

**CITY OF HANOVER
PLANNING COMMISSION MEETING
MARCH 25, 2019
OFFICIAL MINUTES**

Call to Order/Pledge of Allegiance

Stan Kolasa called the March 25, 2019, Planning Commission Meeting to order at 7:00 pm. Members present were Stan Kolasa, Jim Schendel, Michelle Armstrong, and Mike Christenson. Also present City Planner Cindy Nash, City Engineer Nick Preisler, Alternate Council Liaison Ken Warpula and Administrative Assistant Amy Biren. Absent: Dean Kuitunen. Guests were present.

Approval of Agenda

MOTION by Armstrong to approve the amended agenda, seconded by Schendel.

Motion carried unanimously.

Approval of Minutes from the January 28, 2019, Regular Meeting

MOTION by Armstrong to approve the January 28, 2019, minutes, seconded by Christenson.

Motion carried unanimously.

Citizen's Forum

None

Public Hearing

Rezoning, Planned Unit Development (PUD), and Preliminary Plat for the Development to be known as River Town Villas

Kolasa closed the Planning Commission meeting and opened the Public Hearing at 7:02 pm.

Nash reviewed the three items needing consideration regarding the River Town Villas development.

The parcel is currently zoned B1-A, Downtown River, and is guided by the newly adopted Land Use Map as multi-family residential. The request is for it to be rezoned to R-1A, Single Family Residential. This would be consistent within the land use map.

Nash gave an overview of the zoning ordinances and use garage sizes to show how neighboring cities vary in the size of the garage. She pointed out that villa style homes tend not to have as large of a garage as required in Hanover's zoning ordinance. Nash also outlined how the PUD will be asking for variations from current zoning.

Directing the members to the preliminary plat maps, Nash said that the development has similar elements as the Bridges at Hanover townhomes. She pointed out the setbacks:

Front yard set backs will be measured from the back of the curb to either the front of the house or the front of the garage. She pointed out that the garage is typically on the higher side of the lot so that the driveway is not so steep, therefore having the setback vary to where it is measured.

Side yard setbacks will be measuring between the structures and will vary. Currently, there will be a 10 foot distance if the homes are garage to garage; a 20 foot distance if it is homes to homes; and a 15 foot distance if it is homes to garages.

Rear yard setbacks will be a general 30 foot setback from the property line and some homes may be right at that and others will have an increased distance. No homes will be less than 30 feet.

Josh Jacobs, developer, reviewed the architectural renderings. He pointed out that the garage front will be approximately half the width of the front of the home. For example, if the front of the house measures 40 feet, then the garage will take up approximately 20 feet. He also showed a house plan for a three bedroom home with a fairly large gathering space making up the kitchen, dining, and living room area. The goal is to make the homes cohesive but still retain unique qualities. The neutral color palette will allow for more architectural decoration such as gridded garage windows, peaks/dormers, corbels, trim, shingles, and shutters.

Paul Kangas, developer's engineer, pointed out on the site plan that the inner box will be the building pad and the outline around it is the setback. Jacobs added that homes 7-11 are candidates for a look-out basement while the others could be slab on grade or full basements.

Nash told the members that the developer is looking at elongating some of the lots so that a deck would be possible. Armstrong asked how deep the decks would be. Jacobs replied eight feet. He added that they are trying to have a covered room or porch on one of the back corners of each home.

Christenson inquired about the retaining walls. Members were directed to look at the grading plan which indicated the location of the walls. The walls would be approximately three to four feet high depending on the location.

Christenson asked if the developer was comfortable with removing a lot in the event it was required to meet engineering needs. Kangas replied that he didn't think this would be needed and added that the stormwater volume rate has been taken care of and adjusted.

Nash added that while it looks like a lot of comments, the engineer comments are pretty standard.

Christenson made the point that the buyer needs to be aware that the utilities and road are private and that they will be responsible for future improvements. Nash said that the HOA documents will be included in the final plat application.

Armstrong asked about the size of the garage. Jacobs responded that it will be 20 by 24 feet.

Dan Schaab, 284 River Road, asked how this development will affect his property and its value. Nash said that the homes will be at least 30 feet from the property line and that his house is much closer the property line than that measurement. Kolasa also added that it should not have an effect on his property value.

Warpula asked what is the price point for the homes. Jacobs said that for the homes that were 1600-1700 square feet, they would like to start at \$325,000. For the larger homes, around 3,000 square feet, the starting price would be \$425,000.

Kolasa closed the public hearing and re-opened the Planning Commission meeting at 7:29 pm.

Nash stated that three separate motions were needed for each of the applications being presented tonight.

MOTION by Armstrong to move a recommendation for rezoning from B1-A, Downtown River, to R-1A, Single Family Residential, forward to Council for approval, seconded by Schendel.

Motion carried unanimously.

MOTION by Schendel to move the PUD with staff recommendations outlined in the memo, forward to Council for approval, seconded by Armstrong.

Motion carried unanimously.

Nash commented that since the rezoning and PUD had been recommended for approval, the preliminary plat would also need to be consistent with those items.

MOTION by Christenson to recommend the preliminary plat for River Town Villas with the conditions outlined in the memo and being consistent with the rezoning and PUD, be forwarded to Council for approval, seconded by Armstrong.

Motion carried unanimously.

Nash said that this will appear before Council at the April 16th meeting as she will be on vacation at the time of the first April meeting. The developers thanked the Planning Commission for their time and recommendation.

Unfinished Business

None

New Business

Riverside Acres Concept Plan

Nash directed the members to the aerial photo acting as a concept map for Riverside Acres. The property is in Rockford Township and annexation would be required for this property to become part of Hanover. The City is in talks with the Township for an orderly annexation.

Wright County will only allow two access points into the property and they will align with the existing two streets to the north. This will be a private street, but with the items needed for a public street preserved within the plat for the future.

Nash said that since city services are a distance away, a ghost plat will be created. This will show the five lots that the applicant wants now, but will also show five additional lots that can be subdivided from the original lots. One of the requirements will be that no structure be constructed across current or future lot lines.

Armstrong asked why this wouldn't be allowed by Wright County. Nash said that Wright County zoning has control over townships, but not cities. Because this parcel is in the transition area destined to become part of Hanover, it can be ghost platted until services arrive. Wright County zoning would not allow a parcel this small to be subdivided.

Nash asked the members for comment.

Kristal Sneen, applicant, said that if she can get more lots in the future, she will.

Nash said that a ghost plat is there to ensure that the parcel will get developed.

Armstrong asked about the home on the property currently. Sneen said that it was an earth home.

Schendel said that the private drives and street are fine as long as emergency vehicles can access the area.

Kolasa asked if the driveways would access the county road. Nash replied that no, the driveways would access the private street that would have two access points to the county road.

It was asked if the Planning Commission could even recommend approval as it was outside of Hanover. Nash replied that this is what cities do before water and sewer actually are there, but is anticipated in the future. It allows the city to review everything and prepare it for when annexation occurs.

MOTION by Christenson to recommend approval of the Riverside Acres Concept Plan and move it forward to the City Council, seconded by Schendel.

Motion carried unanimously.

Reports and Announcements

Biren informed the members that Hanover was in the middle of transferring septic responsibilities to the two counties. She pointed out the flyer that each member received for land use workshops in April and May that will be taking place in Albertville. Members are to email her if they would like to attend.

Kolasa said he is impressed with staff and how they stayed on top of things with all of the snow.

Warpula thanked the members for their work on Planning Commission.

Adjournment

MOTION by Armstrong to adjourn, seconded by Schendel.

Motion carried unanimously.

Meeting adjourned at 8:00 pm.

ATTEST:

Amy L. Biren
Administrative Assistant