

**CITY OF HANOVER
PLANNING COMMISSION MEETING
APRIL 27, 2020
OFFICIAL MINUTES**

Call to Order/Pledge of Allegiance

Stan Kolasa called the April 27, 2020, Planning Commission Meeting to order at 7:00 pm via Zoom. Members present via Zoom were Stan Kolasa, Jim Schendel, Dean Kuitunen, Mike Christenson and Gretchen Barrett. Also present via Zoom City Planner Cindy Nash, Council Liaison Doug Hammerseng and Administrative Assistant Amy Biren. Guests present via Zoom: Ben and Kristal Sneen.

Approval of Agenda

MOTION by Schendel to approve the agenda, seconded by Kuitunen.
Motion carried unanimously.

Approval of Minutes from the February 24, 2020, Regular Meeting

MOTION by Schendel to approve the February 24, 2020, minutes, seconded by Kuitunen.
Motion carried unanimously.

Citizen's Forum

None

Public Hearing

Variance Related to the Placement of a Garage at 1332 Jansen Avenue SE

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

Nash reviewed the location of the property saying that it is part of the newly platted Riverside Estates and the garage would be on the same parcel as the existing earth home. The variance is for an accessory building to be located in the front yard. The earth home is situated at a diagonal facing the river, and the proposed garage would be located in the front yard. The current garage is part of the earth home and would be remodeled to become part of the house. It is not feasible for the garage to be enlarged and remain part of the principle structure. The detached accessory building cannot be less than 20 feet from the road.

Kristal Sneen, 1332 Jansen Avenue SE: We submitted some ideas of what the garage would look like as well as the house remodel. Initially, the submitted garage was to be 39 feet by 26 feet. Upon discussion with builders, it was suggested that the garage be 40 feet by 28 feet to work better with building materials. Sneen went on to described the possible remodeling of the earth home, creating a more modern façade. She also said that neighbors have approached them and have said that the proposed updates look nice.

Schendel said he had no problem with granting the variance, but commented whether or not this was going to be a common occurrence with this development due to it being in the Shoreland Management Area.

Christenson asked if there were going to be windows above the garage doors. Sneen replied yes, and that the house would also have windows that would match. Christenson went on to ask if there was going to be a breezeway between the detached garage and the home. Sneen said that there is about 40 feet between the two as well as a hill, so they would not be able to make such a connection. Christenson said that it made sense to increase the size with the even square footage.

Kuitunen said he was good with the variance and project.

Barrett said she had no questions and that it looked good.

Hammerseng stated that it is creative and beautiful and will improve the property. He asked if they were going to redo the house in a similar manner. Sneen said yes and explained the photos included in the packet. Hammerseng asked if there were going to be trees as shown in the rendering. Sneen said no, that was just added as a visual aid. He asked if the road, CSAH 20, was higher than the house. Sneen confirmed that it was higher than the house. Hammerseng asked if they had considered putting it back by the playhouse. Nash replied that is the septic area with a large drain field.

Kuitunen asked where the secondary septic site was located. Nash replied that it was not where the proposed garage was located.

Kolasa closed the Public Hearing and re-opened the Planning Commission meeting at 7:16 pm.

Nash said that if the Commission was fine with the newly proposed 40 feet by 28 feet dimensions, it would need to become part of the conditions within the motion.

MOTION by Kuitunen to send the variance forward to Council for approval with the recommendations and conditions as outlined by the Planner's memo, amending Condition 2 for the size to be 40 x 28 feet, seconded by Barrett.

Motion carried unanimously by roll-call vote.

Unfinished Business

None

New Business

None

Reports and Announcements

Christenson asked about the status of stormwater maintenance as some of the culverts are half full. Biren said that Public Works had just come back to full time and were sweeping the streets in preparation for crack-filling. She would mention it to Public Works and have them look at the outlets.

Barrett asked about the status of the Hanover Harvest Festival. Biren said that the members would make a decision by the end of June and that they were contacting vendors regarding cancellation policies.

Nash said that the developer for River's Edge had pulled the concept plan reviewed by the Planning Commission and had submitted a new one. The new concept plan is on the project page if members wanted to review it. It is tentatively scheduled for the May meeting. Kuitunen asked if the streets were 32 feet wide. Nash replied that she has not reviewed it at a deeper level to determine the width of the streets.

Members welcomed Hammerseng back from his winter hiatus.

Adjournment

MOTION by Schendel to adjourn, seconded by Christenson.

Motion carried unanimously by roll-call vote.

Meeting adjourned at 7:25 pm.

ATTEST:

Amy L. Biren
Administrative Assistant