

**CITY OF HANOVER
CITY COUNCIL MEETING
MARCH 6, 2018 – OFFICIAL MINUTES**

Call to Order/Pledge of Allegiance:

Mayor Chris Kauffman called the regular meeting of Tuesday, March 6, 2018 to order at 7:00 p.m. Present were Mayor Chris Kauffman, Councilors Doug Hammerseng, Ken Warpula, Jim Zajicek and MaryAnn Hallstein. Also present were City Attorney Jay Squires, City Planner Cindy Nash, City Engineer Justin Messner, City Administrator Brian Hagen, Accountant / Deputy Clerk Jackie Heinz, and Public Works Supervisor Jason Doboszanski. There were also several guests present related to the Hanover Cove Concept Plan discussion.

Approval of Agenda:

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

Consent Agenda:

MOTION by Warpula to approve the consent agenda, seconded by Zajicek.

a. **Approve Minutes of February 20, 2018 City Council Work Session Meeting**

b. **Approve Claims as Presented:**

➤ Claims	\$ 47,598.16
➤ Payroll	\$ 9,135.16
➤ P/R taxes & Exp	\$ 3,281.88
➤ Other Claims	\$ 2,293.50
➤ Total Claims	<u>\$ 62,308.70</u>

c. **Res No 03-06-18-17 – Approving Non-Waiver of LMCIT Statutory Coverage Limits**

d. **Res No 03-06-18-18 – Approving Salary Range Adjustments**

e. **Res No 03-06-18-19 – Approving EDA Donation to HHS**

f. **Res No 03-06-18-20 – Approving Purchase of EDA Business Social Appreciation Token**

g. **Res No 03-06-18-21 – Approving MCMA Annual Training Conference**

h. **Ordinance 2018-02 – Amending Chpt. 4 Related to Gambling Regulations**

i. **Ordinance 2018-03 – Amendment #1 of the 2018 City of Hanover Fee Schedule**

Motion carried unanimously.

Citizen's Forum:

Mike Potter, Wright County Commissioner

Mike Potter introduced himself and gave a brief background. He stated last fall Wright County passed the sales tax option which added 0.5% to the tax rate. It currently costs 12 million to maintain the 551 miles of road in Wright County. He stated County Road 19 is a challenge and is not in the 5-year plan to be improved. Wright County recently built a Sheriff Support Facility, equipment was previously scattered throughout local cities and now is all stored in one facility. Wright County also recently built a new County Highway Building, the old building has become Public Works. Wright County will look at sending a questionnaire to residents regarding the crossing at Beebe Lake Trail and what could be done to improve it. They will also look at doing a traffic study on County Road 19. Looking into the future, when Brockton Interchange happens more traffic will be using our roads, what will be done to handle the needs.

Debbie Krajsa

Krajsa stated she has lived on Lynwood Court in Hanover for 18 years. She feels Hanover is a great place to raise a family and yet close to good paying jobs. She doesn't want to deny someone else the same opportunity, but there is a lot of development in the area. Her concerns include traffic, with the development. She stated that we're not just adding cars per household but trips per day per household.

Are water and sewer ready for this amount of homes, she has heard of homes nearby having water pressure issues. The market demands, the types of houses and lot sizes, schools. She would like the developer to support the community and enhance the design of the town.

Amy Sefton

Sefton expressed concern about the effect on home values and neighbors. She would like to see single family home built with larger lot sizes.

James Steinbrueck

Steinbrueck gave a brief family history of living outside of Hanover and then moving here. He stated everyone is aware of growth, but Hanover is unique. He would like to see single family homes built with a yard where you can let the dogs out and play catch. He stated 8th Street needs to be connected to County Road 19 before the development is started. He is concerned if the school can handle the growth and if Joint Powers has been asked of their capabilities. He suggested focusing on infrastructure and improving the roads first.

Colleen Williams

Hallstein read an email submitted by Colleen Williams. Williams stated she understands development is inevitable, but can it be done with minimal traffic impact. She stated half acre and three-quarter acre lots would attract buyers as well. She suggested to think about the end user, include a park and walking trails. She stated 337 homes is too many for traffic, school and water / sewer. She would like to keep Hanover as the Little City on the Crow.

Public Hearings:

None

Unfinished Business:

Ordinance 2017-09 – Amending Chapter 10 Related to Mineral Extraction

Nash explained this was an update from the planning commission, changes were made and planning commission is recommending approval. Warpula inquired about a fee for recycled material being hauled over Hanover roads. Nash stated the gravel tax does not apply to recycled materials hauled in and then out. Squires stated an option is to charge a fee via a separate conditional use permit. The company would submit a proposed plan of activity and would be charged a parallel fee for road usage. Messner stated River Rd. will be reconstructed to a 10-ton road this year. Messner further stated mining does have an impact on the roads, as they are traveled with more loads. Kauffman inquired how close the mining operation can be from ground water. Nash stated 10 feet of separation. Hallstein stated the noise portion is pertaining to the operations on site. Squires noted that Council could approve the ordinance tonight with the amended language or table to a later meeting.

MOTION by Warpula to table Ordinance 2017-09, seconded by Hallstein. **Motion carried unanimously.**

New Business:

Res. No. 03-06-18-22 – Approving CUP for Jonquil Lane North

Nash stated the application is to allow an accessory building in the side yard and larger than the footprint of the house. There is currently one existing accessory building, the applicant is proposing a second. Kauffman asked how many acres the applicant owned, Nash stated 38. Warpula inquired if the 38 acres was on two separate lots, Nash stated No. Nash further stated the applicant must adhere to the ordinances.

MOTION by Hammerseng to approve Res. No. 03-06-18-22, seconded by Zajicek. **Motion carried unanimously.**

Res. No. 03-06-18-23 – Approving 8th Street NE Private Driveway Agreement

Hagen stated the driveway agreement is for a vacant lot in the industrial park which plans to be used for storage of outdoor material. The agreement allows a private driveway to continue to exist in the public right of way. The document would be recorded against three properties which benefit from this agreement. **MOTION** by Hammerseng to approve Res. No. 3-06-18-23, seconded by Warpula. **Motion carried unanimously.**

Res. No. 03-06-18-24 – Approving Site Plan for PID: 108-024-001010

Nash stated this resolution is regarding the vacant lot on 8th Street. The lot will be utilized for outdoor storage. The applicant is proposing a fence to surround the property, planning commission is recommending approval of the fence type as it's consistent with the fencing in the area. **MOTION** by Warpula to approve Res. No. 03-06-18-24, seconded by Hammerseng. **Motion carried unanimously.**

Res. No. 03-06-18-25 – Approving Comprehensive Plan Amendment

Nash stated the proposed comprehensive plan amendment will change zoning of the south side of the Duininck gravel property from industrial to neighborhood / residential. Planning Commission is recommending approval. **MOTION** by Hammerseng to approve Res. No. 03-06-18-25, seconded by Warpula. **Motion carried unanimously.**

Hanover Cove Concept Plan

Nash stated this discussion is a courtesy, non-binding review of the concept plan. The plan has not been reviewed in detail against the ordinances. Many of the concerns expressed at the Planning Commission meeting will not have answers until further details are provided in the preliminary plat and environmental assessment worksheet. Planning Commission is recommending approval with removal of the townhomes from the plan. Messner stated there is adequate water and sewer lines to the site, but this would be confirmed with Joint Powers and St. Michael prior to approval.

Kauffman stated the real traffic issue is getting on and off County Road 19. He went on to explain that the majority of the traffic is non-Hanover resident traffic.

Kauffman is currently on the Joint Powers Board. Joint Powers did a study regarding future need for a water tower, it was concluded with the expanding of all three communities, there won't be need for another water tower for 20 years.

Hallstein stated she talked to previous Hanover Principal Jeff Olson about what the capacity of the Hanover Elementary School is. Olson's response was there is currently enough room for one additional class in each grade. She stated the Buffalo / Hanover / Montrose Superintendent has pushed to keep three teachers per grade no matter the class size at Hanover Elementary. Hallstein further stated she will be meeting with the school district to discuss a K-8 school in Hanover. She stated there are other locations for a school, such as the 40 acres the district owns on the Hennepin County side of Hanover, this parcel could also be sold and a different parcel purchased.

Alan Roessler of Paxmar Development, presented a slide presentation about the proposed development, Hanover Cove. Roessler gave a brief background of Paxmar and the Duininck Site. He discussed the plan for the property showing proposed product types, setbacks and dimensions. A. Roessler included pictures of the proposed housing types. He explained advantages of the Paxmar proposal which included

an increase in taxable value, increased value of surrounding properties, multiple price points and the development being controlled through a Master HOA. A. Roessler concluded with a discussion of the citizens' concerns which included density, desire for public amenities, concern about row home rental, affordability and traffic.

Hammerseng inquired if the road coming out of the SW corner of the development could be moved to the 5th Street intersection.

Warpula stated he has lived in Hanover for 16 years and doesn't like the plan. He would prefer larger lots and patio homes as an option for people. 337 homes is too many, wondering what the break-even point is for the developer.

Kent Roessler of Paxmar Development stated it depends on what the city wants. He asked what the cities vision is for the community. K. Roessler stated Paxmar chooses cities that have character, that's why they're here. There are not many developers that would touch this site due to the unknowns. Currently older people have no-where to transition to in Hanover.

Hammerseng stated no one is fond of the row homes, take them out of the plan. Sara Williams asked if the developer has read the cities' comprehensive plan prior to making the development plan. Williams stated her 102-year-old home is located 20' from the development area, she would like to see connecting paths and use of natural resources.

Hallstein asked the developer to relook at the development plan and make it feasible with single family and patio homes. She is concerned with an HOA at the 30 and 50 year points. Hallstein asked what the long term HOA success is in a community. K. Roessler stated an HOA takes the responsibility away from the City and puts it back on the people who live within the HOA. He stated if governed correctly, and HOA is very successful.

Zajicek stated the patio homes are a great idea, there is a large demand for them. He is concerned with the lot width of the patio homes, could they be widened. Zajicek stated aesthetically it would add to the neighborhood and other homes. He inquired if the demand is for 2 or 3 car garages.

K. Roessler stated they are trying to fix a reclamation site, they have heard all the concerns and will go back to the drawing board. He stated the row homes and townhomes will be removed and they will look at the feasibility of 50-60' widths for the villas.

Kauffman asked if the villas along 8th street each had individual driveways, if so it seems to be a lot. Nash stated the park needs to be reviewed more closely, there are a lot of options and potential.

MOTION by Warpula to table Hanover Cove Concept Plan, seconded by Hammerseng. **Motion carried unanimously.**

Reports

Doboszanski

- The EDA / City lot on River Road is becoming an issue with mud being brought onto the street, the lot will be closed.
- Found a wood chipper to purchase
- Looking at Bucket Trucks, haven't found one set up for our needs.
- Ice Rinks are done for the season

Messner

- Pavement Project is out for bid and will bring to Council for approval in April.

Warpula

- The Fire Department Pancake Breakfast will be taking place on Palm Sunday, February 25th.

Hagen

- Public Works will be having an open house on Monday, May 7th from 4-8 pm. There will be MS4 material available, residents can look at the equipment and we will show the space difference from the old building to new. Council directed food to be available for guests.
- Residents feel the City is not transparent enough. Staff uses Facebook for feel good things, wondering Councils thoughts on posting items such as this development. Squires stated it is subject in nature, staff cannot delete a public comment if they don't agree. Hallstein recommended to turn off the comments on Facebook and post a link to the city website.
- Discussed Vitalization award options to present to recipients at future meetings.

Heinz

- Park Board met this week, Easter Egg Hunt supplies were taken out of storage and eggs are getting filled. The Easter Egg Hunt is on Saturday, March 31st at 10:00 am
- Audit Prep is going well.

Adjournment

MOTION by Warpula to adjourn at 9:43 p.m., seconded by Hammerseng. **Motion carried unanimously.**

APPROVED BY:

Chris Kauffman, Mayor

ATTEST:

Brian Hagen, City Administrator