

**CITY OF HANOVER  
PLANNING COMMISSION MEETING  
MAY 29, 2013 – OFFICIAL MINUTES**

**Call to Order/ Pledge of Allegiance**

Dawn Spraugel called the May 29, 2013 Planning Commission Meeting to order at 7:01 p.m. Members present were Chair Dawn Spraugel, Jim Schendel, Reid Rabon, Chris Zanetti, and Liaison Doug Hammerseng. Member Julie Smola was absent. Also present were Interim City Administrator Bob Derus, Administrative Intern Brian Hagen, and City Planner Cindy Nash. Guests present were Chris and Sharon Reese, Lynnae Karsten, and JoAnne Murray.

**Approval of Agenda**

Chair Spraugel asked if a discussion on the Greenhouse project would be added. Administrator Derus stated that Mr. Bass was submitting an alternative concept plan so that discussion is not needed at this time.

**MOTION** to approve agenda by Schendel, seconded by Zanetti. Motion carried unanimously.

**Approval of Minutes**

**MOTION** by Schendel to approve the Minutes of March 25 and April 8, 2013 Planning Commission meetings as presented, seconded by Zanetti. Motion carried unanimously.

**Citizen's Forum:**

None

Regular meeting was closed at 7:04 p.m. for a public hearing.

**Public Hearings:**

Chair Spraugel opened the Public Hearing for an Interim Use Permit request at 10672 Jonquil Lane. Nash explained she has reviewed the application for the keeping of animals. She stated she found that the Reese's would be in compliance with the zoning ordinances with the information they supplied with the application. She went on to explain that because they own 35 plus acres, an exact measurement of the land area was not required because of the limited number of animals allowed with the permit.

Chris and Sharon Reese explained they bought their property in Hanover because they were not aware of this permit requirement. They do not understand why a district zoned Residential Agriculture would have these limitations. Chris Reese stated that several of his neighbors have animals and asked if they also had to go through this process. Members were unaware of anyone else who had permits.

A side discussion was held about amending the ordinances related to permits for farm animals in the RA zone. After this discussion was held a suggestion was made about accepting the application, but recommending to Council the fees be waived.

Public Hearing closed at 7:39 p.m.

Regular meeting reopened at 7:40 p.m.

**MOTION** by Schendel to accept the Interim Use Permit Application for 10672 Jonquil Lane, seconded by Rabon. Motion carried unanimously.

**MOTION** by Zanetti to waive the application fee and escrow, seconded by Rabon. Motion carried unanimously.

**Unfinished Business:**

**Conditional Use, Special Use, Interim Use Permits - Follow-up**

Administrative Intern Hagen introduced the topic by stating that at a prior meeting members and staff agreed to address these permits on a complaint basis. Member Spraugel had informed staff of activity at 29577 109<sup>th</sup> Ave. N. She believed they were out of compliance with their Special Use Permit. Hagen and Derus had visited the site and noticed minor activity in early April. In recent weeks the activity has gotten more frequent, and Hagen had

stopped by to ask details. He was informed that Todd Schultz who owned the property had moved back into the home with his mother and one of his brothers. They have been storing their large equipment in the sheds located on the property. There is also a second brother to Mr. Shultz who stays at the house sporadically. Hagen informed the Planning Commission that they do not seem to be out of compliance with the permit because they have minimal equipment on the property and there are residents in the home. Some of the Planning Commission members were concerned with how the current equipment relates to the equipment that was originally accepted and asked staff to reference the minutes from when the permit was approved. Nash also suggested that the City Attorney read the permit and give his opinion on the situation because of legal issues that may arise if the City attempts to retract the permit.

**New Business:**

None

**Reports of Commission Members and Staff**

Administrator Derus wanted to motivate the members to be prepared for a difficult meeting on June 12, 2013. He stated that there are many concerns with the ordinances that staff feels should be addressed. He stated that a City needs to constantly update the ordinances in order to keep them clear.

**Adjournment**

**MOTION** to Adjourn by Schendel, seconded by Zanetti. Motion carried unanimously. Adjourned at 8:05 p.m.

ATTEST:

---

Bob Derus, Interim City Administrator