

**CITY OF HANOVER  
PLANNING COMMISSION MEETING  
APRIL 28, 2014 - OFFICIAL MINUTES**

**Call to Order/Pledge of Allegiance**

Chair Kolasa called the April 28, 2014 Planning Commission Meeting to order at 7:00 p.m. Members present were Chair Stan Kolasa, Dawn Spraugel, Jim Schendel, Reid Rabon, and Michelle Armstrong. Also present were Administrative Assistant Brian Hagen, and City Planner Cindy Nash. Council Liaison Doug Hammerseng was absent. Guests present included Lynnae Karsten and two other Hanover residents.

**Approval of Agenda**

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

**Approval of Minutes from March 24, 2014 Regular Meeting**

Rabon made a correction to a typing error.

**MOTION** by Schendel to approved the amended minutes, seconded by Spraugel. Motion carried unanimously.

**Citizen's Forum**

Karsten noted that the agenda and minutes were not posted on the City's website prior to the start of the meeting. Hagen stated he was at fault for that. Karsten also felt the public notice for the public hearing lacked information. Cindy explained that it is uncommon to advertising the entire proposed amendments. Nash further stated the public hearings have been advertised in this format for the past four years. Nash and Hagen assured the Planning Commission that the legal requirements have been met with the way the public hearings have been advertised. Karsten made a third statement that there is not a table of contents for the ordinances on the website. Hagen stated it is available on the same page as the chapters are listed. At the end of the meeting staff education Karsten on where to find the table of contents.

**Public Hearings**

Chair Kolasa closed the regular meeting at 7:10 pm. Immediately following, the Public Hearing was opened for the public comment on the proposed amendments to the Chapter 10 Zoning Ordinance.

Nash stated a draft version was provided to the members. This version was based on past discussion of various sections, as well as minor changes staff felt were beneficial. Spraugel suggested for section 10.48 that accessory structures shall not be used as a dwelling unit. Consensus was to permit dwelling use of accessory structures in the RA district under certain circumstances. Nash stated D. 4. will be added to regulate the use of an accessory structure as a dwelling unit.

Section 10.68 received discussion pertaining to the amount of employees allowed at a home business. The commission's main concern continued to be the amount of traffic that may be added to an area where a home occupation exists. Rabon stated there are regulations on how

much vehicle traffic is allowed when a home occupation exists. No change was made to the proposed number of employees allowed.

Chair Kolasa closed the Public Hearing at 7:40 pm. Immediately following the regular meeting was reconvened.

**MOTION** by Rabon to recommend Council pass the proposed Zoning Ordinance amendment with the additional amendment to section 10.48, seconded by Schendel. Motion carried with a 3-2 vote.

Rabon, Schendel, Kolasa voting in favor. Armstrong and Spraungel voting against. Spraungel stated she feels home occupations should not be allowed to have additional employees, whereas, Armstrong feels the section places too strict of regulations on home occupations.

### **Unfinished Business**

#### **Honey Bee Ordinance**

The planning Commission reviewed a sample ordinance provided by Spraungel at an earlier meeting. The commission felt the ordinance did not require drastic changes. Discussion focused on what parcels would be allowed to have honey bees and where hives would be located within those parcels. Spraungel has attended conferences on honey bees and stated they do not swarm, but instead fly individually. She further stated the bees tend to fly up versus out when leaving the hive. Kolasa agreed with Spraungel from his past experiences around honey bee hives. The consensus of the commission was to regulate the hive location to no closer than 50 feet from the property line. Consensus on number of hives was to allow as follows:

2.5 – 4.99 acres	may have up to 4 colonies
5 – 9.99 acres	may have up to 8 colonies
10 acres or larger	may have unlimited colonies

Nash will make edits to the sample ordinance based on the discussion and present at a later meeting.

### **New Business**

None

### **Reports**

Spraungel asked for an update on the feasibility study for water/sewer extension. Nash informed the commission that she and the engineer are working on it; however, other matters have taken priority.

Schendel asked if a request to install a street light is a Planning Commission issue. Nash stated he would want to take that straight to Council.

Armstrong stated the Planning 101 course offered by WSB was a beneficial learning experience. Nash:

- Reminder that the regular meeting for May has been moved to May 21 due to the holiday on the regular meeting date.

- Reminded the commission of the tour in Mankato of a facility that would be similar to what the Greenhouse project is proposed to be. The tour is at a facility operated by the same developer and has the same function of what is proposed for Hanover's assisted living.

Hagen informed the Planning Commission of Council's direction to begin a quick take eminent domain process on an out lot in the Bridges development. The outlot land locks the parcel which the Greenhouse project is proposed to go. Hagen further directed any comments, questions, or concerns on the matter the City Administrator.

**Adjournment**

**MOTION** to adjourn by Schendel at 8:20 p.m., seconded by Sprangel. Motion carried unanimously.

ATTEST:

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Brian Hagen, Administrative Assistant