

**CITY OF HANOVER  
PLANNING COMMISSION MEETING  
MAY 22, 2019  
OFFICIAL MINUTES**

**Call to Order/Pledge of Allegiance**

Stan Kolasa called the May 22, 2019, Planning Commission Meeting to order at 7:00 pm. Members present were Stan Kolasa, Jim Schendel, Michelle Armstrong, Dean Kuitunen, and Mike Christenson. Also present City Planner Cindy Nash, Council Liaison Doug Hammerseng and Administrative Assistant Amy Biren. Guests were present.

**Approval of Agenda**

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

**Approval of Minutes from the April 22, 2019, Regular Meeting**

**MOTION** by Armstrong to approve the April 22, 2019, minutes, seconded by Schendel.  
**Motion carried unanimously.**

**Citizen's Forum**

None

**Public Hearing**

**Variations at 500 Kadler Avenue NE**

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

Nash reviewed the application for variations at 500 Kadler Avenue NE:

- She reminded the Board that they have previously discussed this lot along with 520 Kadler Avenue NE.
- The applicant intends to combine the lots of 500 and 520 Kadler Avenue NE.
- The home is custom designed for this lot taking into consideration the wetland and the setbacks from the wetland. It has been designed to minimize the amount of area in which the wetland and rear yard setbacks are impacted.
- The home is tilted in order to minimize impact and a variance is being asked for as the ordinance states that homes must be facing the street.
- Staff became aware of an existing culvert in the driveway and that will become a condition for it to remain in place and be incorporated into the proposed retaining wall.

Armstrong asked about the wetland delineation and that it states that it is only good for three years and will be null after June 1, 2019. She wanted to know if that was correct. Nash said that she would reach out to Andrew Grean at Wright County Soil and Water for verification.

Tom Jones, 540 Kadler Avenue NE: He and the neighbors understand the uniqueness of the two lots and want to thank the applicant and builder for designing it as they have. He would like to make sure that the culvert is kept open so that drainage can occur and that neighboring properties are not impacted. Jones asked where outbuildings could be placed and where fencing could occur as the applicant has a dog. He went on to ask that the lots be combined before any work is started.

Nash answered the questions. The rules for outbuildings, or accessory structures, would apply to this lot just as they do for other residents. Nash said that a variance for an outbuilding has not been requested. Continuing, she said that a fence would also have to follow current ordinances and cannot go through a wetland.

Hammerseng asked how the front yard and back yard would be determined because of the way the house is turned. He felt that there is not a lot of room in the rear yard for an outbuilding and wanted to make sure that the applicant understood this.

David Mooers, applicant, replied that they understand this.

Clark Lee, 525 Kadler Avenue NE: He stated that he is in support of the variances and that a nice job was done laying out the home on the property. He understands that the variances for the encroachment of the wetland setback for the driveway and retaining wall is necessary and that he would like to see the culvert remain. He also recognizes that this will minimize tree destruction along the property line and make use of the existing driveway. He pointed out where the overhang of the eaves will encroach on the wetland setback and he is fine with that. Lee went on to ask about the location of the backyard. He continued saying that he sees this house as being similar in nature to one that is on a corner lot and canted like those in Hanover Hills. Speaking on behalf of the neighbors, they support the variances for only this house plan and that it is built within the year of the variances being granted and that the lots are combined.

Dan Heinecke, 560 Kadler Avenue NE: He agrees.

Lynn Beise, 505 Kadler Avenue NE: She also asked that the lots be combined and asked whether or not a shed could be built on the now 520 Kadler Avenue NE lot.

Biren responded that an accessory building needs to be built in the rear yard and the area Beise indicated would not be eligible for a shed.

Steve Beise, 505 Kadler Avenue NE: We support this and want to see the lots combined with the house on the 500 Kadler Avenue portion of the two lots.

Adam and Jackie Lange, 9970 4<sup>th</sup> Street NE: What will be on the south side of the driveway as it tends to be pretty wet, especially this year. He also went on to ask about the trees that were planted in the backyard of the two lots, the pines.

Mooers stated that they will not be planting grass on the south side of the driveway and intend to leave it in a natural state.

Lee said that when the trees were being planted, the people doing it said they were from the City of Hanover. Staff said that they are unaware of this as it was during a time of different staff members and that they have not been able to find record of it.

Kolasa closed the Public Hearing and re-opened the Planning Commission meeting at 7:26 pm.

Kuitunen asked if the house plans were sufficient and met standards. Nash replied yes.

Biren asked about the survey being required and indicated that as the homes for Crow River Heights West Fourth Addition directly behind this parcel are being required to have an as-built foundation survey and a final grade survey, that it be required for this home as well.

Nash said that a condition can be added for requiring both such surveys.

**MOTION** by Armstrong to recommend forwarding the variances application to Council for approval with the conditions outlined and the two added, seconded by Kuitunen.

**Motion carried unanimously.**

### **Amendment to Official Zoning Map and Zoning Ordinance**

Kolasa closed the Planning Commission meeting and opened the Public Hearing at 7:28 pm.

Nash stated that she is bringing the first part of the zoning changes to the Board and that bringing the zoning ordinance and map into compliance with the Comprehensive Plan 2040 will be a two-step process.

The Board will be looking at the zoning map and the use and standards chart for the most part. She explained that the current Residential Agriculture (RA) zoning district will become two separate districts: Agriculture (A) and Rural Residential (RR). The current Neighborhood Residential (R-1) will be eliminated and the current Single Family Residential (R-1A) will have the "A" dropped. This was pointed out on the proposed zoning map.

Nash began to review the proposed changes:

- Most of the changes deal with the name changes just described.
- Farming will be allowed in the Agriculture zone, but also in the R-1 and R-2 zones if they are undeveloped. She gave examples of the Ruter Farm which is zoned Single Family Residential and the Schendel Farm which is zoned General Industrial and Multi-Family Residential.
- Nash asked the Board if they wanted the Rural Residential zoning district to allow accessory buildings in the side yard with a conditional use permit. The Board said to leave it in stating that some of the Hanover Hills properties may have to take advantage of that due to septic locations.
- Nash pointed out that some properties that are currently Residential Agriculture are being rezoned as Single Family Residential and specifically pointed out those properties along Beebe Lake Road. She went on to say that anything that is currently being done on those properties can be kept, but if applied for in the future, it will not be allowed.

Board members thought that property owners shouldn't have their hands tied on what they could or couldn't do when their lots were larger. They asked Nash to change it to include lots in the Single Family Residential zone of a certain size. Kuitunen asked if Nash had enough data based on previous research and discussion at the Planning Commission meetings. Nash affirmed that she did have enough.

- Regarding the height of an accessory building exceeding the height of the principle building, did the Board want to include Rural Residential as it was written to only be allowed in the Agriculture zoning district. Members wanted to include the Rural Residential district as well.
- Regarding the home occupations requiring an interim use permit, Nash indicated that a number of properties that were being rezoned are currently eligible for an interim use permit, but would not be under the new zoning.

Board members directed Nash to amend the language so that properties in other zones that meet a certain size requirement (acreage) would also be allowed to have an interim use permit for a home occupation as well as meeting the other requirements outlined. Nash indicated that this may open up other properties that may not have been eligible before. The Board members were fine with that.

- The current zoning map would need to be repealed and the new one reviewed tonight would need to be adopted.

Kolasa closed the Public Hearing and re-opened the Planning Commission meeting at 8:00 pm.

Nash told the Board that they have two options: They can recommend forwarding it to Council for approval with the changes discussed or they can table it and bring it back at the June meeting in order to see the changes and then making a motion.

**MOTION** by Kuitunen to recommend forwarding the zoning changes discussed and amended to Council for approval with the language changed as directed, seconded by Armstrong.

**Motion carried unanimously.**

**Unfinished Business**

None

## **New Business**

### **Final Plat for River Town Villas**

Nash apologized for the added conditions on the memo and stated they were from a different final plat. It will be corrected for the Council meeting.

Kolasa said that it looked fine and it did not appear to have changed much from the previous approval.

Kuitunen reaffirmed with Nash that there was nothing new. She confirmed that.

**MOTION** by Kuitunen to recommend forwarding the River Town Villas Final Plat to Council for approval with the corrected conditions listed in the memo, seconded by Schendel.

**Motion carried unanimously.**

## **Reports and Announcements**

Nash said that there will be a June Planning Commission meeting as there is a submitted interim use permit application that will need a public hearing, there will be a site plan for Astro Engineering, and there may be something for the Mahler Pit expansion. She continued that she is working with the City of St. Michael on a property just north of the Hanover line that is associated with the Mahler Pit. If the City of St. Michael is agreeable to annexation, it will be annexed. Otherwise, the City of Hanover will have to work with them during the Mahler Pit Expansion project.

Kolasa asked how the City Clean Up Day went. Biren responded that it went well and that 130 cars came through and another 5-10 cars that just had regular household batteries to be recycled that did not have a charge associated. Staff believes that the event will break even this year.

## **Adjournment**

**MOTION** by Schendel to adjourn, seconded by Armstrong.

**Motion carried unanimously.**

Meeting adjourned at 8:17 pm.

## **ATTEST:**

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Amy L. Biren

Administrative Assistant