

CITY OF HANOVER
PLANNING COMMISSION MEETING
FEBRUARY 14, 2011 APPROVED MINUTES

Chairperson Schendel called the February 14, 2011 Planning Commission Meeting to order at approximately 7:00 p.m.

Call to Order

Members present: Karsten, Keefe, Schendel, Smola, and Zanetti
Members absent: Pittman and Sprangel.
Staff present included City Council Liaison Malewicki, City Planner Cindy Nash, City Administrator Daniel Buchholtz
Others present included Bryan Reitzner, Beth Jacobson, Clark Lee, Matt Lee, all of Hanover and Scott Dahlke of Quality Site Design.

MOTION by Zanetti, second by Keefe, to approve the agenda.

Approval of Agenda

Voting aye: Karsten, Keefe, Schendel, Smola, and Zanetti
Voting nay: none
Motion carried: 5:0

MOTION by Karsten, second by Zanetti, to approve the minutes from the January 10, 2011 Regular Meeting.

Approval of Minutes

Voting aye: Karsten, Keefe, Schendel, Smola, and Zanetti
Voting nay: none
Motion carried: 5:0

CITIZEN'S FORUM

Citizens Forum

No citizens wished to be heard.

UNFINISHED BUSINESS

Unfinished Business

Zoning Ordinance Recodification

Zoning Ordinance
Recodification

Schendel introduced the item. The Commission reviewed the draft zoning ordinance and made the following recommendations:

- Requested that conservation design/low impact development techniques be incorporated into commercial/industrial developments.
- Add a new definition for swimming pools that reads as follows: "Swimming Pools. Any enclosure, designed or intended or used for the containment of water, whether constructed below ground level or above ground level, having a surface area exceeding 100 square feet and a depth exceeding 18 inches which is designed, intended or used for swimming, wading, or other recreational use by the owner of tenant of the property upon which the pool is constructed, or by their family or invited guests without payment of fee."
- Changed Section 10.59(A)(1) to read as follows: "A building permit shall be obtained prior to construction or installation for any swimming pool that exceeds both 5,000 gallons in capacity and has a minimum 24 inch depth."
- Changed Section 10.59(B)(6) to read as follows: "All back-flush water or pool drainage water shall be directed onto the property of the owner, or onto approved drainage ways. No pool water shall be drained into the City's sanitary sewer. Drainage onto public streets or other drainage ways shall required the permission of the City. The person who drains a swimming pool must regulate the volume and rate of the discharge to prevent damage to public or private property."
- Delete Section 10.59(B)(14).
- Changed Section 10.60(C)(2) to read as follows: "Commercial, Industrial and Residential (other than single-family and two-family).

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Request for fencing shall be processed as part of and according to the procedures of site plan review.

- Add subsection 3 to Section 10.60 to read as follows: "Agriculture. Fences constructed on properties zoned as agriculture are exempt from the provisions of this Section 10.60 of the Zoning Ordinance.
- Delete the words "to prohibit unreasonable restrictions of you" from Section 10.60(D).
- Changed language on Section 10.60(E)(2)(b) to read as follows: "When driveway, trail, access or walkway easements are located on private property, fences shall not be constructed on the easement. No fence shall be constructed which obstructs the flow of water upon a drainage or utility easement, or would cause the City to be unable to access the drainage or utility easement. The City may require that obstructions to easements be removed at the property owner's expense.
- Delete the words "or any natural hedge or closely planted vegetation" from Section 10.60(F)(3)(a).
- Deleted (a) and (b) from Section 10.60(F)(4).
- Changed reference to "Zoning Administrator" in section 10.60(G)(2)(c)(3).

Karsten inquired on the process once the Commission has completed its review of the recodification. Buchholtz stated that the City Council would likely hold a workshop on the results of the recodification. He said the Commission would then hold the required public hearing on the document before sending a recommendation to the City Council on adoption.

Karsten requested that language be drafted requiring developer to list the conservation design elements used in a subdivision to save the Commission research time. Nash stated that a list of elements they did not use is just as important and should also be included.

No further action was taken on the item.

NEW BUSINESS

Mercantile Pass Sketch Plan

Schendel introduced the item. Scott Dahlke, Quality Site Design, stated that he and Bryan Reitzner met with staff to discuss the development of the 4.5 acre site on the southeast corner of County Roads 19 and 123. He said that they have developed a plan that is workable for the site and is consistent with the City's vision. He said that they have talked to Hennepin County Transportation Department in November about access to the site. He said that Hennepin County would like to keep County Road 123 in its present location as the County has determined that it is not viable to relocate the road. He said the site has significant topographical challenges. He said the commercial buildings would be located on the north and west sides of the parcel. He said parking would be provided through a shared, association owned, parking lot. He said that all internal streets would be private. He said that water and sewer service would be provided from the west side of the parcel, bored under County Road 123. He said that they are proposing the site development be phased in over a period of time. He said it is not feasible to construct all the buildings at one time. He said that discussions with the City would need to occur about ownership of the water and sewer mains if the City wants them extended to adjoining properties.

New Business

Mercantile Pass Sketch
Plan

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Dahlke stated that storm water treatment would be handled through the use of the existing ravine. He said a control structure would be placed on the culvert that goes under County Road 19 to limit the amount of water that would be discharged in the Crow River at any one time. Zanetti inquired about a proposed pond on the northwest corner of the site. Dahlke stated that Hennepin County would not allow the pond on the County right-of-way. Karsten asked if conservation design techniques were incorporated. He said that there are conservation design elements incorporated in the plan, including an infiltration component and an effort to maximize green space. Karsten asked if rain gardens were incorporated. Dahlke stated no. Karsten inquired if the proposed islands in the parking lot could be set as a indent instead for stormwater infiltration. Dahlke stated that the change could be easily done. Malewicki inquired about any overflow to the southwest. Dahlke stated that Reitzner owns the property underlying the ravine.

Dahlke noted that Reitzner conducted a traffic study as part of the Environmental Assessment Worksheet done in 2008. He asked that those traffic counts be allowed in review of the subdivision as they would represent a worst case scenario. He said that traffic counts have dropped as a result of the recession. Nash asked if the Commission was comfortable with the 2008 traffic counts. Consensus of the Commission was that they were comfortable with the previously calculated traffic counts.

Zanetti inquired about the status of the house on the east side of the property. Dahlke stated that the house would remain. He said that the site is designed in a way that would allow that property to be redeveloped in the future.

Dahlke stated that the architecture of the buildings is key to the look of the site. He said the buildings would be constructed with 4-sided architecture that will keep with an old town feel. He said the water tower feature proposed will serve as a furtherance of that theme. Reitzner stated that he was working with an architect to build the theme. He said that he loves the proposed layout and that the layout allows for balanced construction. He says that the layout provides for a unique look.

Malewicki inquired about the timetable for development. Reitzner stated that he would begin marketing the gas station site. He said that he would be developing a plan to help market the site. He stated that he would need City help to bring the site to fruition.

Malewicki expressed concern about cut through traffic on the proposed private street, particularly during rush hour.

Nash stated that she wants to see a signage schematic for the site. She said that she would like to see a coordinated signage strategy rather than a haphazard signage approach.

Karsten stated that she liked the old town feel of the development. Smola stated that she liked the concept. She said that a unique development will lead to a big success. Zanetti stated that he felt Reitzner came up with a quaint development that will fit Hanover's vision. He complimented Reitzner on the proposal.

Buchholtz noted that the public hearing on the concept plan would be held on March 14.

No action was taken on the item.

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SUP/CUP Review

Schendel introduced the item. Buchholtz presented a report on his review of the special use permits currently in force. He said that the majority of the permittees are in compliance with the terms of the special use permits. He said that he would be sending letters to those with permits who are not in compliance.

No action was taken on the item.

Park Dedication Study Proposal

Park Dedication Study
Proposal

Schendel introduced the item. Nash stated that she was requested to develop a proposal for the development of an updated park implementation study, including an analysis of park dedication fees. She said that in order to complete the implementation of the park plan component of the Comprehensive Plan, it would require ordinance amendments to incorporate the changes into the City Code. She said that the study would be based on the park and trail plan outlined in the Comprehensive Plan as a way to reduce costs. She said that the work plan would develop a park and trail system funding implementation study and a funding implementation study that serves to identify funding sources needed to implement the park and trail system plan. She said that she hoped the plan would be completed by November 2011 so it could be incorporated in the City's 2012 fee schedule. She estimated the cost of the study would not exceed \$12,000.

Karsten inquired about the need for the study. Buchholtz stated that the City's park vision has changed since the first study was done in 2003. He said that the law requires justification for the fee the City charges in park dedication fees. Nash stated that this study would strengthen the City's legal position in future subdivisions, particularly in areas annexed after the original study was completed.

MOTION by Schendel, second by Keefe, to recommend City Council approval of the Park Dedication study.

Voting aye: Karsten, Keefe, Schendel, Smola, and Zanetti
Voting nay: none
Motion carried: 5:0

MISCELLANEOUS/OPEN FORUM

Miscellaneous/Open
Forum

No one wished to be heard.

REPORTS

Reports

Karsten stated that she had lunch with Aaron Onsrud, a Hanover resident that works for the Minnesota Pollution Control Agency and who is involved with the development of the TMDL for the Crow River. She felt that he would be a great resource on stormwater issues.

Buchholtz provided an update on the City's proposed industrial park.

MOTION by Zanetti, second by Karsten, to adjourn the February 14, 2011 Planning Commission meeting at 9:18p.m.

Adjournment

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Voting aye: Karsten, Keefe, Schendel, Smola, and Zanetti

Voting nay: none

Motion carried: 5:0

Daniel R. Buchholtz, City Administrator