

**CITY OF HANOVER
PLANNING COMMISSION MEETING
JUNE 22, 2015
Official Minutes**

Call to Order/Pledge of Allegiance

Chair Kolasa called the June 22, 2015, Planning Commission Meeting to order at 7:00 pm. Members present were Chair Stan Kolasa, Jim Schendel, Reid Rabon, and Dean Kuitunen. Also present were City Council Liaison Doug Hammerseng, City Planner Cindy Nash, and Administrative Assistant Amy Biren. Also present were members of the public.

Approval of Agenda

MOTION by Schendel to approve the agenda as presented, seconded by Kuitunen. **Motion carried unanimously.**

Approval of Minutes from the April 27, 2015, Regular Meeting

MOTION by Schendel to approve the April 27, 2015, minutes as presented, seconded by Rabon. **Motion carried unanimously.**

Citizen's Forum

None.

Public Hearing

935 LaBeaux Avenue—Variance from Home Occupation Ordinance

Kolasa closed the regular meeting and opened the Public Hearing at 7:02 pm. City Planner Cindy Nash presented the variance application submitted by Brennan Torkelson to conduct a custom cabinetry business from an accessory building at 935 LaBeaux Avenue. The current owner of the property has a Conditional Use Permit for an auto body repair shop. Staff recommended approval of the variance.

Mike Holslin, Barb and Chris Adams, and Chat Pettit, neighbors of 935 LaBeaux Avenue asked questions of the Torkelson regarding hours of operation, noise and exhaust coming from the shop. Torkelson answered that his hours of operation are usually 7 am to 4 pm Monday through Friday, with rare occasions working a half day on Saturday. There would be little noise, perhaps from the monthly delivery of wood products and that exhaust and sawdust would be controlled.

Hammerseng asked about clients visiting the site and Torkelson replied that client visits are conducted on site as there is planning involved and it flows better to be in the space being remodeled or built.

Rabon asked about the spray booth. Torkelson has an industrial spray booth on order and his insurance requires him to have the properly controlled environment to conduct his cabinetry business.

Kolasa closed the public hearing at 7:15 pm and reopened the regular meeting.

Rabon moved to approve recommending the variance for 935 LaBeaux Avenue, seconded by Schendel. **Motion carried unanimously.**

Unfinished Business

None

New Business

None

Reports and Announcements

Planning Commission:

Rabon inquired about the working hours for construction particularly in Crow River Heights. He asked if staff would look at neighboring cities to see if their construction hours coincided with Hanover's.

Rabon also asked about the status of the 10 Acres and if the Hanover Athletic Association was meeting with the City. Biren replied that the Hanover Athletic Association has met with the City and is aware that a potential buyer of half of the property. There is a special meeting of the Council scheduled for Thursday, June 25, at 7:30 am to discuss tree clearing on the property.

Liaison Report:

Hammerseng reported good feedback on the CSAH 19 Trail and that paving should take place this week. Also the restoration project on the Historic Bridge is moving along with the wood being ordered for the deck. The project will begin after the Hanover Harvest Festival.

Staff Reports:

Nash brought to the attention of the Commission that the Supreme Court made a ruling this past week that does affect the sign ordinance. She will bring any changes that need to be made to the Commission after reviewing the Supreme Court ruling and the current ordinance.

Nash also has been working with staff and a potential buyer for the Rest of the West.

Biren reiterated feedback on the CSAH 19 Trail and the Rest of the West buyer. She also updated the Commission on current building permits, a future variance application for July's meeting, and possible ordinance amendments.

Adjournment

MOTION by Rabon to adjourn, seconded by Schendel. **Motion carried unanimously.** Meeting adjourned at 7:25 pm.

ATTEST:

Amy L. Biren, Administrative Assistant