

**CITY OF HANOVER
PLANNING COMMISSION MEETING --HYBRID ZOOM
MAY 24, 2021
OFFICIAL MINUTES**

Call to Order

Stan Kolasa called the May 24, 2021, Planning Commission Meeting to order at 7:00 pm in person and via Hybrid Zoom. Members present were Stan Kolasa, Jim Schendel, Dean Kuitunen, Mike Christenson, Gretchen Barret, and Jim Zajicek. Also present were City Administrator Brian Hagen acting as Zoom moderator, Administrative Assistant Amy Biren, and Administrative Intern Grant MacFarlane. Guests included Ben and Kristal Sneen of 1332 Jansen Ave SE, Karl Trott, Marc Breuacco, and Glen Meyer.

Approval of the Agenda

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

Motion carried unanimously.

Approval of Minutes from the April 26, 2021, Regular Meeting

MOTION by Schendel to approve the April 26, 2021, 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 and opened the Public Hearing at 7:02 pm.

Biren explained that the Sneens have decided that they would like a bigger detached garage. Biren explained that the Sneens have restarted the variance process because their previous variance was granted prior to this change in size. Biren displayed photos of the proposed site location and architecture for the detached garage. Kristal Sneen added that the detached garage is the same distance from the road but has extended ten feet further towards their house.

Kolasa asked if City Planner Cindy Nash had said that everything looked okay with the plan. Biren stated that Nash had okayed the design subject to the conditions listed on her memo.

Kolasa closed the Public Hearing and re-opened the Planning Commission at 7:05 pm.

MOTION by Kuitunen to recommend sending the variance for having an accessory building located in the front yard and the site plan for the garage forward to the City Council for approval, seconded by Schendel.

Motion carried unanimously.

Unfinished Business

None

New Business

Site Plan and Building Plan for 11099 Lamont Avenue NE

Hagen explained that he has been working with Plug Tech on their proposed expansion. Hagen stated that Plug Tech has met all the requirements of the ordinance. Hagen also stated that City Planner Cindy Nash had no additional comments regarding the proposed site plan and that City Engineer Nick Preisler had two minor comments, neither of which require a revise of the Plug Tech plans. Hagen added that Plug Tech will

be paving their gravel parking lot to help with storm water control and that the site would be subject to SAC and WAC charges.

Christenson asked if it would be possible for Plug Tech to expand in the front or the back of their site rather than on the east side. Hagen explained that the proposed plan allows Plug Tech to expand their site without entering the nearby wetland. Hagen added that the proposal would include a second driveway access for deliveries to the building.

Kuitunen asked about the ability of hauling trucks to turn around in the area near Plug Tech. Trott approached the commission and passed out an updated plan showcasing the ability of these trucks to pull in and out of their lot.

MOTION by Christenson to recommend the site plan for the Plug Tech addition forward to the City Council for approval, seconded by Barrett.

Motion carried unanimously.

Reports and Announcements

Christenson asked about the weekend parking situation on weekends at Big Bore Barbeque. Hagen stated that Big Bore had discussed parking at the last City Council meeting. Hagen explained that Big Bore would be reaching out to other nearby organizations with parking spaces and that Big Bore may use shuttles to keep people from crossing Labeaux Avenue. Christenson mentioned that cars are parking along Main Street and into the driving lane for the River Inn as well. Kolasa added that there has been confusion in the past regarding “no-parking signs” in this area.

Biren shared that City Hall has received a high volume of building permits so far this year. Biren said that permits from the new developments are slower to come in partly because the price of construction related products have increased and are taking longer to arrive. Biren also shared that she has done the addresses for Crow Rivers Heights and Rivers Edge first edition, and that the county is looking at Rivers Edge for approval.

Kolasa complimented the newly planted garden in front of the Fire Department. Hagen said that the garden was done by Mary Pettit. Hagen stated that Pettit plans to maintain it and to use it as an education experience to teach children from the local elementary school about plants and things of that nature.

Barrett asked about the status of the grass near Hanover Dental. Hagen said that Hanover Dental has a three-year maintenance agreement with Prairie Restorations on the project. Hagen stated that Prairie Restorations will be reseeded the grass this summer and that it will hopefully be green by fall of next year. Hagen also said that Hanover Dental is aware that City Council has said that this year is their last chance at the prairie grass.

Adjournment

MOTION by Christenson to adjourn, seconded by Barrett.

Motion carried unanimously.

Meeting adjourned at 7:31 pm.

ATTEST:

Grant S. MacFarlane
Administrative Intern