

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

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

**Call to Order**

Members present: Karsten, Pittman, Schendel, Spraungel, Smola, and Zanetti.  
Members absent: Keefe.  
Staff present included City Council Liaison Malewicki, City Planner Cindy Nash, City Administrator Daniel Buchholtz  
Others present included Martin Waters, Matt Lee, Clark Lee, Elaine Bechtold, Doug and Diane Buranen, Douglas and Sherri Neve, Abby Peterson, Lonnie Davis, Darcy Wandersee, Sherri and Kevin Dehn, and Dave Hegge, all of Hanover and Scott Dahlke of Quality Site Design.

**MOTION** by Zanetti, second by Pittman, to approve the agenda.

**Approval of Agenda**

Voting aye: Karsten, Pittman, Schendel, Spraungel, Smola, and Zanetti  
Voting nay: none  
Motion carried: 6:0

**MOTION** by Karsten, second by Spraungel, to approve the minutes from the February 14, 2011 Regular Meeting.

**Approval of Minutes**

Voting aye: Karsten, Pittman, Schendel, Spraungel, Smola, and Zanetti  
Voting nay: none  
Motion carried: 6:0

**CITIZEN'S FORUM**

**Citizens Forum**

No citizens wished to be heard.

**PUBLIC HEARINGS**

**Public Hearings**

**Mercantile Pass Concept Plan**

Mercantile Pass  
Concept Plan

Schendel recessed the Planning Commission meeting and opened the public hearing on the Mercantile Pass concept plan at 7:03pm.

Nash provided an overview of the concept plan. She said the property is currently zoned B-1, Downtown River Commercial District. She said the proposed project is proposed as a PUD, which is a conditional use in the district. She stated that the property consists of approximately 6.6 acres of land and is located south of County Roads 19 and 123. She said the project would consist of 34,600 square feet of building floor area, supported by 211 parking stalls. She identified a number of issues that will need to be addressed during preliminary plat stage, including parking, building requirements/architecture, low impact development (LID) techniques, and surface water management. She noted that the Commission had agreed that no new traffic studies would be required as the most recent study's projections were considered to be a worst case scenario.

Nash stated that she is recommending approval of the project, subject to the conditions listed below:

- The City Council may permit exceptions to the B1 District requirements as part of the PUD approval process upon making the findings in Section 20-62-03.A. These will be reviewed more thoroughly with preliminary and final plan submittal.
- A landscaping plan shall be submitted with the preliminary plat/plan application.

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

- Wetlands will need to be delineated, if this hasn't already been completed. The Preliminary Plat application shall include sufficient information to review for compliance with Article 61 – Wetlands Overlay District.
- A land stewardship plan needs to be submitted with the preliminary plat application.
- Management of open space will be reviewed by the City Council with preliminary plat approval for a final determination of ownership and maintenance. The Council has previously provided preliminary feedback to the applicant.
- The applicant should submit a list of LID techniques being incorporated into the development with the preliminary plat submittal, to assist the Planning Commission in its review for compliance with Section 20-62-03.I.
- Full compliance with ordinances shall be reviewed with the preliminary plat application when additional information is available pertaining to stormwater management, grading, wetlands, landscaping, existing vegetation, dimensions, setbacks and other material that was not included with the concept application.
- Comments of the City Engineer and Fire Department should be reviewed and considered.
- Phasing shall be reviewed with the preliminary and final plan submittal and determined at that time.
- No new traffic studies will be required, unless an agency other than the City of Hanover determines they are necessary.
- Surface water management will need to be reviewed following receipt of additional information. The City Engineer will be coordinating with the Owner's Engineer on this item.
- No determination is made at this time on ownership and maintenance of water and sewer infrastructure. Staff will review this item during preliminary plan stage and make a recommendation at that time.
- No determinations are made at this time regarding the number of parking spaces to be required of the development. Staff and the Developer shall work together to reduce parking/impervious surface while still maintaining sufficient parking to suit business needs.
- Building architecture is undetermined at this time and shall be reviewed during preliminary plans.

Scott Dahlke, Quality Site Design, noted that the topography is the site's biggest challenge. He said that traffic circulation through the site would be achieved with accesses from County Road 19 and County Road 123. He said the development would consist of multiple smaller retail buildings with a common parking area. He said an association would be formed to govern the parking lot and other common improvements. He said that Phase 1 would consist of the western 3 buildings, while phase 2 would cover the remaining buildings on the east side of the site. He noted that the theme for the project is Old Towne and that the building architecture would achieve that theme. He said the landscaping along County Road 19 would tie into the Beautification Committee's proposed project for the northwest corner of CSAH 19 and 123.

Spraungel expressed her excitement for the project. She noted that she is concerned about the runoff from the parking lot to the ravine on the east side of the property. She said she would also like to see the water tower constructed as part of Phase 1, rather than being delayed to Phase 2.

Clark Lee, 525 Kadler Ave. NE, inquired about potential tenants for the site.

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

Dahlke stated that a liquor store has expressed interest. He said there is nothing solid set forth for other uses.

Dave Hesse, 29920 109th Ave. N., asked about traffic needs for the City. Nash stated that the City conducted a traffic study in 2008 that showed how traffic would function on the site and that traffic flows met City standards.

Kevin Dehn, 30110 107th Ave. N., expressed concern about the County Road 123 access for the site, noting that the outlet is on the upslope of a hill and that there could be the potential for accidents. Dahlke stated that the Hennepin County Highway Department reviewed the concept plan. He said there would likely be a left turn lane constructed on County Road 123, as well as a right turn lane.

Abby Peterson, 10555 Prairie Ln., asked how loading docks would be incorporated into the design of the building and not be visible from either County Road 19 or the parking lot. Dahlke stated that all of the buildings would consist of 4-sided architecture and that the buildings would not have loading docks, but rather an extra wide door to handle deliveries.

Elaine Bechtold, 10827 Rosedale Ave. N., inquired if she would be required to move her driveway. Dahlke stated that there would be no need for any driveway relocations.

Sherrie Neve, 30294 109th Ave. N., inquired how the drainage would work on site. Dahlke stated that the water would be collected in the parking lot and then piped to a storage pond within the ravine. He said that a control structure would be placed on the culvert underneath County Road 19 to control the rate of water that would flow into the Crow River and encourage infiltration.

Mayor Waters asked about what phase the County Road 19 access to the site would be a part of. Dahlke stated that the County Road 19 access would be part of Phase 2. Waters suggested having the water tower serve as a large rain barrel to store water to irrigate the site. Dahlke stated that he would bring the idea to Reitzner.

Darcy Wandersee, 10863 Rosedale Ave. N., stated that he would like both accesses to the property constructed right away to minimize traffic on County Road 123.

Hearing no further public comment, Schendel closed the public hearing at 7:30pm and reconvened the Planning Commission meeting.

Karsten inquired if the 30 mph speed zone could be extended up the hill. Buchholtz stated that MnDOT sets the speed limits on all roads in the State. He said the City would need to have the segment go through a speed study to ascertain the proper speed. He said that there may be unintended consequences from the speed study, including the current speed limit being increased. Dahlke suggested that any speed study not be conducted until a portion of the site was developed.

Karsten asked if the inverted islands were being considered to encourage infiltration in the parking lot. Dahlke responded affirmatively. Karsten asked if a large rain event would impact County Road 19 with the buildings being constructed so close to County Road 19. Dahlke stated that the buildings are 30' away from the County Road 19 right of way. He said half the drainage from the buildings will flow into the parking lot while the remaining drainage would

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

flow to the ditch between the buildings and County Road 19.

Karsten inquired if it was possible to construct the water tower as part of Phase 1. Dahlke stated that he would communicate the Commission's desire to Reitzner that the water tower be constructed as part of Phase 1. He said the water tower would be constructed by Reitzner. Spraungel stated that she would also like to see the water tower constructed sooner rather than later.

Spraungel asked if native plantings would be required as part of the landscaping. Nash stated that it was something that could be looked at.

Zanetti expressed his appreciation to Reitzner for his work on the concept plan. He said the proposed concept fit with the City's vision for commercial development.

**MOTION by Spraungel, second by Zanetti, to approve the Mercantile Pass concept plan, subject to the conditions listed in the March 7, 2011 City Planner memo and subject to the inclusion of native plantings as part of the landscaping in so much as possible and to include the water tower feature as part of Phase 1 of the project.**

Voting aye: Karsten, Pittman, Schendel, Spraungel, Smola, and Zanetti

Voting nay: none

Motion carried: 6:0

**UNFINISHED BUSINESS**

**Zoning Ordinance Recodification**

Schendel introduced the item. Nash provided a draft sign ordinance for the Commission to review that would replace the one originally included in the Attorney's recodification. The Commission reviewed the ordinance and made the following suggestions:

- Change the date in Section 1, part 26 to the effective date of the ordinance.
- City Planner to review height of non-commercial signs as well as setbacks for the non-commercial signs. Commissioners felt a height of 6 feet was too tall for such signs.
- City Planner to add a maintenance section to the ordinance to ensure that all signs are maintained appropriately.
- Reduce the size of "Single and Two-Family Residential Neighborhood—New Subdivision" and "Multiple Family Residential Property" to 32 square feet. Reduce the size of wall mounted signs in Multiple Family Residential Property to 50 square feet.
- Remove language in Section 4(B)(8) regarding holiday signs.
- City Planner to work with Buchholtz on a ban on signage on public property, with limited exceptions (e.g. banner signs on ball field fencing).
- Remove Language in Section 6 allowing signage on a wall in a Residential District.

Clark Lee requested that the Planning Commission add further restrictions to development signs, asking that the signs not be placed on public property, be required to obtain a permit from the City Administrator, and be removed when 70% of the lots are sold. Nash stated that she is proposing a 35 square feet new subdivision sign that would not be more than eight feet in height with one sign allowed to be erected at each entrance. She said the signs would be

**Unfinished Business**

Zoning Ordinance  
Recodification

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

removed when 90% of the lots have received their certificate of occupancy. Lee stated that he wants to that ensure the appearance of the development entrances meet the City's and neighborhoods' standards. Malewicki asked if the signs could be moved to follow the phasing. Nash stated that it is possible to write the language in such way, although there may be an opportunity for the developer to game the system. The Commission agreed to consider Lee's concerns regarding the new subdivision signage when completing the recodification.

No further action was taken on the item. Additional work on the sign ordinance will be done at the April 11 meeting.

**NEW BUSINESS**

No new business was on the agenda.

**MISCELLANEOUS/OPEN FORUM**

No one wished to be heard.

**REPORTS**

No reports.

**MOTION** by Zanetti, second by Karsten, to adjourn the March 14, 2011 Planning Commission meeting at 9:10p.m.

Voting aye: Karsten, Pittman, Schendel, Spraungel, Smola, and Zanetti

Voting nay: none

Motion carried: 6:0

**New Business**

**Miscellaneous/Open Forum**

**Reports**

**Adjournment**

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Daniel R. Buchholtz, City Administrator