

**CITY OF HANOVER  
ECONOMIC DEVELOPMENT AUTHORITY MEETING  
APRIL 18, 2024**

**Call to Order**

Chair Bartels called the regular EDA meeting of April 18, 2024 to order at 8:00 a.m. Present were members Todd Bartels, Jessica Johnson, Brian Dismang, Ted Zrust, Sam Rudie, Tom Dierberger and MaryAnn Hallstein. Absent was Brian Dismang. Also present were City Administrator Jennifer Nash, Gretchen Barrett, John Ganfield and Brian Lee.

**Approval of Agenda**

A motion was made by Hallstein and seconded by Zrust to **approve the agenda as presented**. All in favor. Motion carried.

**Approval of Minutes from February 15, 2024 Meeting**

A motion was made by Hallstein and seconded by Dierberger to **approve minutes of February 15, 2024 as presented**. All in favor. Motion carried.

**Approval of Accounts Payable and Financial Reports**

Treasurer Johnson reviewed EDA special revenue fund and business incentive fund information. Staffing costs were expenditures; loan payments are current.

A motion was made by Johnson and seconded by Hallstein to **approve the Accounts Payable and Financial Reports as presented**. All in favor. Motion carried.

**Citizen's Forum**

None

**New Business**

- Harvest Festival Funding Request

Administrator Nash noted the request from Harvest Festival towards their event costs. The EDA has been providing \$1,500 contribution to the Harvest Festival Committee each year in recent years. A motion was made by Hallstein and seconded by Johnson to **approve EDA donation of \$1,500 to the Harvest Festival Committee**. All in favor. Motion carried.

- Commercial and Industrial Needs Study

Planner Nash introduced the study received from Maxfield Research and reviewed history of the project. The study was prompted by an application from a developer to rezone property guided for commercial development to residential. Planning Commission requested a study be done to understand the specific parcel's potential for commercial development, and EDA expressed interest in expanding the study to also include review of overall commercial and industrial needs in Hanover.

Planner Nash summarized the recommendation from within the study that the Schirmer farm property would be appropriate for residential development at this time versus commercial due to site specific items like topography, traffic counts on Beebe Lake Road being lower than main CSAH 19 corridor, and there being other commercially-zoned property that is undeveloped and more suitable to meet qualities

of a successful commercial development project. The study is expansive and there will be other items taken from the study brought up in the future for discussion with this group and others such as underutilization of existing industrial lots and City's policy preferences for outdoor storage among other topics.

Gretchen Barrett, resident who sits on the Planning Commission, noted the Planning Commission will also be reviewing and discussing the study at their upcoming meeting. Johnson and Hallstein suggested elements from recent Design Team event should be discussed with the current zoning request and others that come up. Rudie suggested perhaps the new residential developments may need nearby commercial amenities, so this should be considered in discussions.

Art Plante of JP Brooks, applicant for rezoning of Schirmer farm property, discussed their proposal for residential housing and how they have adjusted their plans due to early feedback. They are now proposing larger residential lots than first proposal. He suggested consideration should be paid to the positive influence that additional homes have on chances for commercial developments – more rooftops for site selectors' calculations.

Dierberger suggested he would be okay with the rezoning from commercial to residential after reading the points within the study, but the details of that proposed residential development need to be reviewed further.

Zrust also expressed he would be okay with residential zoning but want to make sure fire safety is considered in neighborhood design, and suggested discussions should include infrastructure cost burden with low density housing with the same street and utility infrastructure costs being carried by less customers making those costs higher for each.

A motion was made by Hallstein and seconded by Zrust to **recommend approval of rezoning of the Schirmer farm property from commercial to residential**. All in favor. Motion carried.

### **Adjournment**

A motion was made by Hallstein and seconded by Dierberger to adjourn at 9:10 a.m. All in favor. Motion carried.

ATTEST:

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Jennifer Nash, City Administrator