

CITY OF HANOVER
JOINT CITY COUNCIL & PLANNING COMMISSION MEETING
FEBRUARY 25, 2019 – OFFICIAL MINUTES

Call to Order:

Mayor Chris Kauffman called the special joint meeting between the City Council and Planning Commission of Monday, February 25, 2019 to order at 7:30 p.m. Present were Mayor Chris Kauffman, Councilors Ken Warpula, MaryAnn Hallstein, Planning Commission members Jim Schendel, Mike Christenson, Michelle Armstrong, and Dean Kuitunen. Also present were City Administrator Brian Hagen, Administrative Assistant Amy Biren, and City Planner Cindy Nash. Absent were Councilors Doug Hammerseng, Jim Zajicek, and Planning Commission member Stan Kolasa.

Approval of Agenda:

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

Review of Development Standards

Hagen thanked everyone for attending and provided an overview of the objective of these joint meetings. Hagen noted that during the review of the Hanover Cove development, several concerns were addressed that were related to the housing type of villa/patio homes. Other concerns were expressed related to reduced setbacks and road widths. For this meeting, staff is seeking some preliminary discussion in order to aide in understanding the desire of the City to review the minimum standards, and to gain an understanding of what concerns should receive the most focus as we proceed through the coming workshops.

Nash began with an exercise of identifying what types of residents want to live in Hanover. She expanded on the discussion to review the types of home buyers and the style of housing that these individuals look to purchase. Various home buys and what the choose to buy were discussed as follows:

- Married with kids and dual income families
 - Single Family two story homes with 4+ bedrooms
- Married with kids and single income families
 - Single Family two story homes with 4+ bedrooms
- First time home buyer (single or couple)
 - Smaller home
 - Townhome
 - Split Level 2+ bedrooms
 - Fixer upper/existing construction
 - Lower price point
- Retired
 - Single level
 - No maintenance
 - Convenient location
 - Near kids/grandkids
 - Future assisted living
 - Lower price point
 - Near social opportunities

- Empty Nester/Downsizer
 - Move from two story to rambler
 - Convenience
 - Possible split time living/snowbird
 - Generally at a time for lifestyle change
 - Downsize in possible house size and property size

- Renters
 - They rent existing structures
 - May eventually buy in the area after becoming established

Members desired to wrap up discussions for the night. Nash asked that the group think about what types of housing Hanover wants to offer to prospective home buyers. She further requested members think about what points of interest they would like to focus on during future discussions.

A suggestion for information to be available for the next meeting would be home a change in one standard impacts other standards the city identifies. Additionally, information related to what other cities use for criteria to approve a PUD and what other rural cities are approving for development projects should be available.

Adjournment

MOTION by Warpula to adjourn at 8:40 p.m., seconded by Hallstein. **Motion carried unanimously.**

APPROVED BY:

Chris Kauffman, Mayor

ATTEST:

Brian Hagen, City Administrator