

**AGENDA**  
**HANOVER CITY COUNCIL & PLANNING COMMISSION**  
**FEBRUARY 25, 2019**

**MAYOR**  
**CHRIS KAUFFMAN**

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

**PLANNING COMMISSION**  
**STAND KOLASA**  
**JIM SCHENDEL**  
**MICHAEL CHRISTENSON**  
**MICHELLE ARMSTRONG**  
**DEAN KUITUNEN**

- 1. Call to Order Special Joint City Council/Planning Commission Work Session: 7:30 p.m.**
- 2. Approval of Agenda**
- 3. Review of Development Standards**
- 4. Adjournment**



**To: Hanover City Council & Planning Commission**

**From: Brian Hagen, City Administrator**

**Re: Work Shop Review of Development Standards**

**Date: February 22, 2019**

Recently the City of Hanover reviewed applications for rezoning, planned unit development (PUD), and preliminary plat for the project known as Hanover Cove. At the February 5<sup>th</sup> City Council meeting the developer withdrew the applications. The withdraw came as the developer felt the City was not going in a direction towards approval of the plans.

During the Council meeting it was expressed by the developer that they had prepared preliminary plat plans based off feedback received by Council, Planning Commission and staff during the Concept Plan review. After submitting plans, the City ultimately continued to want additional changes made to the plans including but not limited to; changing side yard setbacks, road widths, lot widths, etc. Though the concept plan is non-binding, the developer still questioned why this feedback was coming so late in the review process. The developer also expressed that clear concise feedback was not always given.

Recognizing that the City could have provided better feedback, the City Council felt it be prudent of the City to review our development standards against today's industry standards in order to determine if or how Hanover ordinances should be amended. Along with development standards, the group will be reviewing how various housing types may or may not fit in certain zoning districts. Lastly, the group will better establish approval criteria for a PUD.

Objectives of this first workshop will be as follows:

1. Establish points of interest that the group would like to review. I.e. road widths, side yard setbacks, density, general aesthetics, etc. To a certain degree the group will do a comprehensive review of all standards, but points of interest will assist staff in identifying where focus should be directed.
2. Establish the framework for staff to prepare necessarily information to be utilized during the review process. *See next page for further examples.*
3. Establish timeline of the review process. Ideally this review happens quickly as the city has spoken with multiple developers interested in this villa style housing. Staff is suggesting holding approximately two work shops per month beginning in April.

Options for completing this review would be as follows (other options may be formulated at the meeting):

- Review data of Hanover's standards against other entities for comparison. This could be completed in an excel spreadsheet or another charting layout. This may include pulling other entities PUD approvals to compare against newly coming industry standards.
- Physical site visits to developments in neighboring entities to receive a physical feel of different development models.
- Physical home tours of differing housing styles. I.e. single-family home, villa home, twin home, row homes, etc.
- Utilize street view in various mapping sites to gain access to developments in entities further away.
- Prepare mock street scape renderings in order to establish comparisons for varying setbacks, structure sizes, etc.
- Bring in third party consultants to discuss industry standards and facilitate Hanover's review process.