

NOTICE TO PUBLIC ATTENDEES

Due to the temporary format change of the Hanover Planning Commission meeting we first and foremost want to ensure that public comments are received and addressed by either the planning commission or staff. Please refer to the instructions that can be found on the Hanover Planning Commission Agendas webpage for how to attend and interact during the meeting.

We feel it's best to email your comments to staff ahead of the meeting and during the meeting. Staff will read aloud those comments. Any public body joining the meeting will have their microphone muted in order to reduce background noise from those in attendance.

If you would like to speak during citizen's forum or the public hearing please email your comments or questions to brianh@ci.hanover.mn.us, cnash@collaborative-planning.com and amyb@ci.hanover.mn.us. Please include your name, address and a form of contact information so staff can provide follow-up if needed.

Zoom Meeting Instructions
For Public Hearing Comments
Planning Commission April 27, 2020

Purpose:

The purpose of these instructions is to inform the public on how they can participate in the Public Hearing scheduled for the April 27, 2020, Planning Commission meeting. The public hearing is an opportunity for public comments to be received on a variance request for a property located at 1332 Jansen Ave SE, Hanover. Given the current COVID-19 Pandemic, the Planning Commission meeting will be held via a virtual Zoom Meeting. Instruction on how to attend the meeting are in a separate document title “Zoom Meeting Instructions – Public Members.” Those instructions will have the website link to access the meeting for video content as well as the call-in numbers as applicable.

1. Instructions

- If you would like to ask questions or submit a public comment on the variance request, you are encouraged to do so ahead of the meeting. Send comments to brianh@ci.hanover.mn.us, cnash@collaborative-planning.com and amyb@ci.hanover.mn.us. Staff will then read aloud any public comments received on behalf of those who submitted them.
- If you want to submit comments during the meeting please email brianh@ci.hanover.mn.us, cnash@collaborative-planning.com and amyb@ci.hanover.mn.us to indicate your desire. In the email please state your name, address and phone number (if applicable) you are using to call into the Zoom meeting. We will prompt the Chair to call for you to speak.

2. Points of information:

- Planning Commission members, staff and guests scheduled to speak during the meeting will have their audio controls fully functioning throughout the whole meeting.
- Public attendees not on the agenda will have their audio muted. This is not to discourage public comment, but instead to hold an effective meeting. For the virtual meetings we will request public comment be submitted prior to the start of the meeting or emailed to city staff during the meeting. Staff will present the comments on the public’s behalf or the public will be called on by the Chair to speak. At that time, your audio will be unmuted by the meeting facilitator.
- The agenda packet and any presentations will be shown on the screen during the Zoom Meeting and also be available on our website for download.

Zoom Meeting Instructions
For Public Attendees
Planning Commission April 27, 2020

1. Tap or click the below link to join the meeting from your phone, tablet or computer. Use the other audio and meeting ID numbers as necessary.
 - No Zoom account is needed.
 - Using your phone or tablet will allow both the video and microphone connection to occur through Zoom.
 - Using a desktop computer will allow you to view the video connection but may require you to use your phone for the microphone connection. Some laptop computers may have a built-in microphone that would allow for the microphone connection.
 - You may only call into the Zoom audio number but you will not have access to the video content.

Zoom Meeting Link:

<https://wsbeng.zoom.us/j/91245542245?pwd=Wk1YTFhXLzJibjBwSTVMZEIyQ1lsUT09>

Zoom Audio Number: 1-312-626-6799

Zoom Meeting ID: 912-4554-2245

Zoom Meeting Password: 023288

2. Points of information:
 - Planning Commission, staff and guests scheduled to speak during the meeting will have their audio controls fully functioning throughout the whole meeting.
 - Public attendees not on the agenda will have their audio muted. This is not to discourage public comment, but instead to hold an effective meeting. For the virtual meetings we will request public comment be submitted prior to the start of the meeting. This will include citizen's forum. Staff will present the comments on the public's behalf. Should the public want to ask a question during the meeting for a point of clarification, they will be encouraged to submit the question via email to staff. Should the board want the opportunity to have an open dialogue with a public attendee, we can unmute resident's line and have the discussion.
 - Please email comments to brianh@ci.hanover.mn.us, cnash@collaborative-planning.com and amyb@ci.hanover.mn.us
 - The agenda packet and any presentations that will be shown on the screen during the Zoom Meeting will also be available on our website for download.

**CITY OF HANOVER
PLANNING COMMISSION MEETING
APRIL 27, 2020
AGENDA**

CHAIR
STAN KOLASA

COUNCIL LIAISON
DOUG HAMMERSENG

BOARD MEMBERS
JIM SCENDEL
MICHAEL CHRISTENSON
DEAN KUITUNEN
GRETCHEN BARRETT

- 1. Call to Order and Pledge of Allegiance: 7:00 p.m.**
- 2. Approval of Agenda**
- 3. Approval of Minutes from February 24, 2020, Regular Meeting**
- 4. Citizen's Forum**
- 5. Public Hearing**
 - a. Variance Related to the Placement of a Garage at 1332 Jansen Ave SE**
- 6. Unfinished Business**
- 7. New Business**
- 8. Reports and Announcements**
 - a. Planning Commission Reports**
 - b. Liaison Report**
 - c. Staff Reports**
- 9. Adjournment**

**CITY OF HANOVER
PLANNING COMMISSION MEETING
FEBRUARY 24, 2020
DRAFT MINUTES**

Call to Order/Pledge of Allegiance

Stan Kolasa called the February 24, 2020, Planning Commission Meeting to order at 7:00 pm. Members present were Stan Kolasa, Jim Schendel, Dean Kuitunen, Mike Christenson and Gretchen Barrett. Also present City Planner Cindy Nash, City Engineer Nick Preisler, Alternate Council Liaison Ken Warpula and Administrative Assistant Amy Biren. Many guests were present.

Oath of Office

Gretchen Barrett took the Oath of Office with Biren acting as the witness for the City.

Approval of Agenda

MOTION by Schendel to approve the agenda, seconded by Kuitunen.

Motion carried unanimously.

Approval of Minutes from the January 27, 2020, Regular Meeting

MOTION by Schendel to approve the January 27, 2020, minutes, seconded by Kuitunen.

Motion carried unanimously.

Citizen's Forum

None

Public Hearing

None

Old Business

Mercantile Pass Concept Plan

Nash reminded the Board that this was a continued discussion from the previous meeting as well as the joint meeting held with Council on February 18, 2020. The Board will need to make a recommendation to Council at this meeting.

Bryan Reitzner, applicant, showed an updated aerial map with the proposed development placed on it so that the Board could see how it sits upon the land. He also provided photos of a convenience/grocery store with gas that is located in the Brainerd Lakes area as an example of what one of the buildings could be like.

Nash then gave a brief history of the developments in Hanover, focusing on Crow River Heights East and West along with the Bridges at Hanover, commenting on how the initial plans included housing styles such as apartments or townhomes in addition to single family homes. Her PowerPoint is attached to the minutes.

She continued saying that developments always look large, but are done in phases and do not happen overnight. Benefits of developments include parks, water and sewer systems, stormwater, increased tax base, more rooftops will interest businesses and new residents mean more volunteers and firefighters.

Nash then reviewed each section of Mercantile Pass:

- Lot 4: Impacted by shoreland and floodplain overlays including 25% impervious surface and height restrictions. There are no specific users for this site at this time.
- Lot 1: The entrance is a little fluid and needs Hennepin County input. This is the main commercial area including a possible convenience store and gas station.

Barrett asked about walking paths. Nash responded that trails, sidewalks and such are not usually included in a concept plan. Rather these items are part of the preliminary and final plats.

Nash continued with the review of Mercantile Pass:

- Lots 2-3: Two types of apartments are proposed here with a larger market rate apartment building and a smaller senior or assisted living apartment building. This area is not guided for apartment buildings and these types of apartments were not included in the Comprehensive Plan.

Kolasa made the comment that the Mayor would like the Planning Commission to look at whether or not apartment buildings were needed or wanted and then if this was the right location for such buildings.

Nash reminded the Board that a concept plan is a non-binding agreement so that both sides could step away and that a concept plan provides opportunity for discussion and gives a developer specific details or concerns.

Kuitunen asked the members whether or not Hanover needs apartment buildings at this time, but at the same time, Mercantile Pass is laid out to include apartments as a big part of it.

Kolasa said that at the joint meeting last week, it appeared that Council members were unsure about the apartments as well as the Board members. He asked if another workshop was needed. Nash asked what would be the desired outcome of that meeting. There was no discussion related to that.

Kolasa went on to say he believes apartment building are not desired.

Schendel said that Hanover could use apartments, but not right now.

Kuitunen also said that this is not the time because the amenities are missing.

Christenson said that he would like similar apartment buildings but with access directly to CSAH 19.

Barrett said not at this time and that this was happening too fast.

Nash said that since the Board is not interested in having apartments then they could recommend supporting the commercial aspect of the development and not supporting the apartment portion of the development.

She continued that if the Board does recommend only the commercial aspect, it will look different than what has been proposed. Also, because the apartments would not be included, an Environmental Assessment Worksheet (EAW) would not be needed and then a traffic study would not be done. The applicant would need to re-evaluate the project and the residential aspect and could decide to put it back on the shelf.

Schendel said he would like to see the commercial aspect go and Kuitunen agreed. Warpula asked Reitzner if he would go ahead with just the commercial aspect and Reitzner said he didn't know.

Reitzner said there would be significantly more interest for this project if there was a residential component. He went on to say that how it is proposed is a perfect fit for the properties and that it is an opportunity to create a gateway into Hanover.

Claudia Pingree, 11711 Riverview Road, said that she just visited people that used to live in Hanover but had to move to Wayzata in order to get into an assisted living apartment. She believes that the location of the senior apartment would create a beautiful area and not cause any problems. She said she hopes there will be a place like this when she needs to move so that she can stay in Hanover. Pingree continued saying that assisted living and senior apartments are not cheap and would not become a low-rent project. Hanover is missing this component.

Barrett said that there is no guarantee that a senior apartment would be built and it could turn into just an apartment building after the concept plan is approved.

Reitzner replied that this is a significant development for Hanover. He owns the land and does not plan it to be anything other than professionally built apartment buildings by people who know how to do it and that it will be managed by a professional management company.

MOTION by Kuitunen to advise the City Council that the Planning Commission is in agreement with Lots 1 and 4, the commercial aspects of Mercantile Pass, and do not agree with apartment buildings in Lots 2 and 3, seconded by Schendel.

Motion carried unanimously.

At 7:37 pm Kolasa recessed the meeting in order for Biren to get new batteries for the recorder.

Kolasa reconvened the meeting at 7:38 pm.

New Business

River's Edge of Hanover Concept Plan

Nash introduced Josh Pomerleau, applicant and owner of JP Brooks, and he presented information to the Board outlining his proposed development of single-family homes and villa homes. See attached PowerPoint presentation.

Pomerleau said that his goal is to provide attainable price points which is difficult to achieve when there are national builders in the area. He said that the project will take approximately eight (8) years to complete with the goal of between 30 and 40 homes constructed each year. The density of the project comes under the required four (4) per acre. Pomerleau also said that he is building out the townhomes in the Bridges at Hanover that have been vacant for numerous years.

Nash then explained that the northern part of the development would be single-family homes and the southern part would be villa homes. By doing so, it eliminates the smaller lots that were in a previously proposed development. She acknowledged that some of the proposed single-family lots are smaller in size.

She went on to remind the Board that a development needs to meet the Comprehensive Plan and can be designed to meet it, but that any variations would require a planned unit development (PUD). The villas that are being proposed would require a PUD. Also, the single-family homes along Eighth (8th) Street would need to mimic the 80-foot width of the home across the street. Continuing, she said that a park is not guided in this area so park dedication fees would be collected in lieu of land. A trail to Pheasant Run Park would be in place along with sidewalks on one side of the street.

Kuitunen asked if sidewalks were shown on the concept plan. Nash responded that concept plans do not include sidewalks or trails and that the preliminary plat would show those.

Schendel asked if the villa homes were patio homes. That was confirmed. Schendel went on to ask if the villa homes were being built at the higher end of the project. Jason VerSteege, engineer for the applicant, responded that the west part of the development would be level with River Road and that the south end would require fill and be more at the elevation of the current homes. These areas are where the villas would be located. VerSteege went on to say that since the land is bowl-shaped, there are difficulties in having that amount of dirt to provide a suitable sites for building. Schendel asked if the elevation would go down. VerSteege said that some will come up in elevation and to the west, some will need to be cut and some will need fill.

Kuitunen asked about standards. Nash replied that guidelines were decided upon last year and she has outlined them in her memo. Villa homes are allowed in the R2 zoning district, Multiple Family Residential, and would require a PUD in the R1, Neighborhood Residential district which is where this project is located.

Kuitunen commented that the garages appear to be smaller than the 576 square feet required. Pomerleau responded that the garages are smaller in the villa homes, most of the single-family have a three-stall garage. There is a single-family section near River Road that have narrower lots and may have a two-stall garage. This would be approximately 30 homes.

Barrett asked about the price point. Pomerleau said that they would like the high \$200,000 range for the majority of the homes. Since they are offering a custom build option, some may be in the low \$400,000s.

Christenson asked if Pomerleau had put together a scenario that followed the ordinance. VerSteeg answered that if that occurred, it would be a significant reduction of homes and estimated that between 30 and 40 lots would be gone.

Christenson continued saying that current residents and officials would like to work with something closer to the standards and ordinances. Schendel agreed saying that they had spent a lot of time in determining the standards.

VerSteeg said that if they went straight R1 and R2 zoning, then even more homes would be eliminated.

Nash reminded the Board that villa homes were allowed in the R1 district with a PUD.

Kuitunen asked what the average lot width would be in the development. VerSteeg said that it would be approximately 65 feet wide and there would be some narrower single-family homes at 57 feet wide. He said the vast majority of homes would be 65 feet wide.

Pomerleau said that some of the villa products did include a three-stall garage and therefore would be a wider lot than a typical villa home.

Kuitunen pointed out the southwest cul de sac and the amount of homes proposed. VerSteeg said that the previously proposed concept plan had smaller width lots there at 38 feet wide and this development is proposing 53 feet wide so there is a significant difference.

Nash added that in the previously proposed development, the homes were long and rectangular without a big rear yard.

VerSteeg stated that they are proposing only two categories of housing and that each category has multiple variations so that it will not be cookie cutter in nature.

Barrett said that the lots in Block 1 appear smaller. She believes the biggest problem is the density and that it is in the center of our town. She did agree that smaller setbacks for the villa homes made sense.

Nash said that she reached out to the City of St. Michael staff as there has been a lot of development occurring there. She said that new construction single-family lots are 60-65 feet wide with a seven and a half (7.5) foot side yard setback. The villa homes have a 50-foot wide lot with a side yard setback between five (5) and seven (7) feet. In the newest development that will have over 1200 homes, the single-family lots are 40 feet wide and have a five (5) foot side yard setback.

Nash reminded the Board that they need to have specific comments to pass along to Council and if changes are desired, that needs to be communicated as well.

Kuitunen said that he believes the developer needs to be held to the R2 standards for the villa homes making the lots 55 feet wide with a seven and a half (7.5) foot side yard setback. The smaller garages would also need to meet the 440 square feet only in the villas and would not be accepted in the single-family homes.

Christenson asked how wide the streets will be. VerSteeg said that the main street connecting to the existing Fifth (5th) Street would be 34 feet wide and then the streets would narrow down to 28 feet wide. There is enough right of way to increase the width if needed. VerSteeg reminded the Board that narrower streets are traffic calming and speeding is less.

Barrett said she is concerned with the 28-foot wide streets and the availability of parking. VerSteeg said it is a balancing act.

Kuitunen said that during the previous development proposal, Board members walked off various streets and found that they were all over the place in terms of widths. Preisler brought up the past meeting where Planning Commission and Council looked at streetscapes. The one decided upon was a street width of 32 feet face to face.

Kuitunen said he would like the streets to be 32 feet wide.

Christenson said that he would like the single-family homes to stick with current setbacks. Kuitunen said that various setbacks have been explored in the past. Nash said that is true and gave the example of Crow River Heights West Third and Fourth additions which have side yard setbacks of eight (8) and ten (10) feet wide. She went on to say that even though those side yard setbacks are in place, many homes are still having greater side yard setbacks than what is required and some exceed ten feet. Nash continued saying that she has not seen an 80-foot wide lot in a long time. She currently sees 60-, 65-, and 70-foot wide lots.

Nash said that she would require 80-foot wide lots along Eighth (8th) Street to match the homes across the street. Often times various width lots are offered in order to offer homebuyers different price points.

Christenson asked if an averaged size of 70 feet wide could be required. Nash replied that could be a condition but to be aware that since it was an averaged width some lots could come in at 60 feet wide. Christenson went on to say then let's stick to an 80-foot wide lot and deal with a few minor ones.

Nash said that what she is hearing the Board say they want to adhere to the standards but would allow a PUD for the villa homes. The Board agreed adding they would also like to included the recommendations from Nash and the engineer.

VerSteeg asked if he could speak freely. If the developer thought it would work following the standard zoning then they would have proposed that zoning. A PUD is going to be required to make this development work. If the 80-foot wide lot is demanded, it may not work for this developer. VerSteeg asked the Board if they even wanted developments. Standard zoning will not work.

Barrett said that she doesn't think the residents should take a hit just because of the condition of the land.

Nash asked how the Board would feel about more villa units. Barrett said no. VerSteeg asked how they would feel about attached villa units. Warpula said no and that was in the previously proposed development and was eliminated.

Barrett said that even detached townhomes can look like row homes. She went on to say that she looked at the Buffalo Run townhomes on line and that they looked like row homes. Pomerleau responded that those are not his product and that he did not build the townhomes in Buffalo Run.

MOTION by Christenson to move the River's Edge of Hanover Concept Plan forward to Council and that it follow R1, Neighborhood Residential, standards and R2, Multiple Family Residential, standards for the villas with a PUD to allow it in a R1 zone; streets to be 32 feet wide; and to address the comments from the planner and engineer, seconded by Kuitunen.

Motion carried unanimously.

Reports

Warpula commented that he feels that the City is rushing in making decisions particularly with developments. Kolasa agreed saying that he asked residents about it. Kolasa also said that by the time a public hearing takes at the preliminary plat stage, the developer is already spending a lot of money.

Nash said that a development does have the option of bringing a Comprehensive Plan amendment before the Board, but that it is encourage for the developer to bring it at the time of the proposal, otherwise the Board is just looking at a color on the map and not a proposed site.

Nash informed the Board that the Mahler Aggregate Mine Interim Use Permit will be coming before the next Council meeting on March 9, 2020.

Kuitunen asked if 15th Street was going to be done this summer. Nash said that was still being determined. Preisler said that because it is winter they really can't do a survey or make construction plans. Once a survey is completed the construction plans will be submitted.

Warpula asked about the progress on the driveway to the Mahler Aggregate Mine. Nash said that an application has been submitted and that it was a simple administrative project reviewed by Nash and the city administrator.

David Seiler, 11354 Riverview Road, asked about the Duininck Pit being reclaimed. Nash responded that there is no mechanism to make reclamation happen as the interim use permit for that pit did not have specific requirements. Seiler said he hoped that the Mahler Pit would be different and Nash confirmed that it was.

Adjournment

MOTION by Schendel to adjourn, seconded by Christenson.

Motion carried unanimously.

Meeting adjourned at 8:33 pm.

ATTEST:

Amy L. Biren
Administrative Assistant

Hanover Planning Commission



Previous Large Mixed-Use Developments

Crow River Heights West

- 77 townhomes
- 254 single-family homes

Crow River Heights East

- 131 single-family homes

Bridges at Hanover

- 75 unit apartment building
- 42 twinhome units
- 72 single-family homes

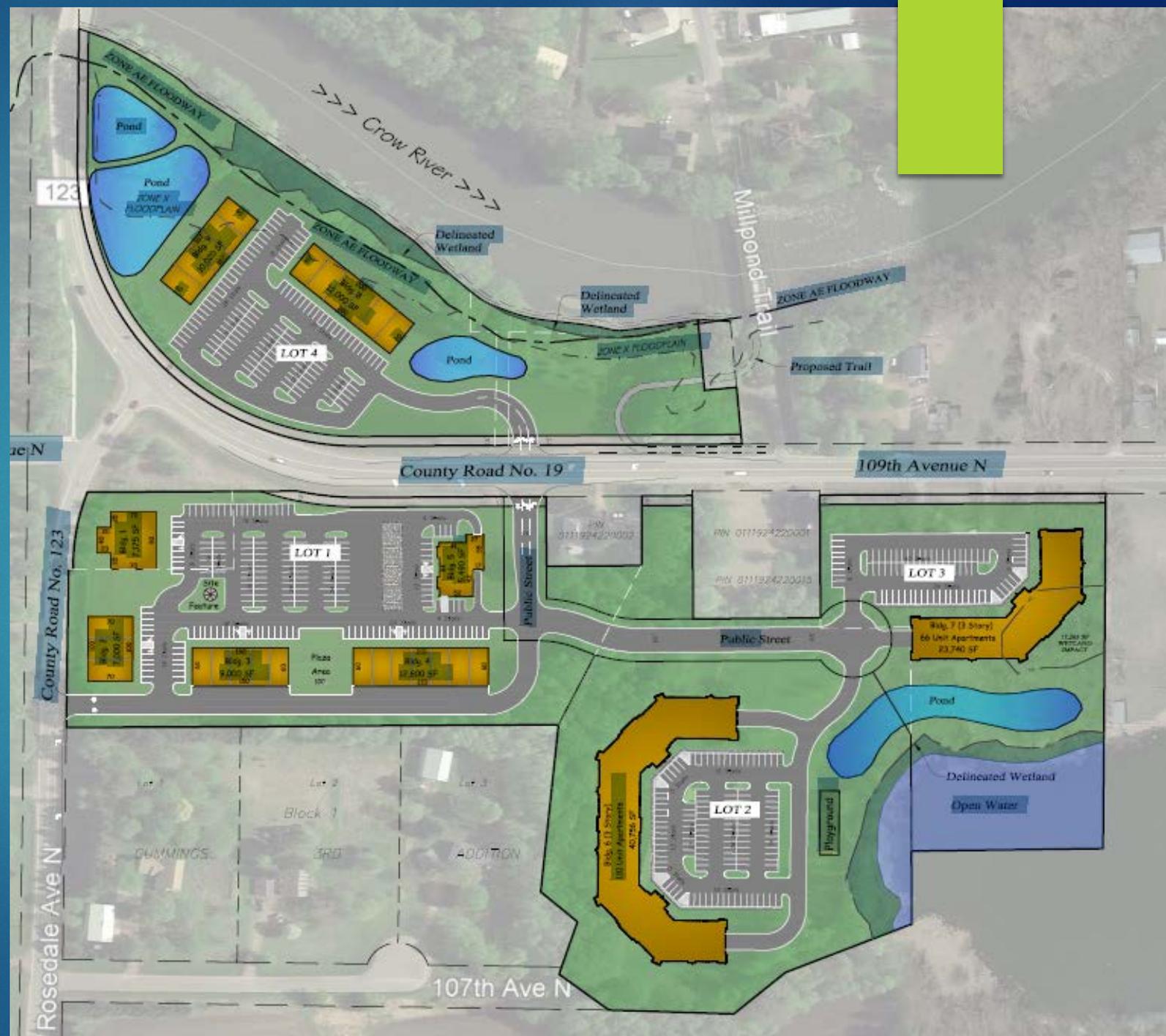


Benefits to Hanover from Development

- ▶ Investment in Community and Infrastructure
 - ▶ Parks
 - ▶ Water and Sewer System
 - ▶ Stormwater System
- ▶ Increased tax base
- ▶ More rooftops brings interest for new businesses to locate here
- ▶ New residents – volunteers, firefighters, etc.

Fee	Cost	Unit	Total
Park Dedication	\$3,272	Unit	\$889,984
Stormwater Area Charge	0.08	foot	\$287,844
Sanitary Sewer Trunk	\$2,270	Unit	\$617,440
Water Trunk	\$903	Unit	\$245,616
WAC	\$2,241	Unit	\$609,552
SAC	\$5,636	Unit	\$1,532,992
Civil Defense Siren	68.63	Acre	\$5,669
TOTAL			\$4,189,097

Mercantile Pass:
Commercial
Residential





ZONE AE FLOODWAY

Pond

Pond
ZONE X FLOODPLAIN

167
Bldg 9
10,020 SF
167

200
Bldg 8
12,000 SF
200

LOT 4

Delineated Wetland

Delineated Wetland

ZONE X FLOODPLAIN

Pond

>>> Crow River >>>

County Road No. 19

Millpond Trail

venue N

County Road No. 19

County Road No. 123

Public Street

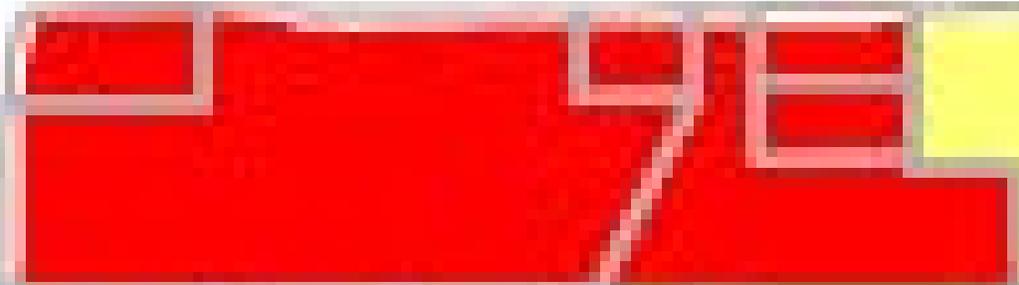


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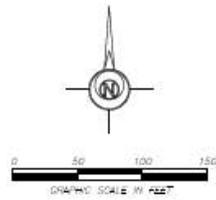
107TH AVE



107TH AVE

107TH AVE





Rivers Edge of Hanover



An aerial rendering of a residential development. The scene shows a winding river on the left, a golf course in the center, and several large, modern houses scattered throughout. The overall atmosphere is bright and sunny, with a clear sky and lush greenery.

River's Edge of Hanover

CONCEPT PLAN

JP Brooks

BUILDERS

Our Team



Josh Pomerleau
Founder



Sarah Pomerleau
Office Manager



Jon Holzer
VP of Construction



Dan Sather
Job Supervisor



Jason Meyer
Purchase Manager



Dan Aho
Project Manager



Nicole Solsaa
Administrative



Jenn Upegui
Administrative



Tasha Haugen
Finance Admin



Monica Lux
Finance Admin



Ana Olivares
Administrative

Current Developments

- Big Lake, MN - Mitch K Farms
- Buffalo, MN - Rodeo Hills
- Delano, MN - Kings Pointe
- Hanover, MN - Bridges At Hanover
- Rockford, MN - Meadows Of Rockford
- Waverly, MN - Woodland Shores
- Zimmerman, MN - Tall Pines





Current Floor Plans
TWO STORY, SPLIT LEVEL, RAMBLER







CURRENT HANOVER MODEL:

The Riverwood

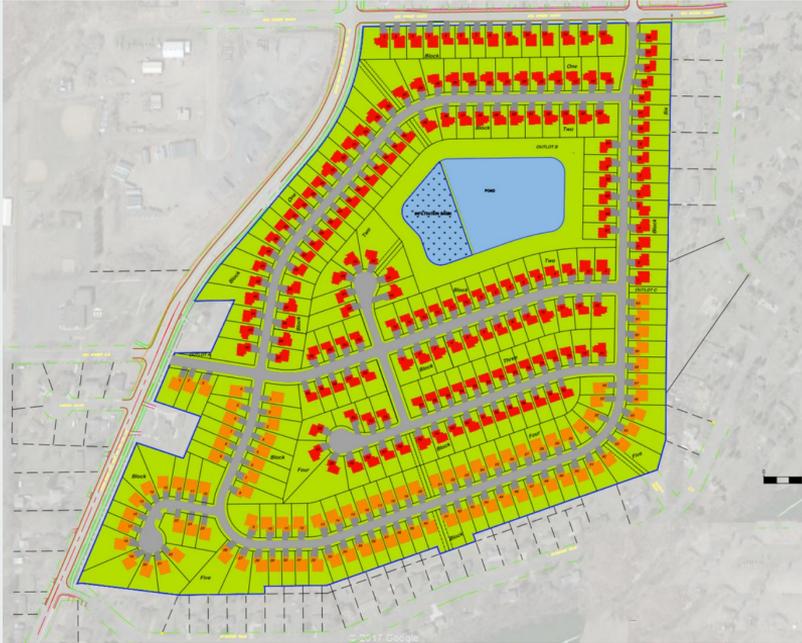
 **2**
Bedrooms

 **2**
Bathrooms

 **1,443**
Square Feet

 **2**
Car Garage

Concept Plan



Collaborative Planning, LLC

Memorandum

Meeting Date: April 21, 2020
To: Planning Commission
From: Cindy Nash, City Planner
RE: Variance for an Accessory Building within a Front Yard – 1332 Jansen Ave SE

Overview of Request

The subject property is currently zoned RR with a PUD overlay a Variance to allow an accessory building in the front yard. The property is located at 1332 Jansen Ave SE.

The application is included in your packets and contains their proposed request.

Evaluation of Request

The applicant is seeking permission to construct a garage in their front yard. The placement of an accessory building in the front yard is not explicitly permitted. However, the ordinance does provide for the following related to accessory buildings in the shoreland district:

Accessory structures located on properties subject to the Section 10.33 related to the shoreland district may be located between the public road and the principal structure provided it is clearly demonstrated that physical conditions require such a location. In no event, however, shall the structure be located closer than 20 feet to the public road right-of-way.



The property consists of an existing earth home. The applicant is proposing to convert the existing underground garage that is attached to the home and convert it into livable space. A new detached garage would then be constructed.

The ordinances require that the architecture of the detached garage complement the architecture of the home. Due to the unique type of home that it is, it is not possible to match the architecture and not desirable for the applicant who also plans to redo the architecture of the home itself later. The current view of the home from County Road 20 is as follows:



Recommendation

The City Planner recommends that the Variance be approved, subject to the following conditions:

1. The building shall be located in the location as shown on the survey dated March 23, 2020 and prepared by Otto Associates Land Surveyors and Engineers, Inc.
2. The garage shall not be larger than 39' x 26'.
3. The property shall remain in substantial conformance with all performance standards contained within the City Zoning Ordinance and City Code.



Hanover, MN 55341-0278
 Phone: 763.497.3777 fax: 763.497.1873
www.hanovermn.org
cityhall@ci.hanover.mn.us

For Office Use Only	
Case Number:	
Fee Paid:	Rec 810628 ch 8074
Received by:	apoz
Date Filed:	4-10-20
Date Complete:	
Base Fee:	300 Escrow: 1000

DEVELOPMENT APPLICATION

TYPE OF APPLICATION		
<input type="checkbox"/> Annexation <input type="checkbox"/> Appeal <input type="checkbox"/> Comprehensive Plan Amendment <input type="checkbox"/> Ordinance Amendment (Text or Map) <input type="checkbox"/> Planned Unit Development (Concept/Gen)	<input type="checkbox"/> Site Plan & Building Plan <input type="checkbox"/> Sketch Plan <input type="checkbox"/> Conditional Use Permit <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Vacation	<input type="checkbox"/> Simple Land Division <input type="checkbox"/> Subdivision Sketch Plan <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Other
PROPERTY INFORMATION		
Street Address: 1332 Jansen Ave SE Hanover		
Property Identification Number (PIN#): 215000102302		
Legal Description (Attach if necessary): Attached - Has not changed yet - still listed as 17 acres will change shortly as Hanover already approved final plat.		
APPLICANT INFORMATION		
Name: Kristal & Ben Sneen	Business Name:	
Address: 1332 Jansen Ave SE		
City: Hanover	State: mn	Zip Code: 55313
Telephone: 952-261-8829	Fax:	E-mail: contact: Kristal
Contact: Kristal. anne@gmail.com ← email:	Title:	
OWNER INFORMATION (if different from applicant)		
Name:		
Address: SAME		
City:	State:	Zip Code:
Telephone:	Fax:	E-mail:
Contact:		
DESCRIPTION OF REQUEST (attach additional information if needed)		
Existing Use of Property: Rural Residential		
Nature of Proposed Use: Add 3 car detached garage in front of home		
Reason(s) to Approve Request: Plan on modifying current 2 car attached garage into another bedroom + office.		
PREVIOUS APPLICATIONS PERTAINING TO THE SUBJECT SITE		
Project Name: Riverside Estates of Hanover		
Nature of Request: Divide 17 acres in 5 Lots 2.5 acres on Crow River		
NOTE: Applications only accepted with ALL required support documents. See Application Instructions and City Code		

other variance required: Plan for 3 car garage includes 24" overhang.



SUPPLEMENTAL APPLICATION - VARIANCE

Name: Ben & Kristal Sneer Phone: 952-261-8829
Address: 1332 Jansen Ave SE PID #: 215 000 102302
Hanover, MN 55313

1. Present zoning of above described property: Rural Residential

2. The request(s) which we desire for our property are in conflict with the following section of the Hanover City Code.

Section: _____ Section _____ Section _____

3. Proposed Non-Conformance(s): 3 car garage to be built in front yard between house and street. Also 24" overhang on new garage.

4. Would the variance be in harmony with the purposes and intent of the City Code? Attach additional pages if needed. Yes - The property is on the river & garage can not go in back yard because of the layout of yard.

5. Is the variance consistent with the Comprehensive Plan? If yes, how so? Attach additional pages if needed? Yes it is zoned large lot rural residential, we want a standard 3 car residential garage.

6. Does the proposal put property to use in a reasonable manner? Explain. Yes residential property & 3 car garage will go together nicely.

7. Do special conditions and circumstances result from your own actions? Explain. (If answer is 'yes,' you may not qualify for a variance.) No

8. Are there circumstances unique to the property? Explain. Due to existing home is an earth home & faces southeast the front yard is the side yard. The back yard is the river. It only makes sense for garage to be beside the home which is considered the front yard.

9. Will the variance, if granted, alter the essential character of the city of Hanover? Explain. No.

- 10. Will the granting of the variance result in a condition which impairs an adequate supply of light and air to adjacent properties? Yes No
- 11. Will the granting of the variance result in a condition which diminishes the established property values in the surrounding area? Yes No
- 12. Will the granting of the variance result in a condition that impairs the public health, safety or welfare of the citizens of the city? Yes No
- 13. Could the goal be accomplished with a smaller variance? Yes No
If No, explain: _____

14. Attach to this application any materials outlined in the "Required Material Submission Checklist" for variance applications.

Applicant Signature: ASneen

Date: 4-9-20

Owner Signature: ASneen

Date: 4-9-20

The purchaser of these plans is given the limited license to reproduce these plans for construction purposes only and further distribution is illegal. Do not scale prints - see dimensions. See AdvancedHousePlans.com 407-445-0499

PERMIT
LOCAL
REQUIREMENTS

HARTLEY - 2x6



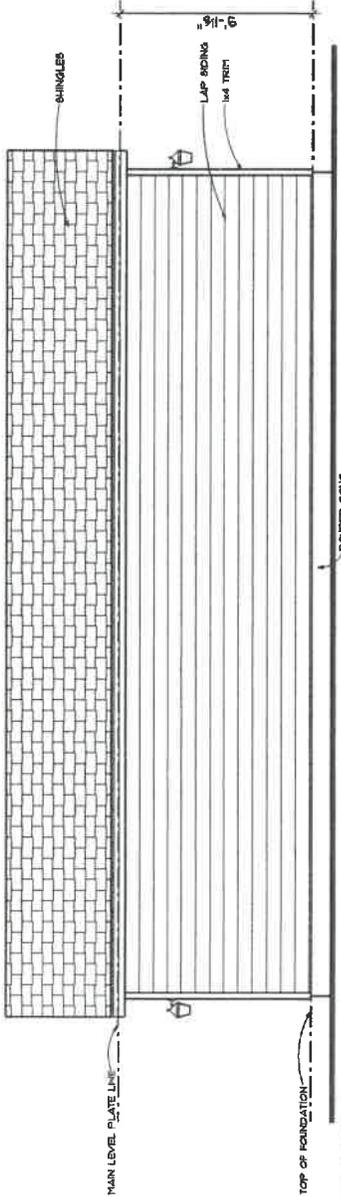
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CONTRACTOR'S LICENSE NO. 100000000
EXPIRES 08/2018
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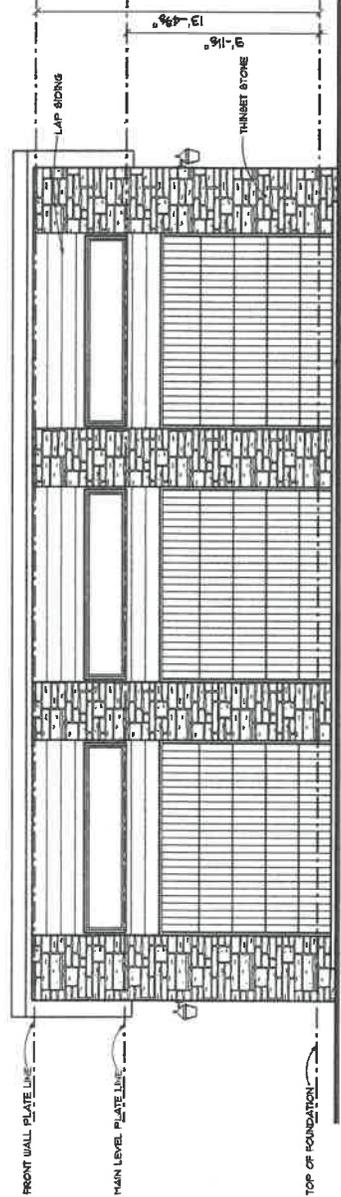
29243
2018

SHEET
2
OF
6

CONC. SCALE = 8'-0"



POURED CONC. FOUNDATION
REAR ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

FINAL
REVISION

HARTLEY - 2x6



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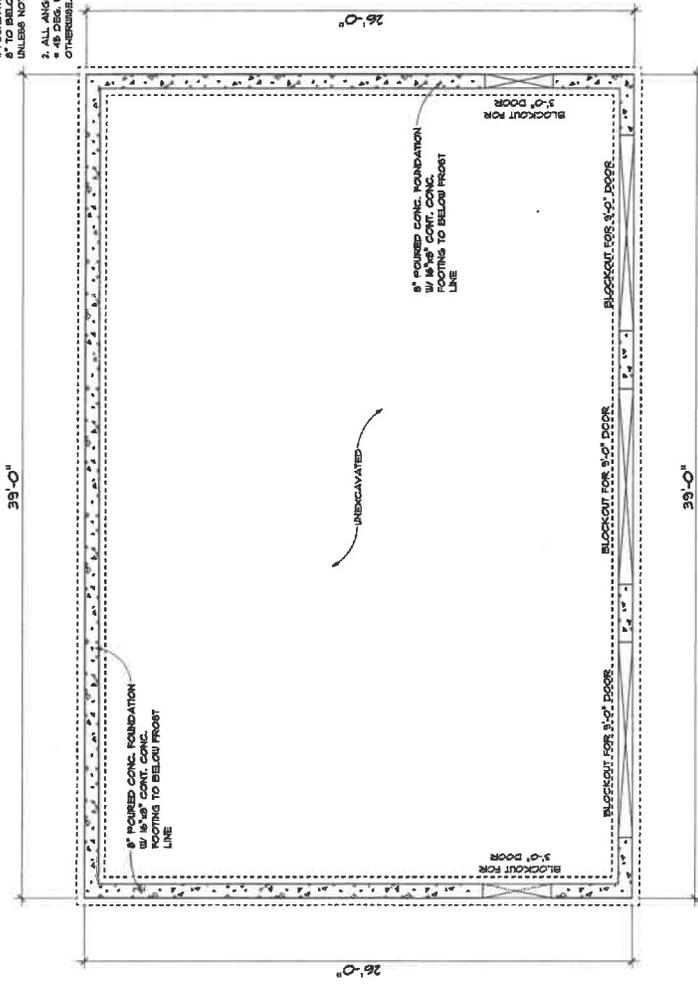
29243

2018

4 OF 4 SHEET

DOOR SCALE = 1/8" = 1'-0"

- GENERAL NOTES:
1. FOUNDATION WALLS ARE 8" TO BELOW FROST LINE UNLESS NOTED OTHERWISE.
 2. ALL ANGLED WALLS ARE # 4B BARS UNLESS NOTED OTHERWISE.



FOUNDATION PLAN
SCALE 1/4" = 1'-0"

29243

ADVANCED HOUSEPLANS

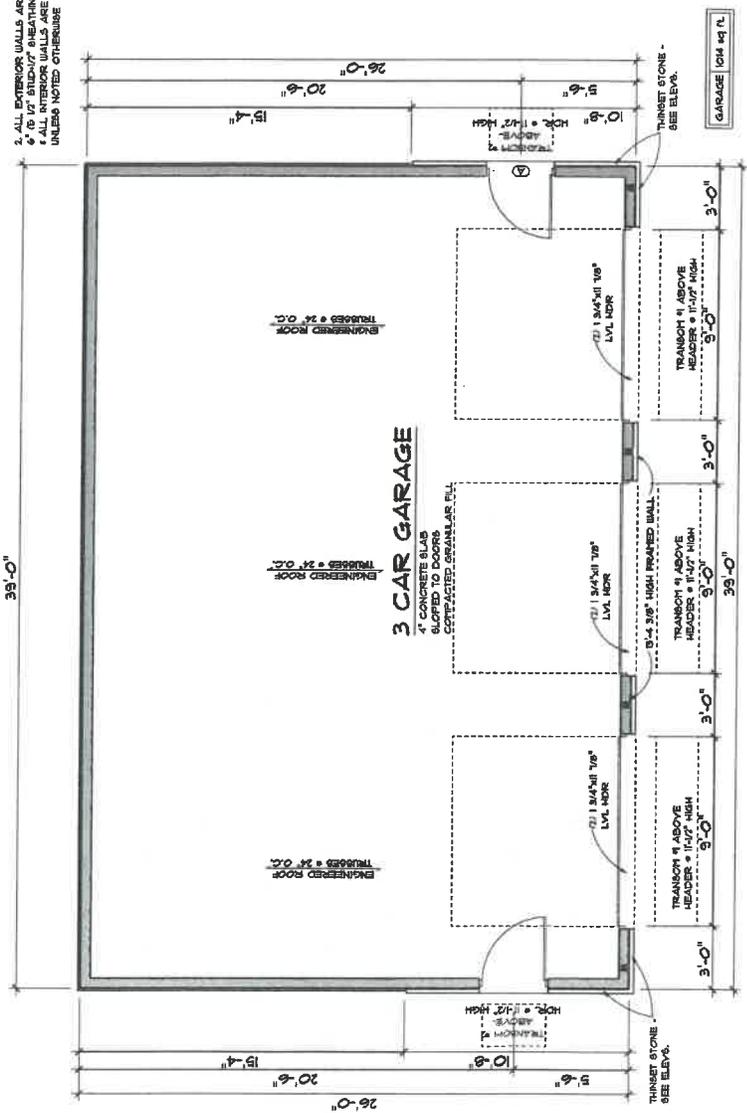
NO OTHER MARKING

HARTLEY - 2x6

2018

OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
1	WINDOW	10BX24 TRAMMOR	9'-0" x 2'-0"	3
2	WINDOW	5BX14 TRAMMOR	5'-0" x 2'-0"	2
A	DOOR	5BX14 GLASS	5'-0" x 8'-0"	2
B	GARAGE	10BX24	9'-0" x 8'-0"	5

GENERAL NOTES:
 1. ALL MAIN LEVEL WALLS ARE 9'-4" HIGH UNLESS NOTED OTHERWISE
 2. ALL EXTERIOR WALLS ARE 6" (8 1/2" STUD) SHEATHING
 3. ALL EXTERIOR WALLS ARE 3 1/2" UNLESS NOTED OTHERWISE



MAIN LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"

ADVANCED HOUSE PLANS
 2018
 29243
 SHEET 6
 1/4" = 1'-0"

2018
 29243
 SHEET 6

HARTLEY - 2x6

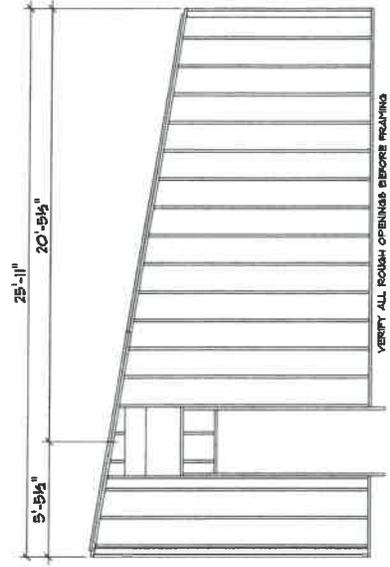


advancedhouseplans

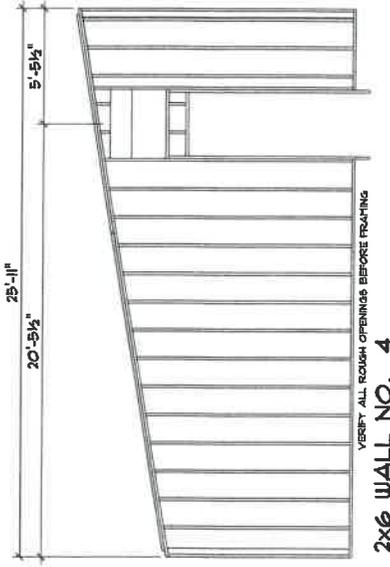
29243
 2018

29243
 2018

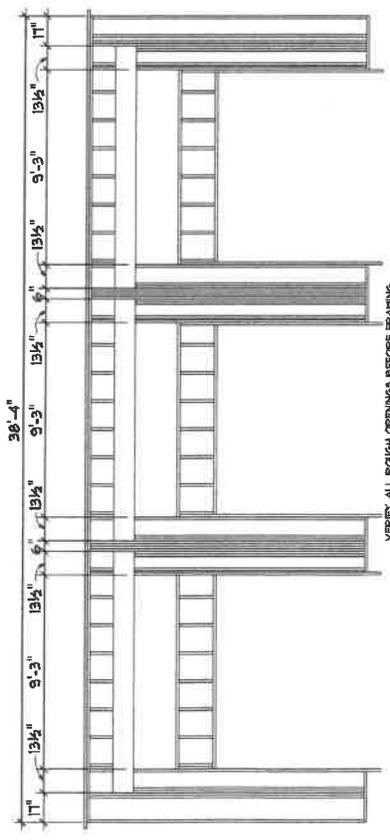
SHEET 6
 1/4" = 1'-0"



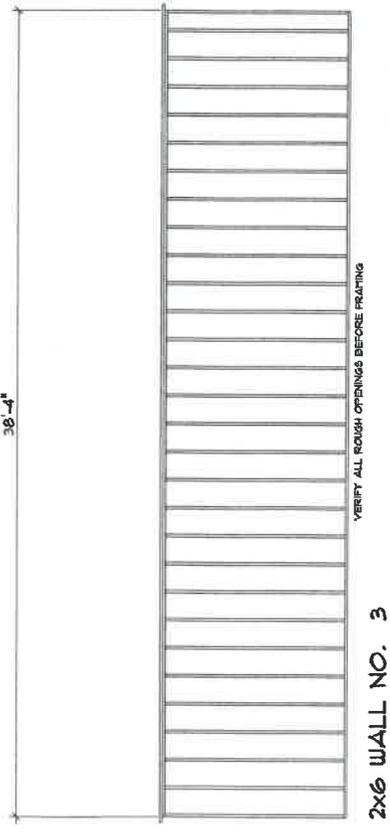
2x6 WALL NO. 2



2x6 WALL NO. 4



2x6 WALL NO. 1



2x6 WALL NO. 3

WALL PANELS
 SCALE: 1/4" = 1'-0"

VERIFY ALL ROUGH OPENINGS BEFORE FRAMING

MEMBERSHIP TO SERVICES BY QUANTITY OPEN UP YOUR FUTURE

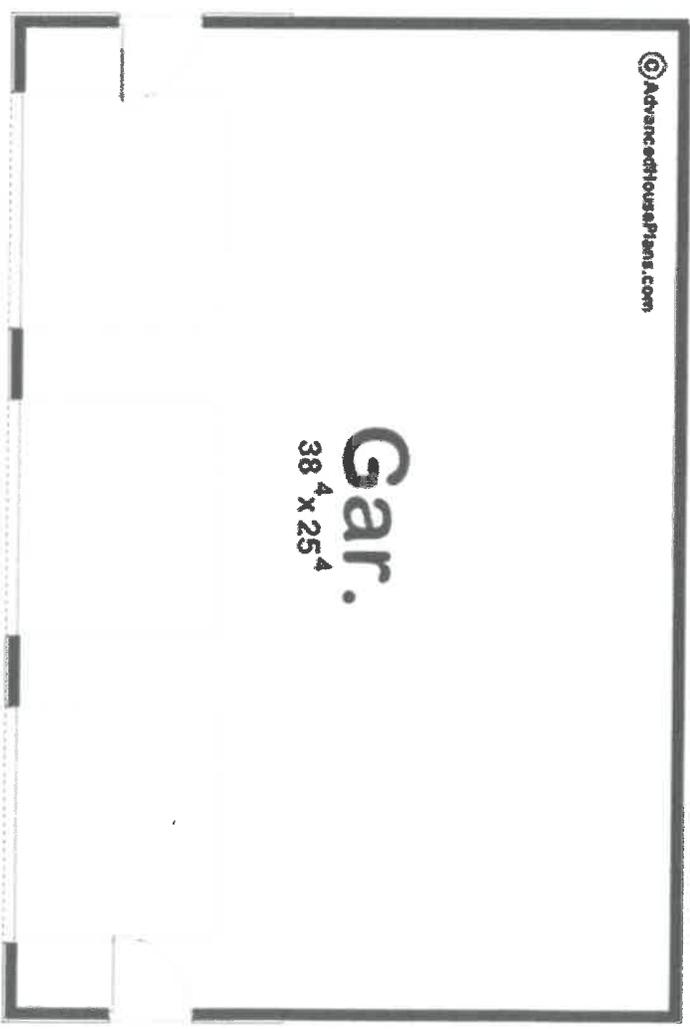
Departments Project Center Weekly Ad All Departments Enter SKU, Model # or Keyword

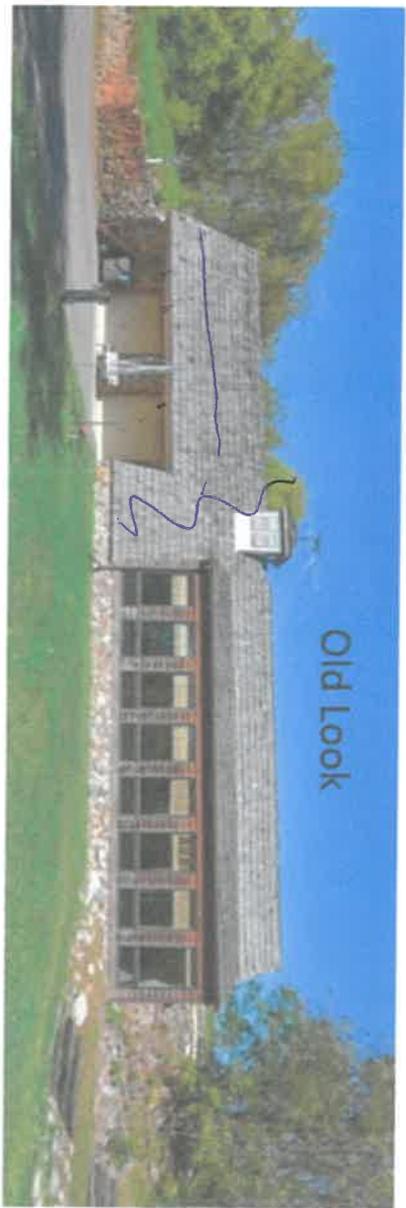
Home / The Project Store / Garage Projects / Shop All Garage Projects

Hartley 3-Car Garage 26' x 39' x 9' Material List

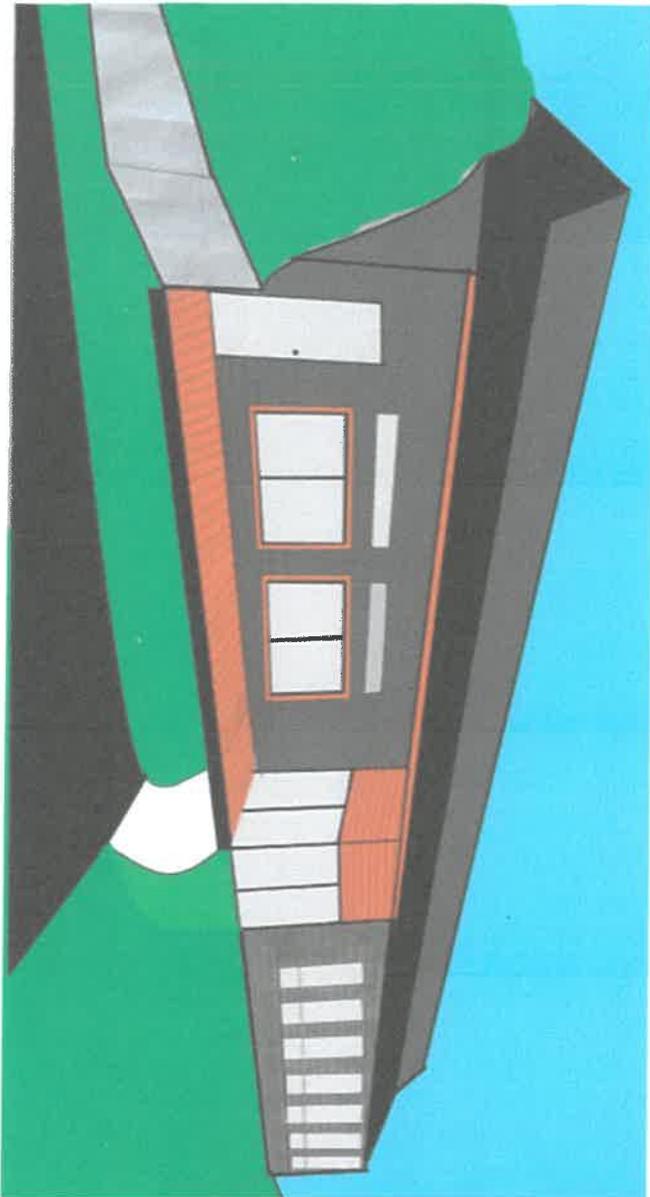
Advanced House Plans Plan # 29243

Model Number: 29243 | Menards® SKU: 1958118





Old Look



Contemporary Modern New Look

Ben & Kristal Sneen 952-261-8829 1332 Jansen Avenue SE * Hanover * MN * 55313



BUILDING PERMIT APPLICATION

City Hall (763) 497-3777
 City Hall Fax (763) 497-1873
 Inspections (763) 479-1720
 Inspections Fax (763) 479-3090

Permit No. _____

Date Issued: _____

CONTRACTOR'S LICENSE NO. _____		DATE 4-9-20	FEES
SITE ADDRESS 1332 Jansen Ave SE Hanover		ZIP CODE 55313	
LEGAL DESCRIPTION LOT <u>2</u> BLOCK _____ ADDITION _____ PARCEL NUMBER _____			PERMIT FEE _____ PLAN CHECK FEE _____ INVESTIGATION FEE _____ WATER CONNECTION _____ SEWER CONNECTION _____ FIREPLACE _____ /SC PLUMBING FEE _____ /SC SEPTIC FEE _____ MECHANICAL FEE _____ /SC WATER METER _____ SAC/WAC FEE _____ EROSION CONTROL _____ LANDSCAPING _____ INFRASTRUCTURE _____ OTHERS _____ SURCHARGE FEE _____ TOTAL FEE _____
OWNER (Name) (Address) (Tel. No.) Ben & Kristal Sneen 1332 Jansen Ave SE Hanover 55313			ERT # _____ WATER METER # _____
ARCHITECT (Name) (Address) (Tel. No.) n/a			
BUILDER (Name) (Address) (Tel. No.) Still looking for one			
TYPE OF WORK <input type="checkbox"/> Fireplace <input type="checkbox"/> Septic <input type="checkbox"/> Heating <input type="checkbox"/> Plumbing <input type="checkbox"/> Reroofing <input type="checkbox"/> <input type="checkbox"/> New Construction <input type="checkbox"/> Alterations <input type="checkbox"/> Addition <input type="checkbox"/> Finish Basement <input type="checkbox"/> Residing <input type="checkbox"/> <input type="checkbox"/> Deck <input type="checkbox"/> Porch <input type="checkbox"/> Garage <input checked="" type="checkbox"/> Chimney <input type="checkbox"/> Misc. _____			CODE ANALYSIS TYPE OF CONST. _____ USE OF BLDG. _____ OCCUPANCY GROUP _____ OCCUPANCY LOAD _____ ZONING DISTRICT _____ VARIANCE GRANTED, DATE _____ OFF STREET PARKING SPACES REQ. _____ SPACES ON PLAN _____ MATERIAL FILED W/APPLICATION SOILS REPORT <input type="checkbox"/> Borings <input type="checkbox"/> Percolation <input type="checkbox"/> Compaction Tests PLANS AND SPECS. <input type="checkbox"/> Sets _____ SURVEY <input type="checkbox"/> Copies _____ ENERGY CALCULATIONS <input type="checkbox"/> PILING LOGS <input type="checkbox"/>
SIZE OF STRUCTURE (Height) (Width) (Depth) 9' x 39' x 26'	NO. OF STORIES 3 car (1 story) garage	ESTIMATED VALUE \$20,000	
COMPLETION DATE spring 2020	PROPERTY DIMENSION 227' x 447' = 2.5 acre lot Width Depth	NO. OF FAMILIES (if applicable) n/a	
PROPOSED ELEVATION IN RELATION TO CURB OR WATERWAY. _____ ELEV.	PROPERTY AREA OR ACRES building foot print 1014 sq ft Sq. Ft.	CULVERT SIZE Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
FRONT YARD set back from road property Fl. 155 ft	REAR YARD set back Fl. 300 ft approx	SIDE YARDS set back Right Sd. _____ Left Sd. _____	
MISCELLANEOUS 17 acre parcel is in the process of being divided into 5 separate properties. This 3 car garage would be on Lot 2 with the existing earth home.			FIRE SPRINKLERS REQUIRED <input type="checkbox"/> YES <input type="checkbox"/> NO SPECIAL APPROVALS ZONINGS _____ FIRE DEPT. _____ HEALTH DEPT. _____ PUBLIC WORKS _____ COUNTY _____ OTHER _____
SPECIAL CONDITIONS It is my responsibility to locate and establish the elevations if needed of all site improvements. Required adjustments at my expense.			
ACKNOWLEDGMENT AND SIGNATURE: The undersigned hereby agrees that all work and materials used shall comply with City approved plans and specification, MN Building Code, MN Fire Code and all City Ordinances. I agree that all fees and expenses incurred by the City in processing this application, including professional service costs, are the responsibility of the permit applicant and property owner and must be paid immediately upon receipt of permit, or the City may approve a special assessment to be 100% paid in the year assessed. The property owner hereby waives any and all appeals provided by MN Statutes 429.081 as amended. All fees and expenses are due whether the permit application is approved or denied.			CERTIFICATE OF OCCUPANCY ISSUED DATE _____ BY _____
SIGNATURE OF APPLICANT [Signature] APPROVED BY BUILDING INSPECTOR _____			

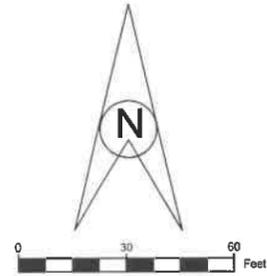
952-261-8829
 White - City's Copy Yellow - Inspector's Copy Pink - Applicant's Copy Gold - Assessor's Copy

EXHIBIT "A"

All that part of the Northwest Quarter of Section 10, Township 119, Range 24, lying east of the centerline of County Road No. 19 and westerly of the waters edge of Crow River, except therefrom all that part thereof which lies southerly of the following line:

Commencing at the West quarter corner of Section 10; thence East along the quarter line 260.0 feet to the center of County Road No. 19; thence North 28 degrees 35 minutes East along the center of said road, 363.9 feet to the Northwest corner of a tract as described in Book 208 of Deeds, Page 354; thence North 29 degrees 02 minutes 30 seconds East along the center of said road 473.0 feet to the point of beginning of the line to be described: Thence South 67 degrees 45 minutes 32 seconds East 592.26 feet, more or less, to the Crow River and there terminating.

Certificate of Survey



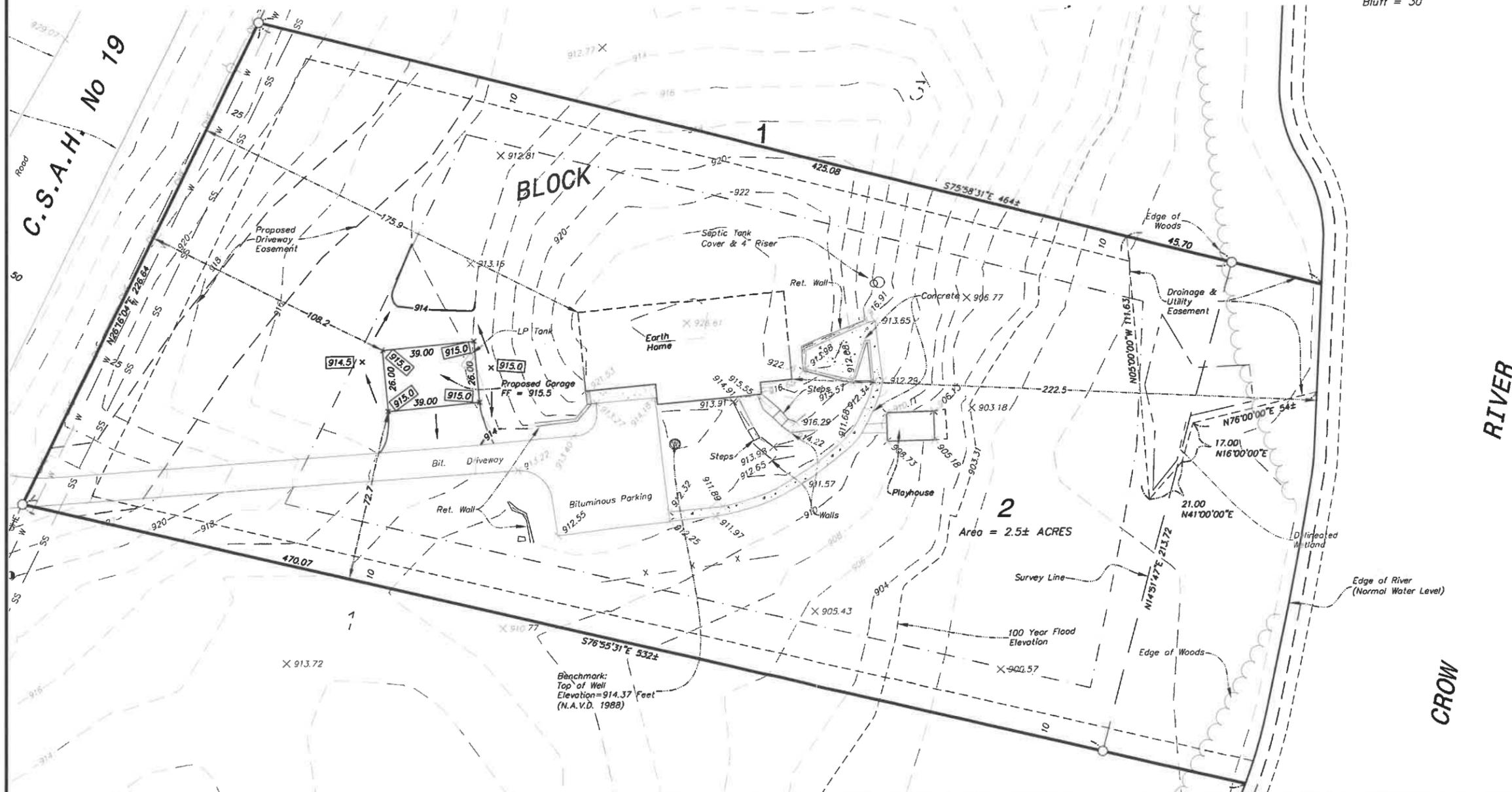
Note:
Wetlands Delineated by Kjolhaug
Environmental Services Company.

Property Description:

Lot 2, Block 1, RIVERSIDE ESTATES, Wright County, Minnesota,
according to the recorded plat thereof.

LEGEND

- 985 --- denotes Existing Contour
 - 988.00 X --- denotes Existing Spot Elevation
 - OHE --- denotes Overhead Electric Line
 - O --- denotes Power Pole
 - G --- denotes Guy Wire
 - --- denotes Drainage and Utility Easement per the plat RIVERSIDE ESTATES
 - X --- denotes Fence Line
 - W --- denotes Potential Location of Future Watermain
 - SS --- denotes Potential Locations of Future Sanitary Line
 - --- denotes Building Setback Line
- Front = 100'
Side = 25'
River = 75'
Bluff = 30'



Certificate of Survey on Lot 2, Block 1,
RIVERSIDE ESTATES, Wright County,
Minnesota

I hereby certify that this survey, plan, or
report was prepared by me or under my
direct supervision and that I am a duly
Licensed Land Surveyor under the laws
of the State of Minnesota.

Requested By:

Kristal & Ben Sneen



www.ottoassociates.com

9 West Division Street
Buffalo, MN 55313
(763)682-4727
Fax: (763)682-3522

- denotes iron monument found
- denotes 1/2 inch by 14 inch iron pipe
set and marked by License #40062

Revised:

Paul E. Otto
Paul E. Otto
License #40062 Date: 04-10-20

Date:

03-23-20

Drawn By:

E.M.S.

Scale:

1"=30'

Checked By:

P.E.O.

Project No. 20-0213