

**CITY OF HANOVER  
JOINT CITY COUNCIL & PLANNING COMMISSION MEETING  
FEBRUARY 18, 2020 – OFFICIAL MINUTES**

**Call to Order:**

Mayor Chris Kauffman called the special joint meeting between the City Council and Planning Commission of Tuesday, February 18, 2020 to order at 6:00 p.m. Present were Mayor Chris Kauffman, Councilors Ken Warpula, Jim Zajicek, MaryAnn Hallstein, Planning Commission members Stan Kolasa, Jim Schendel, Mike Christenson, Dean Kuitunen and Gretchen Barrett. Also present were City Administrator Brian Hagen, Administrative Assistant Amy Biren, City Engineers Justin Messner and Nick Preisler and City Planner Cindy Nash. Councilor Doug Hammerseng was absent. Guests present were Bryan Reitzner of Maverick Construction and Scott Dahlke of Civil Engineering Site Designs.

**Approval of Agenda:**

**MOTION** by Warpula to approve the agenda, seconded by Zajicek. **Motion carried unanimously.**

**Concept Plan: Mercantile Pass**

Discussion was held to jointly review the Mercantile Pass Concept Plan. The group reviewed the plan by lot.

Lot 1 received support given the commercial/retail aspect of the uses. Reitzner stated the parcel would be suitable for a gas station, smaller retail/offices spaces, potential small scale grocery store and possible restaurant.

Lot 2 received concern for the density related to how many units an apartment complex would generate. City Planner Nash explained that if the group desired to approve a use with this density, the comprehensive plan could be amended to include a higher density multi-family district. This would limit all existing multi-family guided parcels to be allowed a higher density. The higher density district could then be considered on a case by case basis at the request of future developments.

At this time a regularly scheduled City Council meeting was set to begin.

**MOTION** by Hallstein at 6:56 pm to recess the joint Council and Planning Commission until after the conclusion of the regular City Council meeting, seconded by Warpula. **Motion carried unanimously.**

Mayor Kauffman reconvened the Joint City Council and Planning Commission meeting at 7:23 pm.

Discussion on the Mercantile Concept Plan continued with Lot 3. The developer noted that he anticipates the parcel being marketed for a senior living complex. Nash explained that this use would be allowed in the same fashion as a regular apartment complex similar to Lot2 of the plan. Nash further explained that it would be difficult to guarantee a senior living complex would be built without having an active application for that use. The group supported a senior living complex, but expressed concern on a possibility of a senior living complex not being constructed.

Lot 4 received support for the additional commercial use. Feedback was given to have a trail connection occur to the existing trail/future switchback leading to the historic bridge.

Discussion concluded and the Planning Commission would provide a final review and recommendation at their February meeting.

**Adjournment**

**MOTION** by Zajicek to adjourn at 8:01 p.m., seconded by Warpula. **Motion carried unanimously.**

APPROVED BY:

---

Chris Kauffman, Mayor

ATTEST:

---

Brian Hagen, City Administrator