

CITY OF HANOVER
PLANNING COMMISSION MEETING--Official
APRIL 27, 2015

Call to Order/Pledge of Allegiance

Chair Kolasa called the April 27, 2015, Planning Commission Meeting to order at 7:00 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 Planner Cindy Nash, City Engineer Justin Messner, and Administrative Assistant Amy Biren. Also present were members of the public.

Approval of Agenda

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

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

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

Citizen's Forum

None.

Public Hearing

675 Kadler Circle—Variance from Wetland Setback

Kolasa closed the regular meeting and opened the Public Hearing at 7:01 pm. City Engineer Justin Messner presented information regarding the lots in Crow River Heights. Messner reviewed each lot's grading plat explaining how each lot is buildable and then showed it on the aerial picture of said lot.

Residents Clark Lee, David and Jamie Bury, and Scott Wallace reiterated their concerns expressed at the previous meeting. They also expressed the desire for new wetland delineations made by a wetland expert to be conducted by the City. Wallace also expressed concern regarding the enforcement of erosion control methods in relationship to the wetlands. Resident Lynnae Karsten reminded the Board and the audience that in 2008, Hanover became the first Conservation Design City in Minnesota.

Kolasa closed the public hearing at 7:55 pm and reopened the regular meeting.

Rabon asked about the legal history of variances. City Planner Cindy Nash replied that the Board needs to focus on the sections of the code that speaks to keeping with feel of the neighborhood and what can fit on the lot, as well as making sure there is a use for the land.

Council Liaison Doug Hammerseng inquired whether or not the Board took action, who would purchase the lots and pay taxes as it is the responsibility of the City to ensure growth. If action was not taken, would it be possible for all of the lots to have the wetland delineation all at once? Messner replied that these lots are constructible by engineering standards, but that wetland delineation needs to be done individually at the time of proposed construction, not as a group.

MOTION by Kuitunen to recommend denial of the variance for 675 Kadler Circle, seconded by Armstrong. It was suggested that a front yard variance may be an option to pursue and move the proposed house forward and have a shorter driveway. **Motion carried unanimously.**

Unfinished Business

None

New Business

The Green House Updated Concept Review

Nash gave a brief history of the senior living site and the proposed Green House Concept. She stated that the copies included in the packet were very preliminary at this time, but the developer was planning a single, two-story building in keeping with the area around it and housing 24 residents. A second building

mirroring the first would be a possibility in the future. While the Single Family Residential zoning of the area allows for senior housing, a Conditional Use Permit (CUP) would be necessary in addition to the site plan review.

Rabon brought forth some concerns from the residents of the Bridges at Hanover: Initially, the plan was for a single story building housing 12 residents and there is concern with the height of the building being situated on a higher elevation and not fitting in with the neighborhood. Concern was also raised regarding the amount of parking spaces and the parking location. Another concern was the amount of increased traffic on the trails maintained by the Bridges at Hanover. Rabon had spoken with people in Jaynesville, MN, where a similar Green House was being constructed. He would like more interaction with Brad Bass to learn about the Jaynesville project as well as the proposed Hanover project. The residents of the Bridges at Hanover appreciated City Administrator Brian Hagen's letter notifying them of the discussion to be held at tonight's meeting.

Schendel stated that he would rather see a two-story building as there is a definite need for this type of housing as Albertville and St. Michael's senior housing sites are full and have waiting lists.

Hammerseng inquired what would happen if the second building was not constructed. Nash replied that there could be contingencies reflecting such a situation and that they would not be able to resell it for other uses.

MOTION by Rabon to recommend that the Green House be a one story building instead of a two-story building with parking in the rear of the building, seconded by Armstrong. **Voting aye: Rabon, Armstrong and Kuitunen. Voting nay: Kolasa and Schendel.**

Nash asked for clarification whether the Nay votes were against the project itself or what had been recommended. Kolasa and Schendel replied that they believed the building should be two-story.

May Meeting Date

Biren stated that the next meeting falls on Memorial Day and state law prohibits meetings on a holiday. The Board decided to hold the next meeting on Thursday, May 28th at 7 pm. A notice will be published of the time and date change.

Reports and Announcements:

Planning Commission:

Rabon asked whether or not a large sign within the city limits was following the sign ordinance. Biren stated that she would check on it and notify the owner if needed.

Liaison Report:

Hammerseng brief the Board on status of the 10 acres on 5th Street and the possibility of having the new Public Works facility there in addition to another business.

Staff Reports:

Messner informed the Board that issues concerning the Beebe Lake Trail had been resolved and the contractor had given a verbal commitment to fog sealing and striping the trail to rectify the situation. He also said that the County Road 19 trail project on the Hennepin County side of Hanover had begun. Estimated timeframe is an eight week construction project.

Biren gave an update on building code changes that went into effect earlier this year. The change with the most impact on homeowners is related to decks and the new standards for securing the deck. One of the neighboring cities compiled a handout for homeowners and builders highlighting the changes to decks and shared it with areas cities. The building inspector has also been helpful to homeowners in explaining the changes.

Adjournment

MOTION by Schendel to adjourn, seconded by Rabon. **Motion carried unanimously.** Meeting adjourned at 9:10 pm.

ATTEST:

Amy L. Biren, Administrative Assistant