

**AGENDA
HANOVER CITY COUNCIL & PLANNING COMMISSION
FEBRUARY 14, 2018**

**MAYOR
CHRIS KAUFFMAN**

**CHAIR
STAN KOLOSA**

**COUNCIL
DOUG HAMMERSENG
KEN WARPULA
JIM ZAJICEK
MARYANN HALLSTEIN**

**PLANNING COMMISSION
JIM SCHENDEL
MIKE CHRISTENSION
MICHELLE ARMSTRONG
DEAN KUITUNEN**

- 1. Call to Order: 6:30 p.m.**
- 2. Approval of Agenda**
- 3. Comprehensive Plan Amendment**
 - a. Review of Policies to Implement Goals**
- 4. Adjournment**

Hanover Comprehensive Plan Goals and Policies

Draft for Discussion on 2/14/18

(Cross Referenced to Planning Principles)

NOTE: The goals are in bold type and are what we worked on previously (still cross-referenced by number to the Planning Principles). Underneath each goal are various policies to implement that goal. These policies are carry-forwards from the existing Comprehensive Plan, but are lightly edited by the City Planner. They should be discussed, edited, discarded, or new ones added as appropriate at our meeting.

The policies are important because they set the tone of the requirements that are in the text of the Comp Plan, as well as how they are implemented in the zoning and subdivision regulations. For example, in the existing Comp Plan there is significant policy regarding the idea of conservation development, which then showed up on the mapping and requirements as well as was embedded into the zoning ordinance. As previously discussed, these requirements created a specific framework for how development could occur in Hanover. References to those policies have been removed in this lightly edited version based on previous discussion of this group, but are listed here for reference in how the words chosen here carry throughout the various documents.

Support the orderly growth of all urban development, including residential, commercial, and industrial areas within the corporate limits of the City. (P 2,3,4,5,7)

The City of Hanover will achieve this goal by implementing the following policies:

1. Work with the County and Rockford Township to facilitate orderly growth within the City and to direct development to the City's planned growth areas through the use of orderly annexation agreements.
2. Explore the option of assuming jurisdiction of the planned growth areas surrounding Hanover.
3. Continue to guide residential growth in an orderly pattern so that new development can be effectively served by public facilities and so that the character of existing neighborhoods can be maintained and enhanced.

Plan land uses and implement standards to minimize land use conflicts. (P 2,3,4,5,7)

The City of Hanover will achieve this goal by implementing the following policies:

1. Improve communication and cooperation between the City, townships, and Wright and Hennepin Counties.
2. Recognize legitimate issues and concerns regarding jurisdictions and collaborate with the township and counties through joint planning and other cooperative measure to efficiently address community needs.

3. Prepare and adopt a land use plan that designates land use areas and guides development to appropriate areas in order to ensure desirable land use patterns and minimize conflicts.
4. Complete an update of the City's Official Zoning Map and Ordinances to ensure consistency with the Comprehensive Plan.
5. Require adequate transitions between different land uses through appropriate land use planning and zoning standards.
6. Encourage the location of commercial and industrial development in areas that avoid adverse impacts on residential areas. Design and locate industrial and commercial developments to avoid routing traffic through residential areas.
7. Prepare and implement design standards for commercial, industrial, and multi-family housing development.

Strengthen the distinction between the urban city and the rural countryside with well-planned and carefully coordinated services appropriate to the distinct needs of each. (P 2,3,4,5,7,8)

The City of Hanover will achieve this goal by implementing the following policies:

1. Encourage alternative wastewater management systems for those areas that are not accessible to municipal service immediately and before the extension of service pipe.
2. Work with Wright County and adjacent townships to maintain very low residential densities outside of the City's planned growth areas.

Enhance community character and identity. (1,2,5,8,9)

The City of Hanover will achieve this goal by implementing the following policies:

1. Work to strengthen and maintain the appearance of the Highway 19 corridor through design standards, trails, lighting, sidewalks, signage, and other tools.
2. Continue to plan for land uses in order to support and enhance Hanover's ability to attract quality development.
3. Explore and work with the school district to identify potential locations for new school facilities to enhance the educational opportunities in the community.
4. Ensure that high quality developments are well-planned and connected to existing development through the efficient use of streets, utilities, and infrastructure.
5. Promote cluster design techniques for rural, non-farm residential development as a means to concentrate development in less environmentally sensitive and agriculturally productive areas and to preserve large tracts of open space and farmland, while still allowing landowners to benefit from development.
6. Ensure that all developments have more than one access point to provide transportation route options.
7. Ensure that the housing needs of all age groups are fulfilled in an efficient and cost-effective manner.

Provide and maintain a safe, convenient, functional and efficient local transportation system for the movement of people and goods. (3,5,7,9)

The City of Hanover will achieve this goal by implementing the following policies:

1. Explore the implementation of crosswalks and traffic control devices in strategic locations along the County State Aid Highway (CSAH) 19 corridor.
2. Require an access management program along the CSAH 19 corridor with new residential, commercial, and industrial development.

3. Pursue safety measures at major intersections along CSAH 19, CSAH 34, County Road 123, and River Road.
4. Encourage the City and Wright and Hennepin Counties to increase patrol efforts in the community to enforce existing traffic laws.
5. Continue to cooperate with Wright and Hennepin Counties, Rockford Township, MnDOT, and other agencies involved in transportation planning to provide the safest and most efficient transportation system.
6. Explore the use of roundabouts or traffic circles as an alternative solution to managing traffic flows at intersections.
7. Work with Wright County to address wetland and alignment issues to arrive at the best approach for connecting 8th Street with CSAH 34 with the fewest possible impacts.
8. Explore the possibility of an alternate river crossing.

Cooperatively utilize existing and new resources for economic growth in the Hanover area. (2,3,5,6,7,9)

The City of Hanover will achieve this goal by implementing the following policies:

1. Promote an on-going cooperative effort among Hanover, the surrounding townships, the Economic Development Partnership of Wright County, area Chambers of Commerce, state agencies, local builders, business owners, and residents to pursue a wide range of economic development opportunities.
2. Continue to support efforts to retain existing businesses and industry and to facilitate their expansion, in addition to recruiting new businesses.
3. Promote and market the area's characteristics to attract and expand diversified businesses as well as attract consumers, tourists, and new residents.
4. Recognize the need to upgrade and expand existing County and City infrastructure to support and promote continued development.
5. Ensure that the area communities continue to have access to state-of-the-art telecommunications infrastructure.

Maintain a favorable climate for ongoing business activities and continue the development of a strong, diversified and balanced economic base. (1,2,3,4,5,6,7)

The City of Hanover will achieve this goal by implementing the following policies:

1. Recognize and promote the goals of the Hanover area Economic Development section in the Comprehensive Plan.
2. Aggressively promote and market the Hanover area to attract commercial and industrial development and redevelopment within the City, including the use of financial incentives, with particular emphasis on attracting businesses that provide livable wage jobs.
3. Encourage the increased use of telecommunications in order to compete for information-driven jobs.
4. Encourage both public and private investment in facilities and infrastructure.
5. Recognize the fundamental linkage between housing and economic development and work to match housing availability with community employment.

Recognize the need to upgrade and expand existing City infrastructure in order to promote and support continued residential, commercial, and industrial development. (7)

The City of Hanover will achieve this goal by implementing the following policies:

1. Encourage the County to give funding priority to City and County State Aid roads that serve commercial and industrial properties.
2. Develop and follow a 5-year Capital Improvements Plan to ensure improvement of the City's infrastructure in a timely and cost-effective manner.
3. Work with downtown businesses to prioritize needs for downtown infrastructure.

Support downtown and "in-town" development activities to enhance and complement the service and retail businesses already located in those areas. (2,3,4)

The City of Hanover will achieve this goal by implementing the following policies:

1. Promote an effective mix of downtown and "in-town" businesses to increase retail trade.
2. Encourage the compact development of the downtown/in-town area to accommodate and encourage pedestrian traffic.
3. Assist businesses in finding financial aid from appropriate agencies to rehabilitate structures.

Support the continued growth of appropriate commercial and industrial areas outside of the central business district. (3)

The City of Hanover will achieve this goal by implementing the following policies:

1. Work to establish and maintain a fully serviced industrial park with suitable transportation access.
2. Identify a general commercial area to accommodate those commercial uses not suited to the downtown/in-town area.
3. Identify a highway-related commercial area to accommodate those commercial uses which serve the traveling public or are not suited to the downtown/in-town area.

Develop an integrated parks and recreation system with both new and existing parks connected to one another and to neighborhoods within the community. (9)

The City of Hanover will achieve this goal by implementing the following policies:

1. Pursue opportunities to create connectivity through strategic acquisitions and development of new trails and parks.
2. Work with the Three River Parks District in their efforts to connect regional parks in the northwestern metropolitan area with one another.
3. Work with neighboring jurisdictions to provide connections to parks in the local area.

Protect, conserve, and enhance natural resources and environmentally sensitive areas within and adjacent to the City for the community's long-term benefit. (1,8)

The City of Hanover will achieve this goal by implementing the following policies:

1. Perform stringent environmental review and work closely with the Environmental Quality Board when analyzing new developments.
2. Identify natural resources and strongly support the incorporation of woodlands, floodplains, poor soils, prairie lands, and other environmentally sensitive areas into parks and open space areas as an alternative to the destruction of these resources.
3. Maintain in a natural state slopes and areas of land susceptible to severe erosion and carefully manage areas of moderate erosion potential.

4. Preserve the quality and quantity of surface water and groundwater resources by the appropriate regulation of all development activities that have the potential to impact the water resources in the area.
5. Preserve natural drainage systems, wetlands, and groundwater recharge areas and mitigate the impact of development activities on the infiltration and runoff of water, stormwater storage, and plant and animal habitat.
6. Discourage the clearing of wooded areas, encourage the reforestation of areas already cleared by development, and promote the establishment of flora in areas lacking it.
7. Encourage public and private recycling programs to serve the community and surrounding areas.
8. Discourage development in areas that are unsuitable or hazardous for urban uses due to topography, geology, soils, wetlands, flooding, or other natural conditions. Continue to monitor and inspect residential and commercial areas with on-site sewer systems to ensure that they function properly.
9. Continue to review and consider soil suitability in the placement of individual sewage treatment systems before the issuance of a permit.
10. Encourage Hanover and the surrounding townships to promote the recycling of hazardous waste. Promote the proper use and application of chemicals in the recreational, agricultural, and natural areas throughout the area.

Encourage protection of historic community resources including districts, buildings, sites, or events. (1,8)

The City of Hanover will achieve this goal by implementing the following policies:

1. Create and maintain an inventory of historic community resources.
2. Encourage the preservation of historic sites where practical and economically feasible. This could be accomplished through a number of means such as conservation easements, land acquisition, grants, and donations.
3. Encourage the revitalization of downtown, including infrastructure, buildings and surroundings, and streets and sidewalks, through renovation, expansion, replacement, and new development as necessary.
4. Protect scenic values by controlling billboards and regulating signs, auto junkyards, and other potentially unsightly land uses and practices.

Provide infrastructure and municipal services in the most cost-effective and efficient manner. (6,7)

The City of Hanover will achieve this goal by implementing the following policies:

1. To ensure that the costs of new development are not borne by current residents, the City will work with developers to assign the costs of municipal service provision to their particular development.
2. The City will develop specific policies to guide future sewer and water extensions.
3. Enforce the City's policy regarding timeframes for connection to municipal water and sanitary sewer services.

Hanover Planning Principles

Revised at Meeting –July 24, 2017

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 and redevelopment will have the largest impact on future tax rate, so 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.