. Messner responded that a private drive is common for this type of development. They are known as service or marginal accesses and the use of through traffic is discouraged. He has seen similar developments where the width was 24-26 feet wide and HOA maintained. Messner went on to say that emergency vehicles would be able to get through if the street is narrower because parking on the street would not be allowed.

Kauffman asked what the Planning Commission had recommended. Nash replied that they had recommended approval with concerns expressed about the garage size.

Nash said that the Council needs to make decisions about the design parameters so that the developer has guidance when creating the preliminary plat.

Kangas explained that having a private drive allows for diversity in styles. He did say that a 26 foot wide street is not a deal breaker and is negotiable. The smaller front yard setback was designed to give more area in the backyard and to be respectful of existing neighbors. The front yard setback is 20 feet to the house and 25 feet to the garage so that the garage is set back and not as dominant. The street would be built to last with strong HOA documents to provide for future maintenance.

Zajicek would like for garbage cans to be stored inside of the garage.

Hallstein inquired about utilities. Messner said that there would be an easement over the utilities and they would be considered public utilities. He cautioned against private utilities and an HOA maintaining them. Kauffman asked where the utilities would be located. Messner said they would be located down the middle of the street. If a water main would break, the City would fix it, but the owner would have to put it back to the original state, ie, the HOA would have to repave the street.

Zajicek asked where utility boxes would be located and the mailboxes. Messner said that utility boxes are reviewed during the plat stages. Jacobs said that the mailboxes would be common mailboxes and located in a few areas.

Kauffman asked about the width of the lots. Kangas replied the lots would be 55 feet wide with a 40 x 60 foot building pad. The garage would be 480 square feet with dimensions of 24 x 20 feet. Kauffman then asked Zajicek how he favors the side yard setbacks in this development but didn't like similar ones for Hanover Cove. Zajicek responded that he likes the larger gap between the living spaces that gives the perception of more room, but that he may not be a fan of the five-foot setback by the garages.

Kauffman asked if the Council can dictate that the garages are located garage to garage. Nash responded that garages tend to be on the higher elevation of the lot. An oddly placed garage is not desirable from a design standpoint or an engineering perspective. There tends to be some uniformity within a development.

Nash reminded Council that every time a standard is specified, it impacts another aspect of design. For example, if the front yard set back is increased, the rear yard set back is impacted. A larger garage size would make the façade of the home appear to all garage doors. Kangas said that by having a 20-foot front yard setback, they feel the set of homes is more impactful.

Hallstein wondered if the landscaping would be HOA maintained. Kangas replied yes.

Hallstein asked what is the current zoning of the parcel. Nash replied that the Comprehensive Plan guides this parcel as multi-family, but that current zoning is for Downtown River. She added that current zoning still needs to be addressed and updated to correspond with the newly adopted Comprehensive Plan 2040. Continuing, she said that this type of housing, villas or patio homes, is not addressed in zoning and is allowed only with a PUD. Nash said that a larger apartment building could be built in the current zoning district.

Nash pointed out that the Bridges At Hanover townhomes are detached townhomes with a five foot side yard setback. This was a PUD. The drives are considered private drives with a small cul de sac with the townhomes around it. The drives are HOA maintained.

Hallstein wondered how members felt about garage size. She had talked to a realtor who said that people have seasonal storage needs such as bikes, decorations, etc. The people often do not realize that a garage is too small until after the purchase.

Kangas responding by saying that garage depth is important. They are planning on having the garage 24 feet deep and that would allow a large pick up to be stored in it. He went on to say that builders cannot price it so that people have more garage.

Warpula stated that he liked the plan and how it looks. The development has a unique look and is not cookie cutter in nature. He feels this will cater to a buyer that doesn't have a lot of stuff. He did say he would like to see the HOA prohibit sheds. Jacobs replied that it will be a very strict HOA and no outdoor storage would be allowed and cars would not be allowed to park outside of the garage overnight so garage depth is very important. Jacobs said they want to build something to be proud of.

Messner said that the private drive in the Bridges At Hanover is 22 feet wide.

Bellin said that there will be three or four looks for the same building footprint as well as design variations. While the homes may have similar features, the look of the home will vary.

Kangas said that they would like to move forward to the next step including a 26 foot wide street.

It was decided that the concept plan was acceptable and should include having a street width of 26 feet, a garage 20 x 24 feet, and the design parameters outlined in the Planner's memo. A motion was not needed per Hagen.

Rezoning, PUD, and Preliminary Plat - Hanover Cove

Alan Roessler, Paxmar, gave a presentation outlining a revised concept plan which reduces the number of units to 271. The development would be completed in several phases but the grading needs to be done at one time at the start of the project. A brief overview follows with a copy of the presentation attached to the minutes:

- Large single family homes located along the north and east side of the project will be multi-level or rambler styled homes with an 80 foot wide lot.
- Medium single family homes located in the northern half of the development will also be multi-level or rambler homes on a 65 foot wide lot.
- Large patio/villa homes located along the southern edge of the project will be single level homes with a possibility of a rambler style on a 74 foot wide lot.
- Medium patio/villa homes located in the southern half of the development will be single level homes with a possibility of a rambler style located on a 50 foot lot with a 480 square foot garage.
- Narrow patio/villa homes located in the southwest corner of the project will be single level homes with a 480 square foot garage on a 38 foot wide lot.

Roessler showed a photo of his own garage to show that a smaller sized garage is workable. Miske Meadows in Elk River is an example of a similar development

Roessler showed the Council two options for the development: The first option was the one given to the Planning Commission and the second option was being presented for the first time at this meeting. The second option had removed the narrow lots completely and the total number of units is 269.

Kauffman started the discussion by saying that it is understood that people are frustrated. By the developer not meeting deadlines and providing requested information has hurt how the developer is perceived. He believes that it is not a question of density in which residents dislike, rather it is about the number of homes and how they are spaced. He wants each developer to be treated fairly and doesn't want to set precedents. He said he doesn't like the narrow patio home lots and it looks better with the second option. He referred to past Crow River Heights developments that had 200 homes, but without villas, and had 65 foot wide lots with eight foot side yard setbacks. Kauffman went on to say it should be looked at as two sections, one of single-family homes and the other as villas in Hanover Cove.

Zajicek questioned the size of the stormwater pond. Jason Ver Steeg, Duininck Bros., responded that the area in which the pond is located totals nine acres. The pond itself is approximately five acres.

Kauffman asked what would happen if the large patio homes become more popular and are in higher demand than the medium patio homes. Roessler said that the preliminary plat could be amended and the lots would be made wider.

Hallstein responded to Kauffman's comment regarding Crow River Heights by saying that it not the same type of development in appearance. She stated the houses are placed in a coving pattern, giving the perception of space between homes.

Nash spoke to the side yard setbacks and explained that not all of the homes would use the reduced setback, only that it was possible to have a setback at that number. She gave the example of some of the newer homes in Crow River Heights West Third Addition that have an eight foot side yard setback, but that few homes have actually used that option.

Zajicek said that the size of the lots do not meet current standards.

Kauffman asked Nash to review the PUD process. Nash started the review by explaining that the zoning ordinance has standards that are outlined and that if a developer meets those standards, he/she can then develop the land. The more regulations and specific design elements in place limit the flexibility for the lot and the homes tend to look the same. With a PUD, it allows for different standards to be decided between the developer and the City. A PUD becomes an adopted overlay. A PUD may also adopt stricter standards than what is in current zoning standards.

Zajicek read the reasons for allowing a PUD: creating a better overall design, environmental protection, and an improved living environment. A PUD cannot be granted solely for the economic advantage of the developer. He continued saying he does not like that the lots are set up in way that is without more space between them. He said that he liked the patio homes he saw in Blaine, but that they were similar in color and created a continuous line. The distance between the houses make them seem exactly the same. He said he did like the single family homes he saw in Blaine. Zajicek also went to Elk River and said he didn't like the rows of garage doors he saw.

Zajicek turned to the proposed development and said he has issues with the number of homes, no green space and would like some homes staggered. He continued with saying he would like the two lots at the entrance of 5th Street to be eliminated to make it visually more appealing.

Hallstein asked Zajicek about how the front of the homes looked when he visited the developments. He replied the different looks or facades are not the issue, it is the closeness of the homes to one another. He went on to say that the design presented tonight is not a better design.

Kauffman said that perhaps the Council should have given feedback earlier.

Nash reminded Council that staff is looking for direction and went over the options listed in the memo:

- Direct staff to prepare findings of fact and a resolution for denial.
- Direct staff to prepare findings of fact and a resolution for approval of the PUD and Preliminary Plat reviewed by the Planning Commission.
- See plans revised to the new concept plan presented tonight and direct staff to take necessary actions for resubmittal.
- See plans revised to the new concept plan presented tonight but with other changes desired by the City Council and direct staff to take necessary actions for resubmittal.
- Nash went on to remind Council that the City is under a time limit and that the 120 day extension is approaching in which the City needs to make a decision. Only the developer can make an additional extension.

Kauffman recessed the meeting at 9:25 pm for a break.

Kauffman reconvened the meeting at 9:30 pm.

Nash was asked if ordinances needed to be changed before a decision was made on the proposed development. She replied that there is not a need to change the ordinances because the City can adopt a PUD and it would only apply to this development. She continued that ordinance changes are on the list of things to do this year to make it match the adopted Comprehensive Plan 2040, but that takes time and would not be accomplished by the time a decision needs to be made.

When asked if Planning Commission would need to review a new version, Nash replied that if Planning Commission had looked at a version similar to the new one and there were only minor changes, then they probably wouldn't have to see it again at a meeting.

Nash said that the Council needs to think about what are the design terms that are acceptable to them that are different from what is in the zoning ordinance.

Nash was asked how she calculated the density of the development. She said that the total area is considered minus the outlot with pond; minus River Road and Eighth Street portions of the property; and minus encroachments in outlots. This number is then divided by the number of units proposed.

Zajicek asked Squires about the berm areas that have been taken care of by the residents and if there was any legal right to them. Squires said generally not and that maintaining the berm area does not give them any rights to the area. Heather Sandberg, 11578 Riverview Road NE, said that the property owner never maintained the berm areas even after the storm went through Hanover. Squires said that it may not be right and continued with the statement that this does not really have anything to do with the issues tonight.

Hallstein asked the other Council members if they thought the PUD was creating a better design, protecting the environment, or improving the living environment. Kauffman replied that the larger

lots do, but the PUD overall does not. Warpula, Zajicek, and Hallstein agreed and said no the PUD does not.

Nash stated that if Council directs staff to prepare findings of fact for a denial, it would stop this process, and the developer would not be denied in bringing a new plan to the table. If the rezoning is denied, the developer would not be able to apply for rezoning for one year.

When questioned about the specifics Planning Commission gave the developer, Nash said that the Commission gave very specific information and feedback on the patio lots.

Zajicek commented that there was a large gap in time between the time of the concept plan and the time that the PUD and Preliminary Plat came to Planning Commission.

Zajicek continued saying that the product looks nice but it loses its desirability because of the closeness of the homes. He added that a big development is being dropped right in the middle of Hanover and we want to make sure we do this right.

Kauffman polled the rest of the Council members on whether they would rather have homes or an industrial park on the parcel. They all concurred that single family homes were desirable.

An audience member stated that the Planning Commission did give direction to the developer and they did not follow it.

Nash suggested having a workshop with Council and Planning Commission to understand the development process and how to give feedback to developers. It would be a good discussion to have whether or not a workshop happens. She was asked if this could happen before the deadline to act on the development. She replied yes, but that it may take longer than the time frame available.

Squires said that if the developer is willing to waive the deadline with conditions of giving a specific number of days notice of pulling the waiver, it could be written up and signed by both parties. If the developer is not willing to waive the time line, then a decision needs to be made tonight.

Roessler said that they need specific feedback, but believe this is the most efficient use of the lot. He went on to say they would agree to the waiver if specific feedback was given.

An audience member suggested that Paxmar go to a neighborhood that Council likes rather than having Council go to Paxmar neighborhoods. Kauffman suggested River Hills in Dayton.

Nash said that the waiver would need to be in writing and then a workshop would be scheduled.

Squires recommended that Council table a decision until the first Council meeting in March in order for a workshop to happen.

Hallstein said she doesn't feel that the developer met the requirements of a PUD.

Hagen stated that tabling would actually be beneficial to staff to allow more time and allow a workshop to occur.

Squires reminded the Council that even with a waiver and a workshop, the end could be the same.

Warpula told the developer that it's very hard for a small community to have 270 homes dropped in the middle of their town.

Roessler replied that the proposal meets the Comprehensive Plan.

Hallstein rebutted that one of the goals is to retain the small town rural feel of Hanover and this does not feel like that. She said that people here like their space.

Kauffman said that there are some aspects of this development that does match some of our neighborhoods.

Hallstein said that she is more inclined to go with the first option and deny the PUD.

MOTION by Kauffman to table the decision until the first Council meeting in March. **Motion died for lack of second.**

Warpula and Zajicek respond they are leaning towards denial as well.

Jason Duininck spoke to Council saying that they have put a lot of time into this proposal as has the City. He would like to sit down with the City to work this out so everyone is on the same page. He encouraged Council to allow staff and the groups involved to extend the timeline and work through the process.

Hallstein asked if the project is denied, would a workshop still happen. Staff replied yes.

Squires asked Nash if there was a waiting period for them to reapply for a PUD and Preliminary Plat. Nash replied that she did not know and would have to look into it.

MOTION by Kauffman to table the decision and have a workshop, seconded by Zajicek. **Motion does not carry due to split vote: Voting in favor were Kauffman and Zajicek. Voting against were Warpula and Hallstein.**

Hagen stated again that there is benefit to tabling this since there would be time with the waiver and it would allow time for a workshop.

Squires said that a motion to deny can be made, but what if the vote is split as was the most current motion. Hagen asked if there was a way to bring in Councilor Hammerseng to the Council meeting via phone. Squires replied that is possible with very specific steps to follow to allow it to happen. When an audience member said that wouldn't be right since Hammerseng hasn't been here for meeting, Hagen assured the audience that he has been keeping Hammerseng up to date on the development.

Nash was asked what would happen if the developer resubmitted. She replied that the rezoning application would need to wait a year. There would be new applications and fees. The time frame would start all over again. If there are not major changes that will be presented, it is not worth it to restart the process, rather to continue with the current process.

Hallstein said that she is more comfortable with the timeline being on the side of the City rather than the developer. She feels that feedback has been given and that the developer has said they are going to make changes and then they don't.

Discussion continued over the lack of specific direction given by Planning Commission.

Zajicek asked if fees would be waived if they resubmitted. No answer was given.

Kauffman said that tabling would allow them time to get specific feedback.

Nash informed Council that some cities will use the PUD to see how it works in their city and that way it is not embedded in the ordinance if aspects of the PUD turn out poorly.

Hallstein said that Council could approve the rezoning portion and deny the PUD and Preliminary Plat. Nash reminded the members that the previous development presented tonight has a similar product and higher density.

Zajicek stated that he would like to rescind his second in tabling the decision and go with denial.

Duininck asked to rescind the rezoning application. Nash said that if the rezoning is rescinded, the rest of the applications are not viable. She continued that Council can direct staff to do the rezoning and Council can deny the other two applications.

Squires said that the developer has the option to withdraw all three applications.

Duininck requested a short recess.

Kauffman recessed the meeting at 10:40 pm.

Kauffman reconvened the meeting at 10:45 pm.

Jason Duininck verbally withdrew the applications submitted for rezoning, planned unit development, and preliminary plat related to the proposed Hanover Cove development.

MOTION by Kauffman to accept the withdrawal of all three applications for rezoning, PUD, and Preliminary Plat of Hanover Cove with memorializing it afterward, seconded by Warpula. **Motion carried unanimously.**

Hallstein asked for feedback from the developer. Duininck said that they feel there is no traction or moving forward in the process and that they are frustrated. They feel that they have asked for guidance and was not given it.

Concept Plan - River Side Acres of Hanover

Nash reviewed the application for annexation and concept plan for a parcel that is just outside of the Hanover city limits located in Rockford Township. The applicant has no desire to bring water and sewer to the parcel. Nash is bringing it to Council first since it involves annexation. If the Council expresses interest in annexing the parcel into Hanover then it will go to Planning Commission. At this time, there isn't enough information to know if five lots are possible. This would need a PUD.

Hallstein said that it doesn't meet the urban/suburban in nature requirement for annexation. Squires said that is so, but it could be annexed by ordinance.

Paul Otto, Engineer for the applicant, stated that the property is in the transition zone and could possibly be ghost platted with the County and brought into Hanover in the future. He would like to know if this is something the Council is interested in.

Warpula asked Nash what were her thoughts. Nash replied that this is the first she has heard of regarding what Otto is proposing and this was not on the application.

Nash continued saying that this is a policy discussion and mentioned that the entity that would be responsible for water and sewer when it came to this parcel would be the City. She said that there is historical data showing this has not been successful in the past.

Nash indicated that this is similar to when the City of St. Michael took over Frankfort Township.

Messner required why they would be required to bring water and sewer to the parcel. Nash replied that it tends to be a condition of annexation.

Hallstein asked what would be the cost to the City to bring and is nervous without more information.

Squires inquired why not complete this through the County and obtain the same end result. The applicant replied that they want the parcel annexed into Hanover.

Nash said that she and Messner need to go back and get all the information needed before bringing it back to Council and Planning Commission.

Res No 02-05-19-08 - Approving Audit Review Contract

Hagen said that the proposal before Council is for AEM to provide review services for the documents prepared by the City for the 2018 Annual Audit. Kauffman asked about a cap on the amount spent. Hagen responded that it should be no more than \$2,500-3,000. Without the contract, the City loses a review of its financial statements. If mistakes are made and the auditors find them, the City faces elevated written findings. Hagen noted this proposal provides another set of eyes to ensure our financials are properly documented. The proposal would not be needed in order for the work to be completed. Hallstein said she thinks it is money worth spending. Kauffman said he is willing to give it this year.

MOTION by Zajicek to approve the proposal for audit service through AEM, seconded by Warpula. **Motion carried unanimously.**

2019 Strategic Planning Session

MOTION by Zajicek to table the discussion for the 2019 Strategic Planning Session, seconded by Warpula. **Motion carried unanimously.**

2019 Annual Cleanup Day

Hagen said that Cleanup Day is tentatively scheduled for Saturday, May 18th. Last year the project did lose money due to staff wages, otherwise it went very well. Staff is reviewing prices charged

by the recyclers and ensuring that item fees cover expenses incurred. Council members agreed that it should occur again this year as it is a good service to provide to residents.

Reports

Doboszenski

- said that Hanover Youth Ball has asked if the City would be providing a Porta-Potty at Hanover Elementary School again this year. Council said that yes, that was acceptable.

Adjournment

MOTION by Warpula to adjourn at 11:20 pm, seconded by Hallstein. **Motion** carried unanimously.

APPROVED BY:

Chris Kauffman, Mayor

ATTEST:

Brian Hagen, City Administrator

River Town Villas

OF HANOVER

Vision for the project:

Build a small community of high quality, beautifully crafted single-level detached villas near the heart of downtown Hanover.

Initial concept: 18 single-level detached villas

- **Location:** 4.3 acre parcel located at 11218 Church St NE
- **Style:** Single-level, luxury villas - both basement and patio home options, 2 to 3 different floor plans and 2 to 3 unique exterior styles with multiple color/texture options
- **Size:** 2-3BR, 2-3BA with 1500 to 2800 sq ft depending on style and basement option
- **Target Buyer:** Aging population looking for single-level living as well as younger singles and families looking for affordability and convenience of single-level with opportunity to expand into lower level as needed for more space.
- **Exclusive Builder Partner:** (All builds) Bellin Construction www.bellinconstruction.com
- **Investor/Developer:** Wits Land Company, an affiliate of Wits Realty Group www.witsrealty.com
- **Engineering and Land Construction:** Loucks Associates



River Town Villas
OF HANOVER

River Town Villas

OF HANOVER



River Town Villas

OF HANOVER

Location:

North of Church St and the Wits Realty Building, West of Main St. Between existing single family residences and construction company to the NW.



River Town Villas

OF HANOVER

Cohesive color palette and architectural styling with enough combinations to preserve distinction (not cookie cutter)

Brick or Better Exterior Fronts:

- Stone & Brick
- Board and Batten
- Shakes
- Cement Siding
- Corbels
- Shutters
- Break up peaks with multiple depths/textures
- Decorative Garage doors



River Town Villas

OF HANOVER

Development Assumptions:

- 25' min setback from garage face to curb
- Structure pad dimension 40' front, 60' deep
- 20' front building setback
- 15' total side yard setback (5' garage/10' home)
- 30' min rear yard setback
- 35' setback to Church Street
- Guest parking scattered throughout development
- 26' private drive with hammer head style turnaround
- 2 stormwater basins - SE and NW corners
- 2 car garages

River Town Villas
OF HANOVER

Experienced Local Builder



River Town Villas
OF HANOVER



Cohesive feel but flexible options to meet a diverse set of needs:

Considering 2 and 3 BR units

Approximately 50/50 mix of patio homes and single level with basement. Several basements may be walkout where elevations allow.

Higher than Hanover median home price of \$270k yet within market appropriate range of \$325k to \$425k depending on size/style (\$375k Ave).



River Town Villas
OF HANOVER

Example Finishes and Look Inside



Hanover Cove

*Presented to Hanover City Council
February 5, 2019*



Hanover Cove Project Summary	
Location:	East of River Road, South of 8 th St, West of Pheasant Run housing addition; North of Cleveland's 1 st Addition
Current Use of Property:	Unreclaimed gravel pit and agricultural grassland
Land Use Designation:	Neighborhood Residential (R-1A)
Project Size:	84.1 acres
Proposed Use:	Traditional single-family homes & patio homes
Drainage:	5-acre pond, infiltration basins
Wetlands:	None
Roads:	Approx. 10,866 LF of public roads will be constructed; 2 access points to development
Sidewalks/Trails:	Sidewalks on one side of street; trail to park; HOA to maintain existing trail along River Road
Landscape:	Extensive landscape plan including long buffer line of trees along River Road. 1 boulevard tree and 2 yard trees required per lot.
Utilities:	Existing storm sewer, sanitary sewer, main water utilities



Housing Examples and Locations – Large Lot Single Family



Minimum Lot Dimensions: 80' x 120'
Setbacks: 25' front, 7.5' side, 30' rear
Total lots: 28



Homes will consist of traditional multi-story or rambler styles
*Minimum 1,400 SF Home floor area above grade
*Meet or exceed 576 SF minimum garage size



Housing Examples and Locations – Medium Lot Single Family



Minimum Lot Dimensions: 65' x 115'
Setbacks: 25' front, 7.5' side, 30' rear
Total lots: 114



Homes will consist of traditional multi-story or rambler styles
*Minimum 1,300 SF Home floor area above grade
*Meet or exceed 576 SF minimum garage size



Housing Examples and Locations – Large Lot Villa/Patio



Minimum Lot Dimensions: 74' x 114'
Setbacks: 25' front, 6' side, 30' rear
Total Lots: 28



Homes will consist of one level or rambler w/full basements
HOA maintain yard/landscaping/snow
*Minimum 1,500 sqft Home floor area above grade
*Meet or exceed 576 SF minimum garage size



Housing Examples and Locations – Medium Lot Villa/Patio



Minimum Lot Dimensions: 50' x 115'
Setbacks: 25' front, 6' side, 20' rear
Total lots: 85



Homes will consist of one level or rambler w/basement, 2 and 3 car garages. HOA maintain yard/landscaping/snow
*Minimum 1,400 sqft Home floor area above grade
*Minimum 480 SF garage size



Housing Examples and Locations – Narrow Lot Villa/Patio



Minimum Lot Dimensions: 38' x 128'
 Setbacks: 25' front, 5' side, 20' rear
 Total lots: 18

Homes will consist of one level
 HOA maintain yard/landscaping/snow
 *Minimum 1,200 sqft Home floor area above grade
 *Minimum 480 SF garage size

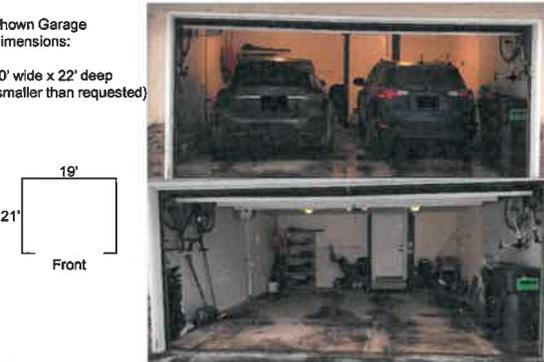
PAXMAR

Garage Sizing for Villa Lots (50' & 38')

- 576 SF (24'x24') is the City standard. This is acceptable for a traditional single family home.
- 480 SF is the requested garage size for the villa homes, this will accommodate a 20'x24' or 22'x22' size garage.
 - These units will have HOA maintained yards/driveways/walkways so homeowners will not need to store lawnmowers, snowblowers, shovels, weed whackers, etc.
 - Size will allow for the parking of 2 cars along with storage space along the sides and back of the garage.

PAXMAR

Shown Garage Dimensions:
 20' wide x 22' deep (smaller than requested)



PAXMAR

Architectural Requirements

- An Architectural Review Committee (ARC) will be established and Paxmar will approval ALL building plans, prior to construction.
- Oversight by ARC includes:
 - Allowable Siding Materials and Types
 - Allowable Roof Materials
 - Garage Door Aesthetics
 - Landscaping

PAXMAR

Home Owners Association Summary

	Traditional Single-Family Lots	Patio/Villa Lots
HOA Responsibilities	<ul style="list-style-type: none"> • Cluster Mailbox Units • Manage ARC • Maintain all common areas 	<ul style="list-style-type: none"> • Cluster Mailbox Units • Manage ARC • Maintain all common areas • Yard/Landscaping • Master Irrigation System • Snow removal • Parking area maintenance/replacement <p><i>* Will step in and repair exteriors if unit falls into disrepair</i></p>
Home Owner Responsibilities	<ul style="list-style-type: none"> • Homeowners Insurance • Yard/Landscaping • Irrigation system • Replacement of exterior finishes <p><i>* traditional home ownership responsibilities</i></p>	<ul style="list-style-type: none"> • Homeowners Insurance • Replacement of exterior finishes <p><i>* HOA responsible for the majority of outside maintenance</i></p>

Development Example: Miske Meadows

- 50' wide at the front setback Villa lots
- 25' Front and 5' Side yard setbacks
- 10' between buildings
- Anti-monotony covenants (Houses next to each other can't be the same elevation)
- HOA maintains common area, yards and snow removal



PAXMAR

Miske Meadows Architecture Examples

PAXMAR.

Miske Meadows Architecture Examples

PAXMAR.

Actual photos: Miske Meadows

PAXMAR.

Common Concerns from Community Members

- Increased traffic flows, specifically on County Rd 19
- Potential burden on school system
- Impact on surrounding property values
- Change of perceived open space
- Density level and multi-family units
- Impact on community character
- Burden on City municipal services

PAXMAR.

Additional Concern - Parking

Vehicle shown: 6' x 18'
 Street shown: 36' wide
 Driveway length: 37'

Minimum parking:
 With Sidewalk: 3 guest spots - 5 total

- 1 on street
- 2 in driveway
- 2 in garage

Without Sidewalk: 5 guest spots - 7 total

- 1 on street
- 4 in driveway
- 2 in garage

PAXMAR.

Alignment with 2040 Comprehensive Plan

HANOVER PLANNING PRINCIPLES

1. Residents and businesses take pride in Hanover and are engaged in improving the community, volunteering, and supporting each other. ✓
2. Downtown Hanover will be a vibrant community gathering place with thriving businesses leveraging the natural beauty of the Crow River and a walkable development pattern. ✓
3. Expansion of commercial, office and light industrial uses are encouraged to diversify the tax base and expand service options to residents. ✓
4. Housing development that provides a wide range of housing choices and styles are encouraged to meet the needs of a growing community and to enable existing residents to find housing that permits them to stay in Hanover. ✓
5. Hanover will continue to collaborate with other agencies to achieve outcomes that improve the quality of life or the efficiency of service delivery. ✓
6. Hanover will strive to minimize the tax burden on properties while maintaining a quality level of service. Development of types that provides a cost-effective balance between increased tax base and future cost of service provision is encouraged. ✓
7. New development will be constructed in a manner that does not burden existing property owners with the associated costs. ✓
8. The existing rural character and natural environment defined by open space and natural resources will be protected, enhanced and integrated as an amenity in the community. ✓
9. Opportunities will be created to better connect the community through trails and sidewalks. ✓

PAXMAR.

Benefits of Hanover Cove

- Conforms to the stated objectives, goals and desired land use pattern outlined in the city's 2040 Comprehensive Plan
- Wide range of housing choices and styles provides a practical solution for meeting the current and projected demographics of the city
- Patio homes will help fill an existing void in the market place
- Architectural guidelines exceed City's zoning standards
- Extensive system of trails & sidewalks connect project to existing development
- Expected to add \$80M to the city's overall tax base, generating more funding to support schools, infrastructure and municipal services
- Households without school-age children will generate property taxes to support local school costs without utilizing those services
- Will provide a new customer base to support local businesses and attract new businesses to the area
- Housing production will increase the demand for trade services, much of which may be supplied by local businesses

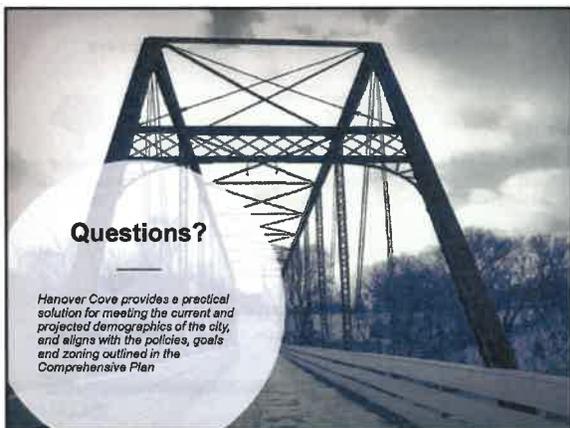
PAXMAR.

Alternatives

Option A (requested from P&Z) Option B - No Narrow product



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Questions?

Hanover Cove provides a practical solution for meeting the current and projected demographics of the city, and aligns with the policies, goals and zoning outlined in the Comprehensive Plan



Concept Plan Feb 2018

- ▶ 75' SF – 39 Units
- ▶ 65' SF – 91 Units
- ▶ Twinhomes – 60 units
- ▶ 50' Patio – 71 Units
- ▶ 4-Plex Rowhomes – 76 units
- ▶ Total of 337 units
- ▶ Not approved by City Council

Hanover Cove Concept Plan April 2018

- ▶ 75' SF – 26 units
- ▶ 65' SF – 101 units
- ▶ 75' Patio – 26 units
- ▶ 50' Patio – 81 units
- ▶ 40' Patio – 34 units
- ▶ 40' Patio/Flex – 21 units
- ▶ Total of 286 Units
- ▶ Approved by City Council in April 2018

Applications

- ▶ Rezoning
- ▶ Planned Unit Development
- ▶ Preliminary Plat

Hanover Cove - Rezoning

- ▶ Propose to rezone southern portion of property from R-1 and R-2 to R-1A.
- ▶ Previously rezoned this portion of the property from individual to Neighborhood Residential in the Comprehensive Plan.
- ▶ The R-1A zoning district is consistent with the Comprehensive Plan (category of Neighborhood Residential).

What is the Zoning Ordinance?

- ▶ The Zoning Ordinance contains standards for items such as setbacks and lot size that permits a developer to make an application for a subdivision and receive approval by right provided they meet those standards.
- ▶ Standard zoning prescribes specific requirements that must be met and vary from City to City.
- ▶ Each additional item that is regulated results in less flexibility in design of a home on a lot.
- ▶ Less flexibility in home and lot design impacts the variety and type of housing that can be offered in the community – neighborhoods look more alike with the more items regulated.

Example: Garage Size

- ▶ Not all communities regulate garage size or if there is even one required to be provided.
- ▶ Hanover's Zoning Ordinance requires an attached garage of not less than 576 square feet.
 - ▶ Albionville: Must be able to have a garage of 480 square feet, but not required to be initially built.
 - ▶ Corcoran: One stall garage
 - ▶ Medina: Minimum 2 car garage
 - ▶ Orono: 480 square feet minimum
 - ▶ Rockford: Not regulated
 - ▶ Rogers: Not regulated
 - ▶ St. Michael: 400 square feet minimum

Example: Garage Size

- ▶ Garages of the size required by Hanover's ordinances are not typically constructed on patio homes, townhomes, or apartments. Single-family homes with 2-car garages are also frequently not constructed to this standard.
- ▶ Building to this size impacts:
 - ▶ Garage looks larger when viewed from the street
 - ▶ The percentage of the footprint that is garage instead of living space increases.
 - ▶ Cost of construction of the home increases

What is a Planned Unit Development?

- ▶ A PUD is a tool within the Zoning Ordinance that allows for different standards to be established for a specific proposed development that is negotiated between the Developer and the City.
- ▶ Subdivisions completed as a PUD still meet the Zoning Ordinance requirements, as a PUD is allowed under the Zoning Ordinance.

Updates since Planning Commission Meeting

- ▶ Several comment letters/emails were received. These were generally in opposition to the development, particularly with respect to:
 - ▶ Reduced setback sizes
 - ▶ Reduced street pavement width
 - ▶ Lack of green space
 - ▶ Higher density, cookie cutter neighborhood
 - ▶ Traffic
 - ▶ Impact on school district (class sizes)
 - ▶ Pedestrian safety
 - ▶ Stress on public utilities
- ▶ Comment letters received since the packet was published have been provided to the City Council.

Updates since Planning Commission Meeting

- ▶ Eliminated the minimum single-family product (at least 2-car garage) as it reduced the lot size from 1/2 acre to 44' wide lots.
- ▶ Established the minimum patio homes to be built (located only where the area is zoned). Added a better background and green area in District D.
- ▶ Revised the street layout in the area near District D to provide a better street view orientation for the lots.
- ▶ Removed the lot on the north side of the entrance and converted this to an outlet. In the future, this could be reached with the property to the west bounded by another parcel. To have lots that turn on the new road rather than River Road.
- ▶ Removed the request for a restriction on the garage size of the larger patio homes.
- ▶ Increased the garage size on the medium and medium patio homes from 440 square feet to 480 square feet.



Housing Examples and Locations Hanover Cove



Large Lot Single Family - 80'



Highway will connect all residential multi-story single family 1/2 acre lots 1,000 sqft home from area where pond

Large Lot Single Family

**Housing Examples and Locations
Hanover Cove**



Medium Lot Single Family

Houses will consist of traditional multi-story single family
 *Minimum 1,300 sqft House floor area above grade

**Housing Examples and Locations
Hanover Cove**



Large Patio

Houses will consist of one level or rancher with LR basements
 HOA maintains yard/landscaping/mow
 *Minimum 1,500 sqft House floor area above grade

**Housing Examples and Locations
Hanover Cove**



Medium Patio

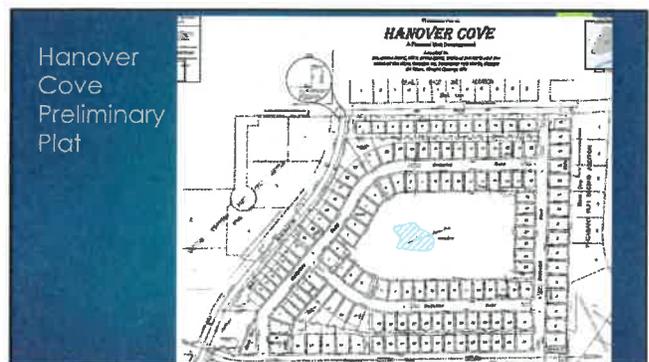
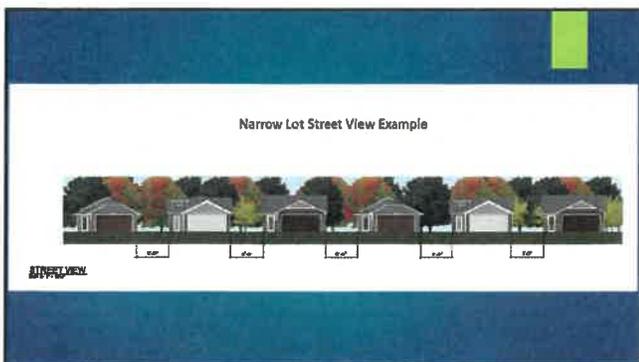
Houses will consist of one level, 2 and 3 car garages
 HOA maintains yard/landscaping/mow
 *Minimum 1,400 sqft House floor area above grade

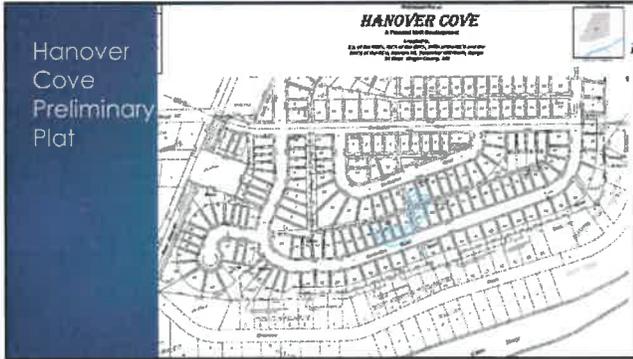
**Housing Examples and Locations
Hanover Cove**



Narrow Patio

Houses will consist of one level
 HOA maintains yard/landscaping/mow
 *Minimum 1,200 sqft House floor area above grade





Planning Commission Recommendation

- ▶ Recommended denial based on:
 - ▶ Too many units
 - ▶ Too small lots
 - ▶ Lack of compliance with recommended garage size.
 - ▶ Minimum side yard setbacks not met
 - ▶ Very limited parking
 - ▶ Street width not in compliance
 - ▶ Issues/ comments of planner and engineer have not been adequately addressed

City Council Discussion

- ▶ Staff is recommending that **no decision on the applications** be made this evening.
- ▶ Instead, direct staff to proceed with one of the actions as specified in the City Planner's memo dated January 31, 2019. This item would then be back on a future City Council agenda depending on the path taken.
- ▶ Paxmar is requesting specific guidance on what would be acceptable to the City Council. They are then willing to revise the preliminary plat to meet those comments. (Note that the preliminary plat that was submitted by them was largely consistent with the non-binding concept plan approval made by the City Council in April 2018).

General PUD Terms

PUD Variation Request	City Ordinance Standard	Requested	
Reduced street pavement width	36 feet	32 feet	36 foot on Street D, Street F and Street G; 32 foot on other streets

All Homes

PUD Variation Request	City Ordinance Standard	Requested	
Front Yard Setback	30 feet	25 feet	
Corner Side Setback	30 feet	25 feet	

All Single-Family Homes

PUD Variation Request	City Ordinance Standard	Requested	
Side Yard Setback	10 feet	7.5 feet	

All Patio Homes

PUD Variation Request	City Ordinance Standard	Requested	
Side Yard Setback	10 feet	6 feet	
Rear Yard Setback	30 feet	20 feet	

Large Single Family Lots

PUD Variation Request	City Ordinance Standard	Requested	
Lot area	12,000 square feet	9,840 square feet	

Medium Single Family Lots

PUD Variation Request	City Ordinance Standard	Requested	
Lot area	12,000 square feet	6,815 square feet	
Lot width	80 feet	65 feet	

Large Patio Lots

PUD Variation Request	City Ordinance Standard	Requested	
Lot area	12,000 square feet	8,315 square feet	
Lot width	80 feet	74 feet	

Medium Patio Lots

PUD Variation Request	City Ordinance Standard	Requested	
Lot area	12,000 square feet	5,790 square feet	
Lot width	60 feet	50 feet	
Garage site	576 square feet	480 square feet	

Narrow Patio Lots

PUD Variation Request	City Ordinance Standard	Requested	
Narrow patio - lot area	12,000 square feet	5,250 square feet	
Narrow Patio - Lot width	60 feet	38 feet	
Narrow Patio - garage site	576 square feet	480 square feet	