

**CITY OF HANOVER
CITY COUNCIL WORK SESSION
JUNE 19, 2018 – OFFICIAL MINUTES**

Call to Order

Mayor Kauffman called the Regular City Council Work Session Meeting of Tuesday, June 19, 2018 to order at 6:00 p.m. Present were Mayor Chris Kauffman, Councilors Doug Hammerseng, Ken Warpula, and MaryAnn Hallstein. Also present were City Administrator Brian Hagen, City Planner Cindy Nash, and City Engineer Justin Messner. Councilor Jim Zajicek arrived at 6:50 p.m. Guests present included Doug Voerding of the Wright County Journal Press, Denise Backes, Todd McLouth, and several residents.

Approval of Agenda

Kauffman requested to add a Citizens Forum to the Agenda for the purpose of allowing residents to speak on the Crow River Heights agenda items.

MOTION by Warpula to approve the amended agenda, seconded by Hammerseng. **Motion carried unanimously. Zajicek absent at this time.**

Consent Agenda

MOTION by Warpula to approve the consent agenda, seconded by Hallstein.

a. Approve Minutes of June 5, 2018 City Council Meeting

b. Approve Claims as Presented:

➤ Claims	\$ 126,436.36
➤ Payroll	\$ 9,922.90
➤ P/R taxes & Exp.	\$ 3,517.71
➤ Other Claims	\$ 2,391.28
➤ Total Claims	<u>\$ 142,268.25</u>

c. Res No 06-19-18-65 – Designating Absentee Ballot Board

Motion carried unanimously. Zajicek absent at this time.

Citizen's Forum

Becky Nelson – 458 Jandel Ave

Becky expressed concern about increased traffic down Jandel Ave, which currently is a cul-de-sac. She suggested two cul-de-sacs be installed with an emergency use only road constructed between them.

Rory Nelson – 458 Jandel Ave

Rory expressed concern about added traffic devaluing homes on the large lots located on Jandel Ave. Further questioned the developer's ability to fill in wetlands without impact to adjacent landowners. Lastly stated an additional connection is needed to CSAH 34. City Planner Nash explained limitations to allowing the connection which include already developed homes. Nash further explained that in the future, a connection may be made through St. Michael as their land sees development.

Clark Lee – 525 Kadler Ave

Submitted a letter expressing concern about the lot sizes and the reduction to setbacks. Further stated the PUD allows for a blanket variance for the development. Also feels that the development should be tabled until a decision is made on the wetland mitigation.

Matt Lee – 9840 Jasmine Ave

Submitted a letter expressing concern about the added traffic. Also feels Council should not approve the development based on the final plat approved last year only having six homes being constructed at this point.

Thomas Jones – 540 Kadler Ave

Questioned the public notice sent to residents and why more information was not provided regarding lot size. Expressed concern on the wetlands being filled, school district ability to handle new student levels, questioned why residents would buy a newly constructed home when they can buy an existing home in the same neighborhood for less money. City Planner Nash explained that the public notice mailer identifies the project location and meeting dates for consideration. She further pointed out that the mailer instructs residents where to go for more information on the development, specifically for detailed plans on lot sizes, etc. Mayor Kauffman noted that the school district has informed Council they can handle the added students. The Council has to trust the district officials on that message.

Carl Johnson - 9910 Jasmine Ave

Stated he spoke with the builder of his home, and the builder questions an ability to create curb appeal on the proposed lots in the new development.

Councilor Zajicek arrived at this time, 6:50 p.m.

City Planner Nash and City Administrator Hagen further educated residents on why the development is proposed the way it is regarding lot sizes. They explained that in the first part of Crow River Heights the property boundaries lie within the storm water ponds and wetlands. In the future phases, staff instructed the developer to place the ponds and wetlands in Outlots in order to allow for added protection. Staff has found that residents are not adhering to the rules of the wetland buffer/setback in the existing Crow River Heights development. By placing these areas in outlots, the required 30 foot setback is encompassed in the outlot, that distance coupled with the required rear yard setback actually allows for added protection of wetlands.

Senator Mary Kiffmeyer

Senator Kiffmeyer was present to give a review of the most recent legislative session. She outlined her focuses of the year, which mainly revolved around transportation. Two major road projects are happening in the area, one being US Hwy 169 and the other being the beginning of the I-94 expansion from St. Michael to Albertville.

Res No 06-19-18-66 – Finding that Crow River heights West Future Additions Does Not Have Potential for Significant Environmental Impacts

Nash explained the purpose of an Environmental Assessment Worksheet. She further stated that three agencies and two residents submitted comment letters on the EAW. Staff has responded to the written comments. The comments included a “no comment” letter from the State Preservation Office, input and a request for more information from the MPCA, traffic input from Wright County, and similar comments from what was heard earlier in this meeting from the two resident comment letters.

Staff is recommending a negative declaration, or in other words, no required to complete an Environmental Impact Statement. Hammerseng asked the developer if everything portrayed from staff this evening was accurate. Developer stated it was.

MOTION by Hammerseng to approve Res No 06-19-18-66, seconded by Warpula. **Motion carried unanimously.**

Res No 06-19-18-67 – Approving Rezoning of Property for a PUD

Nash outlined additional details of the preliminary plat, which included a comparison to the previously approved plat for this development. She further outlined regulation differences that are in place now. Lastly, explained the lot dimension and build to line approach to the development.

Nash explained that the approval of this plat would require the developer to still submit a final plat for approval prior to any infrastructure being installed.

Nash corrected item 9.a. in the approving resolution to state 7,342 square feet and item 9.b. to state 70 feet. Nash further stated that the Planning Commission passed a motion to recommend approval of the preliminary plat.

Hallstein questioned the need to remove trees in the area where Jandel Ave will extend and connect with the new Crow River Heights development. Backes stated that the plan was prepared off of the existing grading and road alignments. The City has provided input from several reviews, and he feels the plan is well present.

Chuck Ylitalo – 9715 10th St NE (St. Michael)

Inquired as to whether the City focused on storm water runoff to properties that lie outside of St. Michael. Messener stated yes.

MOTION by Hammerseng to approved Res No 06-19-18-67 while recognizing Nash’s corrections, seconded by Warpula. **Motion carried unanimously.**

Res No 06-19-18-68 – Approving Preliminary Plat for Crow River Heights West Future Additions

Nash outlined the conditions for approval as listed in the Resolution. She emphasized that approval is contingent on other required entity approval, like Wright County Soil and Water on the wetland mitigation plan.

MOTION by Warpula to approve Res No 06-19-18-69, seconded by Hallstein. **Motion carried unanimously.**

Mayor Kauffman called a recess at 8:35 p.m., lasting until 8:39 p.m. while several members of the public left the meeting.

Bridges at Hanover Outlots

Hagen explained discussions between himself and Jeff Grupp, from the Bridges at Hanover development related to responsibility of storm water ponds. Hagen noted that the Bridges development is the only development in Hanover with this confusion due to an active homeowner’s association. When reviewing documents from the development approval, it appears that the association holds responsibility. However, Hanover also charges a storm water fee to the properties located in the development, which is utilized towards storm water maintenance.

Hagen questioned whether Council would support an agreement be put in place between the City and the Bridges at Hanover Homeowner Association for the City to conduct maintenance activities on the storm water ponds. Consensus was yes, Hagen was directed to work with the City Attorney to draft the agreement.

City Hall Renovation

No discussion was held.

Reports

Messner

- Final lift of pavement for the 2018 Pavement project is scheduled for Friday, June 22nd.

Nash

- Stated Hanover Cove is not meeting deadlines for submittals. They are yet to submit any application materials.

Hagen

- Recently discovered Hanover's septic regulations are far stricter than the counties. Questioned whether Council would want to amend the ordinance to match the county or transfer control over to the counties. Council requested further information on how the transfer of control would happen.
- Inquired if any councilor was opposed to appointing Tony Ross to the Hanover EDA. Consensus was to bring a resolution appointing him to the next meeting.
- Review Xcel's plan to correct power issues in town. Council requested the memo provided by Xcel be shared with the public.
- Dust control was delayed due to rain in recent days.

Hammerseng

- Discussed CSAH 19 with Commissioner Potter recently and expressed a need for action from the counties.

Warpula

- Requested the City to help promote the need for Harvest Festival volunteers.

Zajicek

- Reminded everyone of concert in the park on June 28th.

Adjournment

MOTION by Warpula to adjourn at 9:00 p.m., seconded by Hammerseng. **Motion carried unanimously.**

APPROVED BY:

Chris Kauffman, Mayor

ATTEST:

Brian Hagen, City Administrator