

**CITY OF HANOVER
PLANNING COMMISSION MEETING
MARCH 23, 2015**

Call to Order/Pledge of Allegiance

Chair Kolasa called the March 23, 2015, Planning Commission Meeting to order at 7:04 pm. Members present were Chair Stan Kolasa, Jim Schendel, Reid Rabon, Michelle Armstrong, and Dean Kuitunen. Also present were City Council Liaison Doug Hammerseng, City Administrator Brian Hagen, City Planner Cindy Nash, and Administrative Assistant Amy Biren. Also present were members of the public.

Approval of Agenda

MOTION by Schendel to approve the agenda as presented, seconded by Armstrong. **Motion carried unanimously.**

Approval of Minutes from the February 23, 2015, Regular Meeting

MOTION by Schendel to approve the February 23, 2015, minutes as presented, seconded by Armstrong. **Motion carried unanimously.**

Citizen's Forum

Lynnae Karsten: Stated that at the last meeting there did not seem to be anyone interested in the changes being proposed in Ordinance 2015-01 and wondered if the changes were needed.

Public Hearing

675 Kadler Circle—Variance from Wetland Setback

Kolasa closed the regular meeting and opened the Public Hearing at 7:08 pm. City Planner Cindy Nash explained the variance desired which would permit a house to be constructed on a vacant lot not less than 18.5 feet from the wetland. Nash stated that the variance met the expectations of it being a reasonable use of the land, the situation was not created by the landowner, and it would not alter the essential character of the locale. Nash recommends approval of the variance with conditions.

Residents voiced their concerns regarding the impact this variance would have on the environment. The residents that spoke were Clark Lee, David and Jamie Bury, Janet McDaniel, Joe Tushar, and Lynnae Karsten. The concerns voiced included harming the wetlands; stress and hardship for the future homeowners; environmental damage that would have a ripple effect to other parts of the City; conflict with high water marks; and the effect on market values of existing homes. Hagen also read two letters from homeowners that couldn't attend the meeting, Thomas Jones and Tim and Mary Gabrelcik. The letters expressed similar concerns as stated by residents in attendance.

Kolasa and Hammerseng said that the board needs to understand the extent of how water affects this area, particularly storm water, and that the engineer should be invited to the next meeting to explain it. Schendel also said that he would like to know what Council would like done with lots having similar issues.

Kolasa closed the public hearing at 7:49 pm and reopened the regular meeting.

MOTION by Schendel to table the variance request, seconded by Armstrong. **Motion carried unanimously.**

Rabon asked about the address related to the variance. Hagen responded that corner lots have two addresses assigned to them on the plat. The City decides which address to assign a lot.

Unfinished Business

Ordinance 2015-01 Amendments to Chapter 10

Nash reviewed the items of concern from the last meeting and went over the changes that were requested. Nash said that having the driveway lead to a structure was not included since it would conflict with the recreational equipment ordinance, as would the surface requirements. Nash included the information related to county guidelines and put the distance between driveways a minimum of 50 feet.

Hammerseng asked what the minimum distance from a property line is for a driveway and Nash replied that it was a five foot setback.

MOTION by Rabon to forward Ordinance 2015-01 Amendments to Chapter 10 to the City Council, seconded by Kuitunen. **Motion carried unanimously.**

New Business

Site Plan for Hanover Elementary

Nash overviewed the application for an addition to the Hanover Elementary School. The addition would enclose a courtyard-like area and create more classroom space. Bob Revo, the architect of the project, was introduced and asked the board if there were any questions. Kolasa mentioned that the entrance into the school was becoming dangerous with increased traffic along CR 19. Revo stated he would pass the concern along.

MOTION by Schendel to forward the Site Plan for Hanover Elementary to the City Council, seconded by Armstrong. **Motion carried unanimously.**

Reports and Announcements

Planning Commission:

Rabon inquired if it was time to meet with Council to determine what to do with lots that have concerns attached to them. Nash said that there is still an open variance application and that needs to be completed before that concern may be addressed.

Liaison Report:

None

Staff Reports:

Hagen gave an update on the trails: Beebe Lake Trail was used extensively this winter by the residents. Public works kept the trail clean so that the residents could make use of it. The Hennepin County 19 Trail bid was awarded with a start date in May and a construction period of eight weeks.

The Historic Bridge plans are being reviewed and then the project will go to bid. The project will have the stipulation that the work needs to be completed in time for the Hanover Harvest Festival and if that is not possible, the work will be done after the festival.

Kolasa reminded everyone the Pancake Breakfast for the Fire Relief Association is Sunday from 8 am to Noon at the Fire Hall.

Adjournment

MOTION by Armstrong to adjourn, seconded by Schendel. **Motion carried unanimously.** Meeting adjourned at 8:13 pm.

ATTEST:

Amy L. Biren, Administrative Assistant