CITY OF HANOVER
PLANNING COMMISSION MEETING
JUNE 22, 2020
AGENDA

CHAIR
STAN KOLASA

COUNCIL LIAISON
DOUG HAMMERSENG

BOARD MEMBERS
JIM SCHENDEL
MICHAEL CHRISTENSON
DEAN KUITUNEN
GRETCHEN BARRETT

1. **Call to Order and Pledge of Allegiance: 7:00 p.m.**

2. **Approval of Agenda**

3. **Approval of Minutes from May 21, 2020, Regular Meeting**

4. **Citizen's Forum**

5. **Public Hearing**
    a. **Conditional Use Permit at 11000 Crow Hassan Park Road**
    b. **Conditional Use Permit at 11652 Crow Hassan Park Road**
    c. **Variance at 10111 Beebe Lake Road**
    d. **Variance at 775 Kadler Avenue NE**

6. **Unfinished Business**

7. **New Business**
    a. **Discussion on a Solar Energy Ordinance**

8. **Reports and Announcements**
    a. **Planning Commission Reports**
    b. **Liaison Report**
    c. **Staff Reports**

9. **Adjournment**

CITY OF HANOVER
PLANNING COMMISSION MEETING
MAY 21, 2020
DRAFT MINUTES

Call to Order
Stan Kolasa called the May 21, 2020, Planning Commission Meeting to order at 7:01 pm via Zoom. Members present via Zoom were Stan Kolasa, Jim Schendel, Dean Kuitunen, Mike Christenson and Gretchen Barrett (arrived at 7:04 pm). Also present via Zoom City Planner Cindy Nash, Council Liaison Doug Hammerseng (arrived at 7:05 pm) and Administrative Assistant Amy Biren. Guest present via Zoom: Kevin Luedemann.

Approval of Agenda
MOTION by Schendel to approve the agenda, seconded by Kuitunen.
Motion carried unanimously.

Approval of Minutes from the April 27, 2020, Regular Meeting
MOTION by Schendel to approve the April 27, 2020, minutes, seconded by Kuitunen.
Motion carried unanimously.

Citizen's Forum
None

Public Hearing
Conditional Use Permit at 9054 10th Street SE

Kolasa closed the Planning Commission meeting at 7:04 pm and opened the Public Hearing.

Nash reviewed the request for a conditional use permit for an accessory building larger than the square footage of the home at 9054 10th Street SE. She reminded the Board that they have seen requests like this in the past, however, usually the conditional use permit is granted prior to the construction of the accessory building. The conditions include pulling a building permit and obtaining a certificate of occupancy, compliance with the Wright County Soil and Water Conservation District (SWCD) regarding wetland impacts to the satisfaction of the SWCD staff, and that the property remain in substantial compliance with all performance standards contained within the City Zoning Ordinance and City Code.

Nash stated that there was an impact on a wetland and that the applicant was working with Wright County SWCD.

Christenson asked how far from the road was the accessory building located. Nash replied that it was quite a distance away and approximated it to be 1,000 feet. Christenson then asked why it was constructed without a permit. Nash said there had been miscommunication and that the conditional use permit would rectify that.

Schendel asked whether or not the building had been inspected. Nash said that the condition of obtaining a building permit would guarantee that the building was inspected and finaled (certificate of occupancy).

Barrett said otherwise it does meet the requirements. Nash confirmed this saying that there is nothing unique about it and the only thing is the size of the building being larger than the home.

Kolasa closed the Public Hearing and re-opened the Planning Commission at 7:10 pm.

MOTION by Kuitunen to send the conditional use permit at 9054 10th Street SE forward to Council for approval with the three conditions listed in the Planner's memo, seconded by Schendel.
Motion carried unanimously by roll-call vote.

Unfinished Business

None

New Business

None

Reports and Announcements

Christenson asked for an update on 15th Street and the Mahler Pit. Nash said that Fehn Companies have begun constructing the berm and is watering to keep the dust down. The reconstruction plans for 15th Street are expected sometime this week. Those plans will need to be reviewed by both Hanover and St. Michael as it is a shared road. Residents have expressed concerns about the amount of hauling traffic on River Road and 5th Street so Council talked about it at Tuesday's meeting and will be rerouting the haul traffic back to 15th Street. There is some patching that needs to be done before this happens and Public Works will be working on that next week. Christenson asked whether or not 15th Street would be closed during construction. Nash replied yes, and that the haul traffic would go back to River Road for the week or two it takes to complete the reconstruction. Hammerseng said that Council thought it best to move the haul traffic back to 15th Street. Nash said that it appears there may have been an increase in haul traffic due to Covid 19 and the ability to move up road projects since traffic is less. She went on to say that Fehn does need to do a quarterly report showing the hauling records and tracking volume.

Kuitunen asked for an update on the River Town Villas. Nash said that last fall they applied for a grading permit and that is finishing up now. They will also be putting in retaining walls this week. Council approved the developer's agreement at Tuesday night's meeting and the final plat is expected to be recorded in July.

Kuitunen also asked about the status of the Duininck Pit. Nash said that Josh Pomerleau, JP Brooks, had submitted a new concept plan right before the State Emergency and that is on the Project Page of the City's website. Since then, Pomerleau has withdrawn the concept plan due to the uncertainty associated with Covid 19.

Barrett asked about the status of Mercantile Pass. Nash said that someone is interested in buying part of the commercial part, but that they have not submitted anything yet. Barrett asked whether it was the river side or the other side. Nash said that it was the south side of the project, not the river side.

Hammerseng said that Council is looking at going back to in-person meetings starting June 2nd.

Nash said that for next month's Planning Commission meeting, there are at least four public hearings that will need to be held for conditional use permits and variances, so that will exceed the current requirement of no more than 10 people present. If the Governor does not increase the amount of people at a gathering, expect that the June meeting will be via Zoom.

Adjournment

MOTION by Schendel to adjourn, seconded by Christenson.
Motion carried unanimously by roll-call vote.
Meeting adjourned at 7:27 pm.

ATTEST:

_____

Amy L. Biren
Administrative Assistant

Collaborative Planning, LLC

Memorandum

Meeting Date: **June 17, 2020**

To: **Planning Commission**

From: **Cindy Nash, City Planner**

RE: **Conditional Use Permit for an Accessory Building– 11000 Crow Hassan Park Road**

Overview of Request

The subject property is currently zoned Agriculture. The property is located at 11000 Crow Hassan Park Road.

The application is included in your packets and contains their proposed request.

Evaluation of Request

The floor area of the principal structure is approximately 1450 square feet based on the real estate records. The building area of the proposed new accessory building is 912 square feet. The zoning ordinance allows for an accessory building in excess of the floor area of the principal building if a Conditional Use Permit is obtained. There are also the following additional accessory structures already on the property:

Existing Shed: 348 square feet

Existing Garage: 650 square feet

Horse Shelter: 188 square feet

Silo: 113 square feet

With the existing structures, the total area of accessory structures would be approximately 2,211 square feet.

The City Engineer has also reviewed the plans and has no comments.

Recommendation

The City Planner recommends that the Conditional Use Permit be approved, subject to the following conditions:

1. A building permit and certificate of occupancy shall be obtained.
2. The building shall be built in substantial conformance with the survey prepared by Webb Surveying, LLC dated April 29, 2020.
3. The property shall remain in substantial conformance with all performance standards contained within the City Zoning Ordinance and City Code.

For Office Use Only
Case Number:
Fee Paid: CK 11102 Rec 10667 $2300
Received by:
Date Filed: 5-8-20
Date Complete:
Base Fee: 300 Escrow: 2000

Hanover, MN 55341-0278
Phone: 763.497.3777 fax: 763.497.1873
www.hanovermn.org
cityhall@ci.hanover.mn.us

DEVELOPMENT APPLICATION

TYPE OF APPLICATION

☐ Annexation	☐ Site Plan & Building Plan	☐ Simple Land Division
☐ Appeal	☐ Sketch Plan	☐ Subdivision Sketch Plan
☐ Comprehensive Plan Amendment	☒ Conditional Use Permit	☐ Preliminary Plat
☐ Ordinance Amendment (Text or Map)	☐ Variance	☐ Final Plat
☐ Planned Unit Development (Concept/Gen)	☐ Vacation	☐ Other_____

PROPERTY INFORMATION

Street Address: 11000 Crow Hassan Park Dr
Property Identification Number (PIN#):
Legal Description (Attach if necessary):

APPLICANT INFORMATION

Name:	Business Name:	
Address:		
City	State:	Zip Code:
Telephon	Fax:	E-mail: molgarage@gmail.com
Contact: 612 940-7849		Title:

Mr Joe Slavec
4520 Shady Beach Cir.
Maple Plain, MN 55359

OWNER INFORMATION (if different from applicant)

Name:	Business Name:	
Address:		
City Same	State:	Zip Code:
Telephone:	Fax:	E-mail:
Contact:		Title:

DESCRIPTION OF REQUEST (attach additional information if needed)

Existing Use of Property: Residential - horse boarding

Nature of Proposed Use: Same

Reason(s) to Approve Request: Need better Facility for my horses

PREVIOUS APPLICATIONS PERTAINING TO THE SUBJECT SITE

Project Name:	Date of Application:
Nature of Request:	

NOTE: Applications only accepted with ALL required support documents.
See Application Instructions and City Code

APPLICATION FEES AND EXPENSES:

The City of Hanover required all applicants to reimburse the City for any and all costs incurred by the City to review and act upon applications.

The application fee includes administrative costs which are necessary to process the application. The escrow fee will include all charges for staff time by the City Planner, City Engineer, City Attorney, and/or any other consultants as needed to process the application.

The City will track all consultant costs associated with the application. If these costs are projected to exceed the money initially deposited to your escrow account, you will be notified in the manner that you have identified below that additional monies are required in order for your application process to continue. If you choose to terminate the application (notice must be in writing), you will be responsible for all costs incurred to that point. If you choose to continue the process you will be billed for the additional monies and an explanation of expenses will be furnished. Remittance of these additional fees will be due within thirty (30) days from the date the invoice is mailed. If payment is not received as required by this agreement, the City may approve a special assessment for which the property owner specifically agrees to be to be assessed for 100 percent per annum and waives any and all appeals under Minnesota Statutes Section 429.081 as amended. ***All fees and expenses are due whether the application is approved or denied.***

With my signature below, I hereby acknowledge that I have read this agreement in its entirety and understand the terms herein. ***I agree to pay to the City all costs incurred during the review process as set forth in this Agreement.*** This includes any and all expenses that exceed the initial Escrow Deposit to be paid within 30 days of billing notification. I further understand that the application process will be terminated if payment is not made and application may be denied for failure to reimburse City for costs. I further understand that the City may approve a special assessment against my property for any unpaid escrows and that I specifically waive any and all appeals under Minnesota Statutes 429.081, as amended.

I wish to be notified of additional costs in the following manner:

☒ E-mail mplsgarage@gmail.com ☐ Fax _____ ☐ USPS – Certified Mail

I, the undersigned, hereby apply for the considerations described above and declare that the information and materials submitted in support of this application are in compliance with adopted City policy and ordinance requirements are complete to the best of my knowledge.

I acknowledge that I have read the statement entitled "Application Fees and Expenses" as listed above.

I understand that this application will be processed in accordance with established City review procedures and Minnesota Statutes Section 15.99 as amended, at such time as it is determined to be complete. Pursuant to Minnesota Statutes Section 15.99, the City will notify the applicant within fifteen (15) business days from the filing date of any incomplete or other information necessary to complete the application. Failure on my part to supply all necessary information as requested by the City may be cause for denying this application.

Applicant: _____ Date: 5/4/20

Owner: Same Date: _____

NOTE: Applications only accepted with ALL required support documents.
See Application Checklist and City Code

SUPPLEMENTAL APPLICATION – CONDITIONAL USE PERMIT

Name: Joe Slavec

Phone: 612 940 7849

Address: 11000 Crow-Hassan Park Dr

PID #:

1. Present zoning of above described property:

2. Application made for Conditional Use Permit to conduct: Build a garage / barn in the same location as the old one - but smaller

3. Is the proposed use compatible with present and future land use(s) of the area? Please explain.

   Yes

4. Will the proposed use depreciate the area in which it is proposed? Please explain.

   No

5. Can the proposed use be accommodated with existing City services without overburdening the system? Please explain.

   Not applicable - yes

6. Are local streets capable of handling traffic which is generated by the proposed use? Please explain.

   N A - yes

7. Attach to this application a site plan illustrating curb cut locations, access to a public street, location of buildings and their square footage, location of easements, parking utilities and sidewalks.

   None needed

8. Attach information specified in the "Required Material Submission Checklist" for CUP applications.

Applicant Signature: [signature]

Date: 5/4/20

Owner Signature: Same

Date:

CROWHASSEN GARAGE

SHEET INDEX

G1 - TITLESHEET
A12 FOUNDATION PLAN, DOOR/WINDOW SCHEDULE, & HEADER TABLE
A13 - MAIN LEVEL FLOOR PLAN
A14 - UPPER LEVEL FLOOR PLAN
A15 FRONT ELEVATION
A16 - EXTERIOR ELEVATION - SIDE 1
A17 REAR ELEVATION
A18 - EXTERIOR ELEVATION - SIDE 2
A19 TYPICAL SECTION
A10 INTERIOR SECTION FACING STAIRS

GENERAL NOTES

1) EXTERIOR DIMENSIONS ARE TO THE FACE OF STUD AND/OR EXTERIOR FACE OF CONCRETE BLOCK OR SLAB. INTERIOR DIMENSIONS ARE TO THE CENTERLINE OF STUD, UNLESS OTHERWISE NOTED.

2) VERIFY AND COORDINATE ALL EXISTING CONDITIONS & DIMENSIONS PRIOR TO CONSTRUCTION. IMMEDIATELY NOTIFY OWNER AND/OR JIVEKORE SOLUTIONS, INC. OF ALL DISCREPANCIES FOR INFORMATION OR DIRECTION PRIOR TO PRECEDING WITH CONSTRUCTION.

3) ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES & ORDINANCES.

4) ALL MECHANICAL, ELECTRICAL, SOILS, TRUSS AND GIRDER DESIGNS & ENGINEERING OF SYSTEMS, SIZES, & LAYOUTS SHALL BE PERFORMED BY THE RESPECTIVE SUBCONTRACTOR AND/OR SUPPLIER OF THOSE SYSTEMS OR BY OTHER NECESSARY CONSULTANTS & SHALL BE COORDINATED BY THE GENERAL CONTRACTOR. INFORMATION SHOWN IN REGARD TO THESE CONCERNS IS DIAGRAMMATIC ONLY & IS INTENDED TO PROVIDE AN INDICATION OF DESIGN INTENT ONLY.

5) STRUCTURAL BEAMS/HEADERS SPECIFIED FOR BEARING SHALL BE VERIFIED BY CONTRACTOR AND/OR THE PROVIDING LUMBER COMPANY, MANUFACTURER, OR STRUCTURAL ENGINEER & CALCULATIONS PROVIDED ON SITE FOR REVIEW BY INSPECTOR.

6) TRUSS SPECIFICATIONS AND DRAWINGS SHALL BE AVAILABLE ON SITE FOR REVIEW BY INSPECTOR.

7) CONCRETE/MASONRY, IT'S REINFORCEMENT, ETC. IS SHOWN PER CODE & STANDARD INDUSTRY PRACTICE. IT IS CONTRACTOR'S RESPONSIBILITY TO DETERMINE IF MORE IS NEEDED BASED ON ACTUAL CONDITIONS IN THE FIELD DURING CONSTRUCTION.

8) SOILS ARE ASSUMED TO HAVE NORMAL BEARING CAPACITIES. JIVEKORE SOLUTIONS, INC SHALL NOT BE HELD RESPONSIBLE FOR ANY COSTS RELATED TO UNFORESEEN CONDITIONS SUCH AS, BUT NOT LIMITED TOO, UNSUITABLE SOILS, EXCESS WATER, ETC.

9) FLOATING CONCRETE SLAB SHALL BE PLACED ON UNDISTURBED SOIL OR STRUCTURAL FILL.

10) FLOATING CONCRETE SLAB SHALL NOT BE USED ON ORGANIC SOIL, UN-COMPACTED FILL, OR EXPANSIVE SOIL. REMOVE ALL SOD AND FOREIGN MATTER UNDER SLAB. TRENCH ENTIRE PERIMETER, INCLUDING DOORWAYS. SLAB SHALL NOT BE USED TO SUPPORT ISOLATED COLUMNS, UNLESS ENGINEERED FOR THAT PURPOSE.

11) CONTRACTOR TO ENSURE NECESSARY CONCRETE EMBEDED HOLD-DOWNS & TRUSS-WALL CONNECTION BRACKETS ARE INSTALLED AT SHEAR WALL CONDITIONS & AS REQUIRED BY CODE.

BUILDING PERMIT

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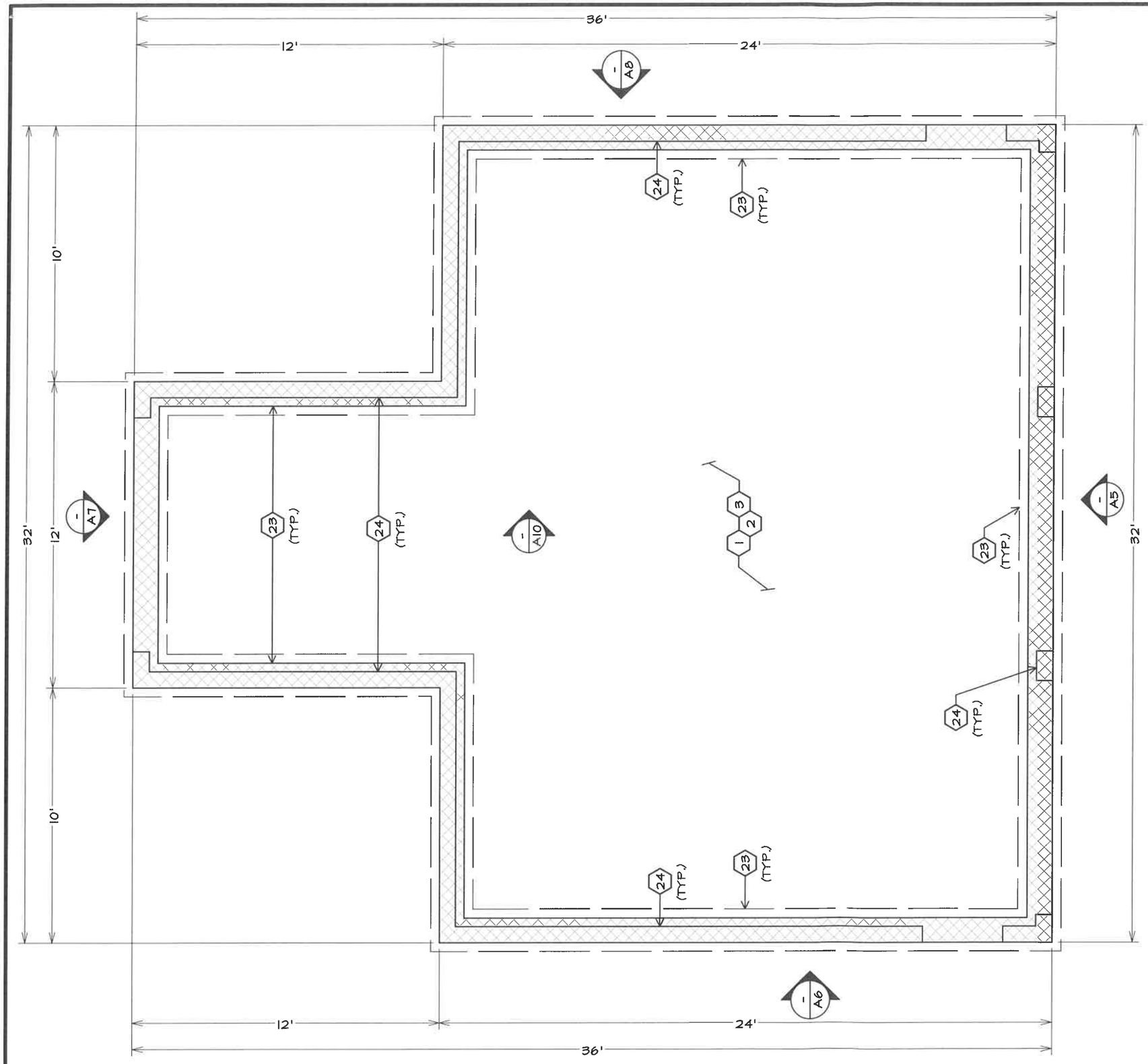
DATE:10/29/2019
REV. DATE: 2/7/2020
PROJ. NO: 19053
SCALE:N T S

24' x 32' x 9' 2-STORY ACC. STRUCTURE W-8/12 REV. GABLE

TITLESHEET

-

SHEET NO:
G1
OF 10 SHEETS



DOOR/WINDOW SCHEDULE

A	9' x 7' INSUL. DOUBLE STEEL OVERHEAD DOOR (STYLE TBD)
B	36"W X 80"H RAISED PANEL DOUBLE-STEEL INSUL. SERVICE DOOR W/ HANDLE & DEADBOLT (STYLE TBD)
C	MARVIN ESSENTIALS ESCATR3010 TRANSOM WINDOW RO: 36"W X 12"H (ABOVE SERVICE DOORS)
D	MARVIN ESSENTIALS ESDH3040 2W DOUBLEHUNG WINDOW RO: 72"W X 48"H
E	MARVIN ESSENTIALS ESDH3640 DOUBLEHUNG WINDOW RO: 42"W X 48"H
F	MARVIN ESSENTIALS ESCA2620 CASEMENT WINDOW RO: 30"W X 24"H
G	MARVIN ESSENTIALS ESCATR1616 TRANSOM WINDOW RO: 18"W X 18"H
H	MARVIN ESSENTIALS ESDH3040 DOUBLEHUNG WINDOW RO: 36"W X 48"H

HEADER TABLE

H1	GIRDER TRUSS
H2	TWO - 14" MICRO-LAMS
H3	TRIPLE 2 X 8'S
H4	TRIPLE 2 X 12'S
H5	TRIPLE 2 X 6'S

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DATE:10/29/2019
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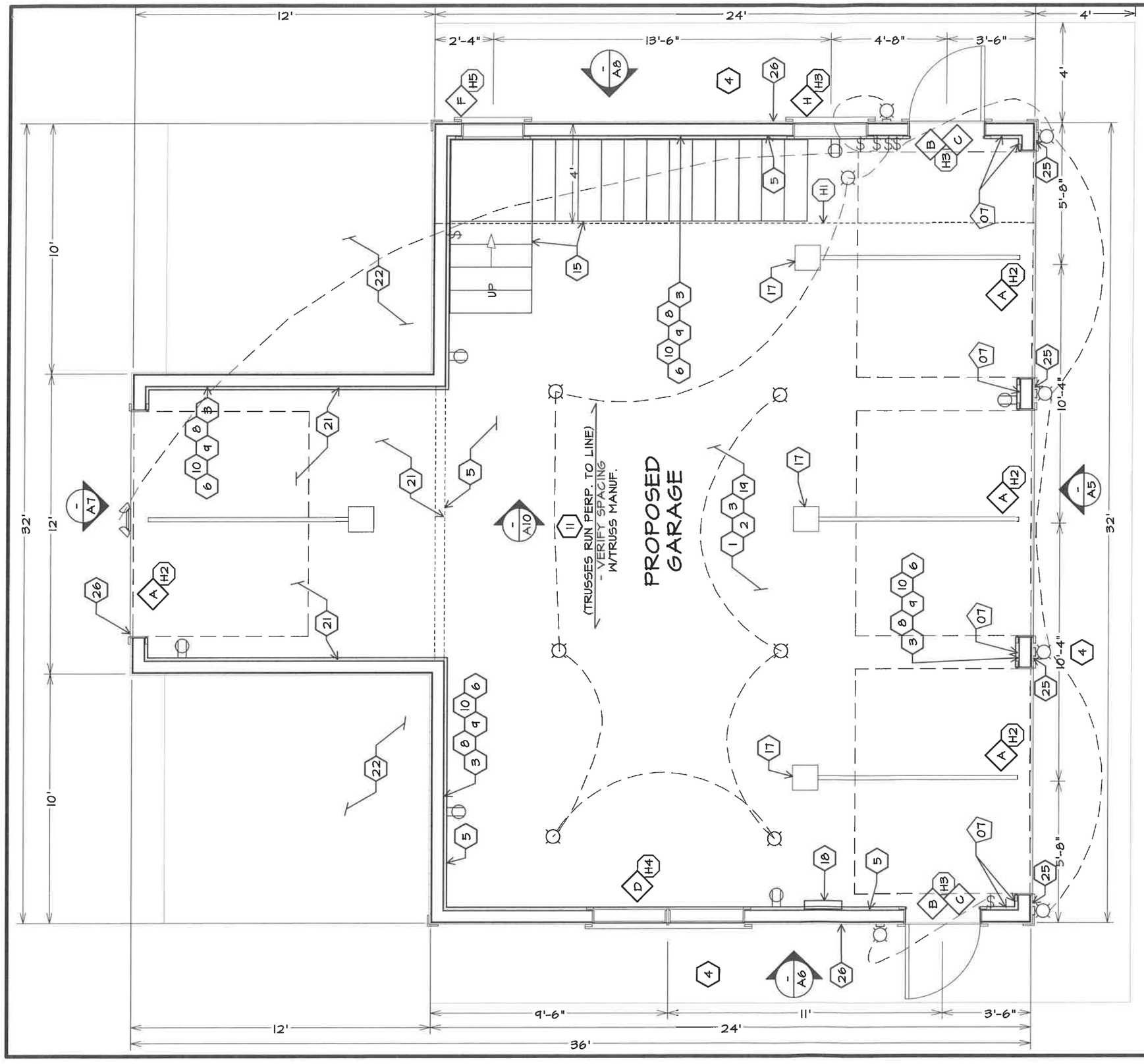
SCALE:1/4" = 1'-0"

24' x 32' x 9' 2-STORY A.C.
STRUCTURE W-8/12 REV. GABLE

FOUNDATION PLAN, DOOR/WINDOW SCHEDULE, & HEADER TABLE

SHEET NO:
A2
OF 10 SHEETS



KEYNOTES

1. 4.5" REINFORCED CONCRETE SLAB WITH 12" X 12" THICKENED EDGES & 5" GRAVEL BASE. SEE TYPICAL SECTION FOR REINFORCEMENT DETAILS. SLOPE FLOOR TO DRAIN TOWARDS FRONT OF GARAGE.
2. SLAB SQUARE (32' x 24' portion)= 40' - 0"
3. AROUND PERIMETER OF FOOTPRINT, 12" CMU BLOCK FROM TOP OF FOOTING TO BOTTOM OF SLAB, 4-5 COURSES 8" CMU BLOCK ABOVE, STEP BLOCK COURSES DOWN AS GRADE ALLOWS W/ MIN. 1 COURSE CMU BLOCK ABOVE GRADE. ANCHOR BOLTS 6' O.C. & WITHIN 12" OF THE END OF ANY BOTTOM PLATE. SEE TYPICAL SECTION.
4. CONCRETE APRON
5. MAIN LEVEL: 9'-8" WALL HGT (TOP OF SLAB TO TOP OF PLATE) UPPER LEVEL: 9'-0" CEILING HEIGHT (HGT)
6. FRAMING: 2 x 6 STUDS @ 16" O.C. WITH 7/16" OSB SHEATHING, UNLESS NOTED OTHERWISE
07. SHEAR WALL CONDITION (USE STRUC. SHEATHING). CONTRACTOR SHALL BUILD PER CODE, AT A MIN. CONTRACTOR SHALL INSTALL HOLD-DOWNS FOR THE FIRST FLOOR WALLS INTO SLAB DURING CONCRETE INSTALLATION, FRAMING ANCHORS AT TOP PLATE, & BLOCKING/BRACING/NAILING AS NECESSARY.
8. PREP: EXTERIOR WEATHER WRAP (OUTSIDE FACE OF SHEATHING) 6-MIL POLY VAPOR BARRIER (INS. EDGE OF STUD WALL)
9. SIDING: LP SMARTSIDE; LOWER=LAP SIDING, GABLE ENDS=PERFECTION SHINGLE 1. COLOR: TO MATCH HOUSE AS CLOSELY AS POSSIBLE
10. EXTR. TRIM: LP SMARTSIDE 3 1/2" TRIM @ CORNERS & DOORS
11. GAMBREL STYLE (14'-6" WIDE x 9' CLG HGT +/-) TRUSSES @ 24" O.C. CONTRACTOR SHALL INSTALL BRACING, STRUC. SHEATHING, ETC. AS REQUIRED BY TRUSS MANUFACTURER. ACTUAL ROOM DIMENSIONS VARY PER TRUSS MANUFACTURER
12. ARCHITECTURAL SHINGLES (COLOR & STYLE TO MATCH EXISTING HOUSE - MINIMUM 235 LB ASPHALT OR FIBERGLASS)
13. MAIN ROOF: 12" OVERHANG W/ ALUM. SOFFIT, 6" ALUM. FASCIA DORMER: 6" OVERHANG W/ ALUM. SOFFIT, 6" ALUM. FASCIA
14. ALUMINUM GUTTER (W/DOWN SPOUTS)
15. WOOD STAIRS, RAILING, & LANDING PER CODE
16. 3/4" TONGUE & GROOVE PLYWOOD IN ATTIC
17. 3/4 HP GARAGE DOOR OPENER EACH W/ 2 REMOTES & LIGHT
18. 100 AMP SERVICE SUB-PANEL
19. CONTRACTOR SHALL COORDINATE LOCATION & HEIGHT OF ELECTRICAL LIGHTS, OUTLETS & SWITCHES WITH OWNER PRIOR TO CONSTRUCTION
20. DORMER ROOF SHALL HAVE ICE & WATER SHIELD WITH 15# FELT INSTALLED OVER THE ENTIRE ROOF
21. CEILING HEIGHT IS 9'-0"
22. GRADE SHOWN IS APPROXIMATE
23. EDGE OF 12" CMU BLOCK BELOW SLAB
24. EDGE OF 8" CMU ADJACENT TO SLAB EDGE
25. STONE VENEER (W/ TOP LEDGE) AFFIXED TO CMU BLOCK (OWNER TO DETERMINE FAUX OR NATURAL & STYLE)
26. 5/4" X 12" LP SMARTSIDE TRIM SEPARATING LP LAP SIDING FROM PERFECTION SHINGLE

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DATE:10/29/2019
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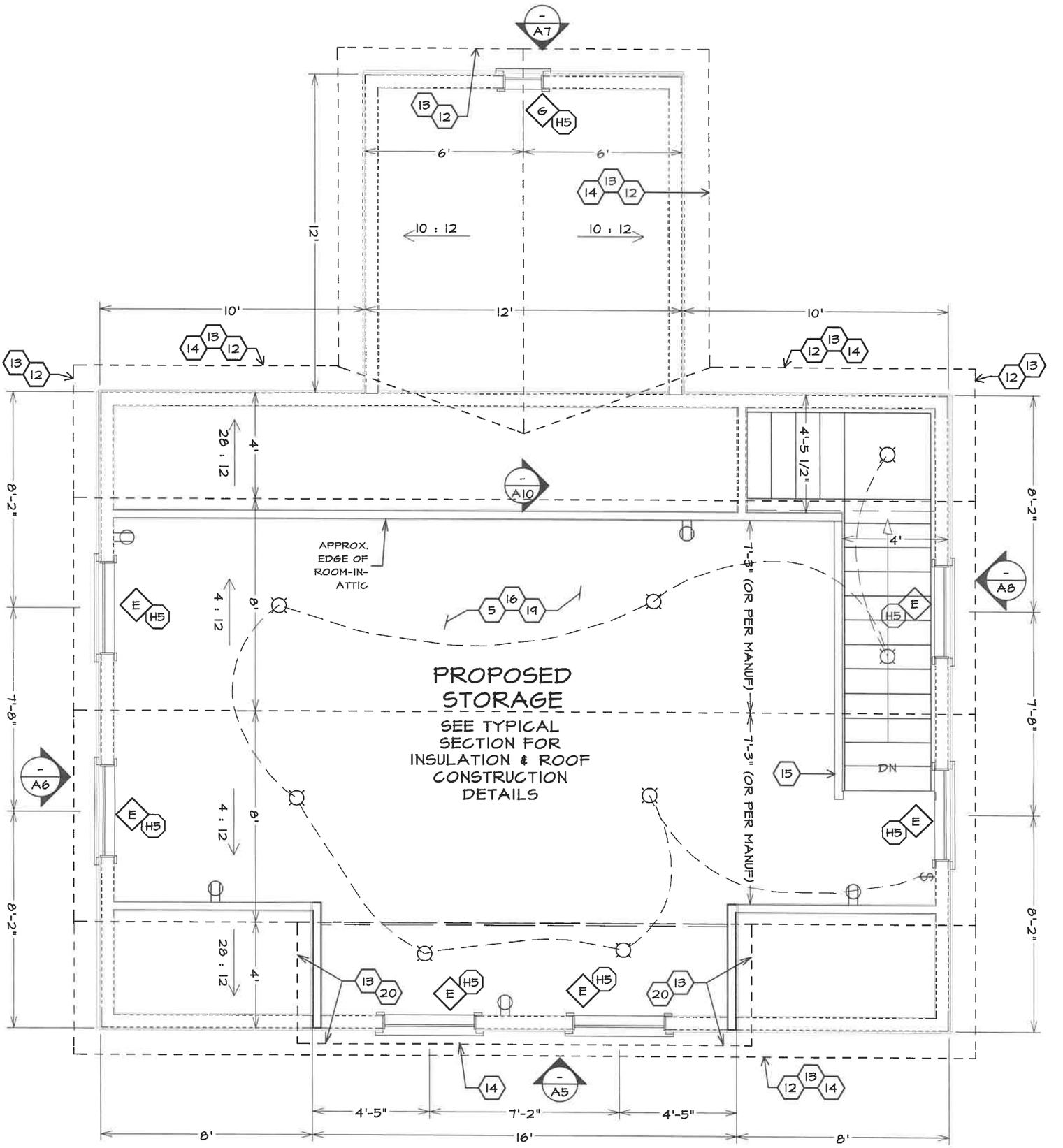
24' x 32' x 9' 2-STORY ACC. STRUCTURE W-8/12 REV. GABLE

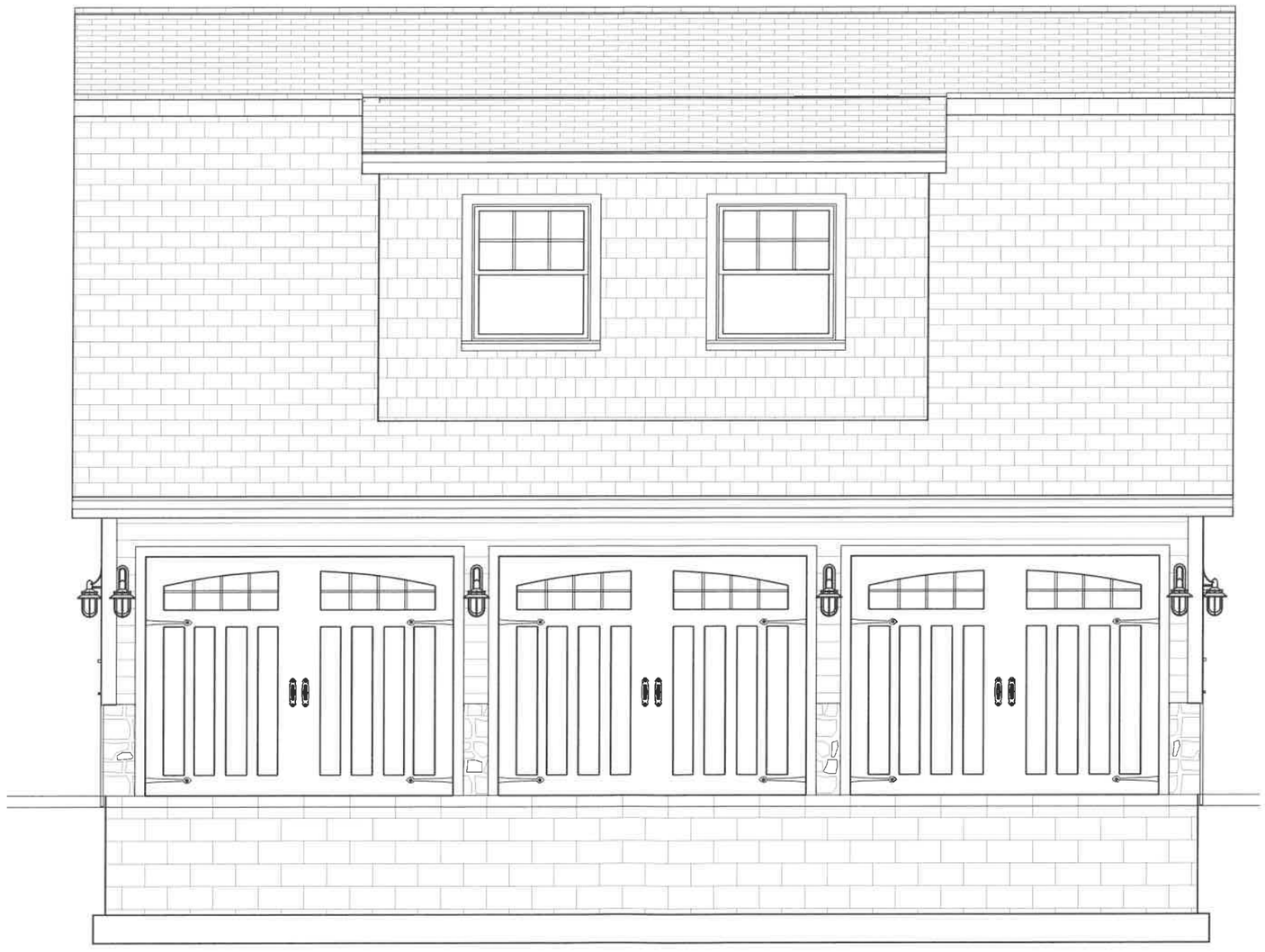
MAIN LEVEL FLOOR PLAN

SHEET NO:
A3
OF 10 SHEETS



BUILDING PERMIT

SHEET NO: A4 OF 10 SHEETS	24' x 32' x 9' 2-STORY ACC. STRUCTURE W-8/12 REV. GABLE UPPER LEVEL FLOOR PLAN -	DATE:10/29/2019 REV. DATE: 2/7/2020 PROJ. NO: 19053 SCALE:1/4" = 1'-0"	JOE SLAVEC 11000 Crowhassen Park Road Hanover M: mplsgarages@yahoo.com	JiveKore Solutions, Inc. JIVEKORE 8014 OLSON MEM. HWY, STE 150 MINNEAPOLIS, MN, 55427 P:952-314-9486 | F:952-487-4236 HTTP://WWW.JIVEKORE.BIZ



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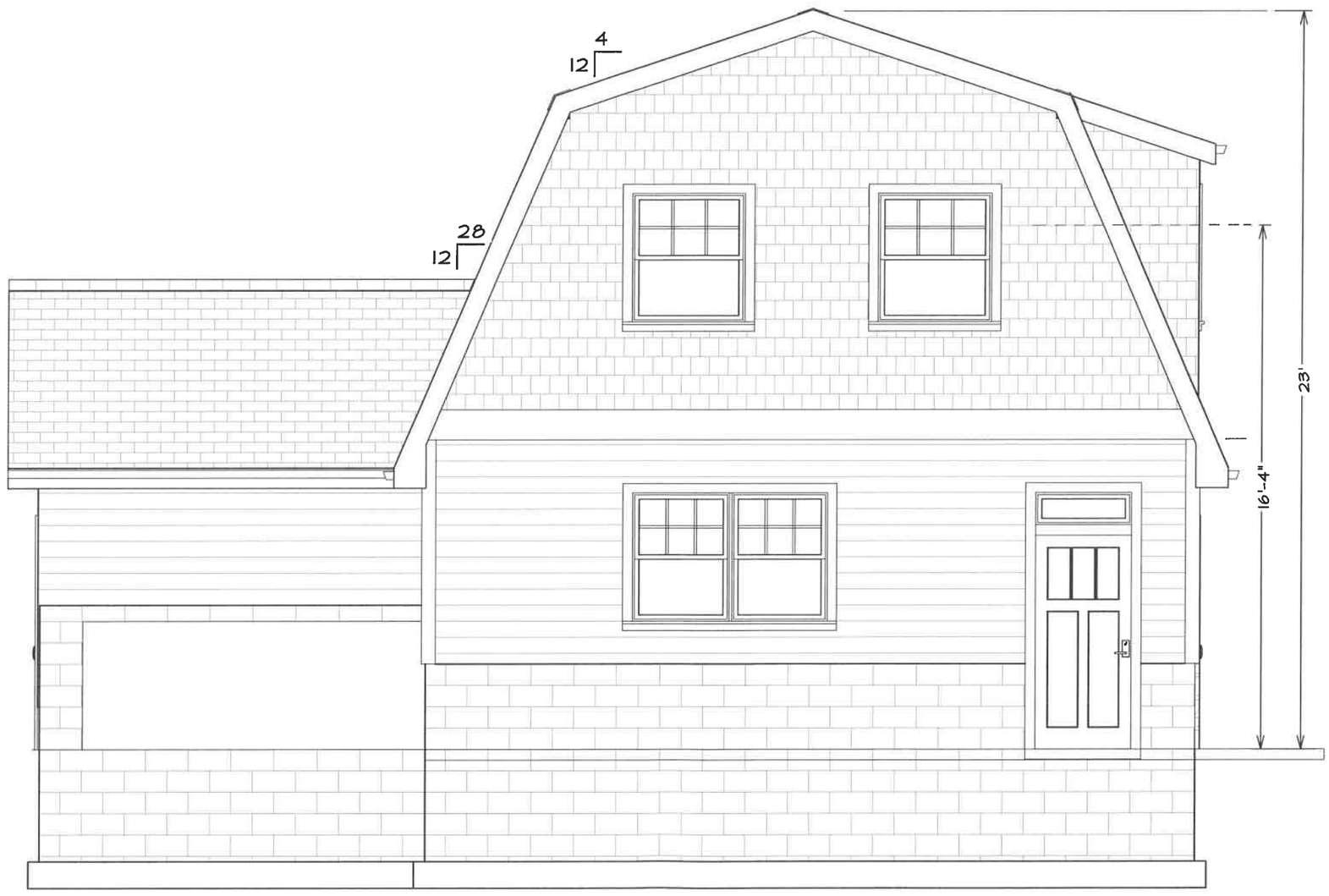
FRONT ELEVATION

SHEET NO:
A5
OF 10 SHEETS



BUILDING PERMIT

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EXTERIOR ELEVATION - SIDE 1

SHEET NO:
A6
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REAR ELEVATION

SHEET NO:
A7
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BUILDING PERMIT

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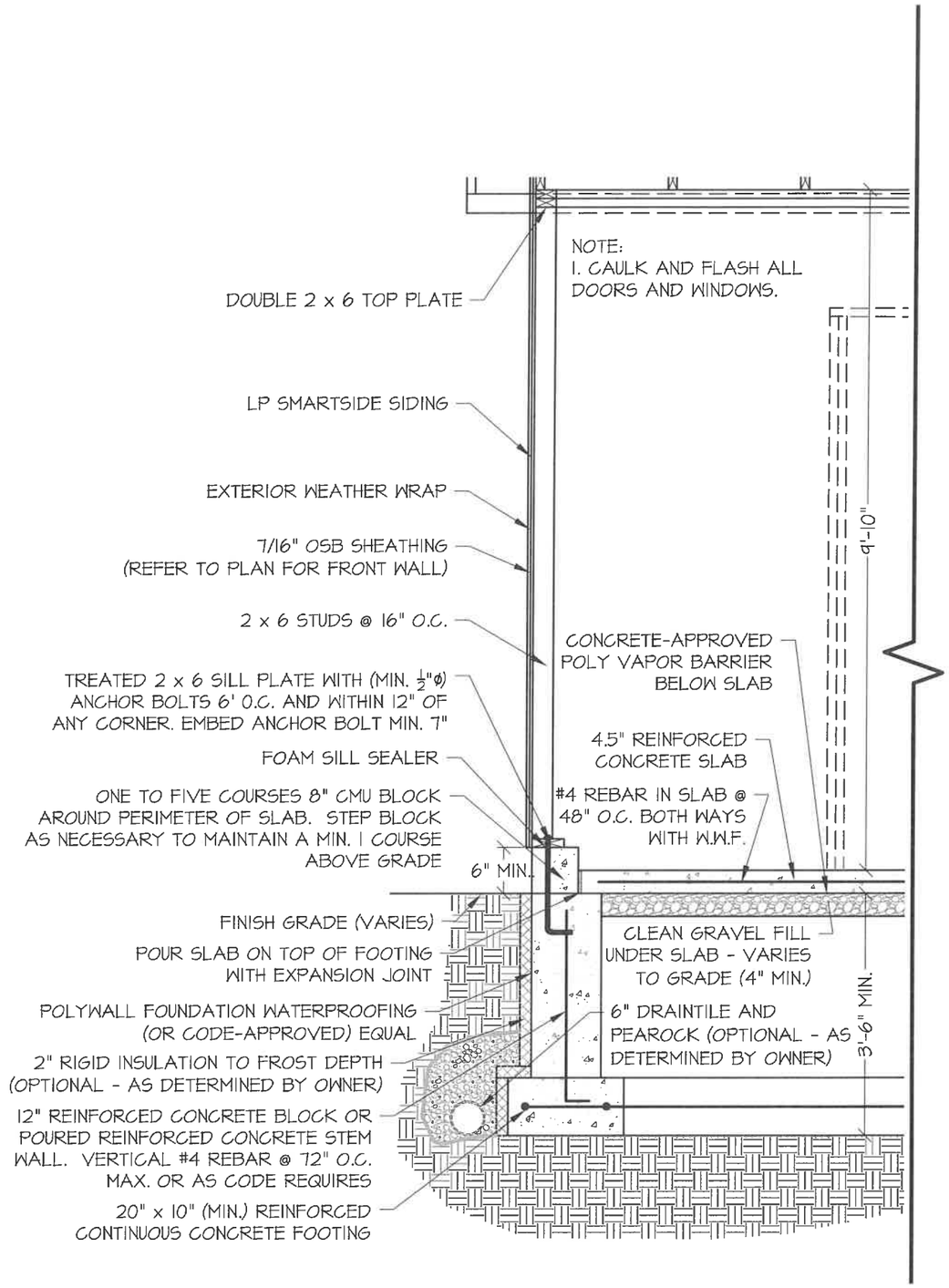
SCALE:1/4" = 1'-0"

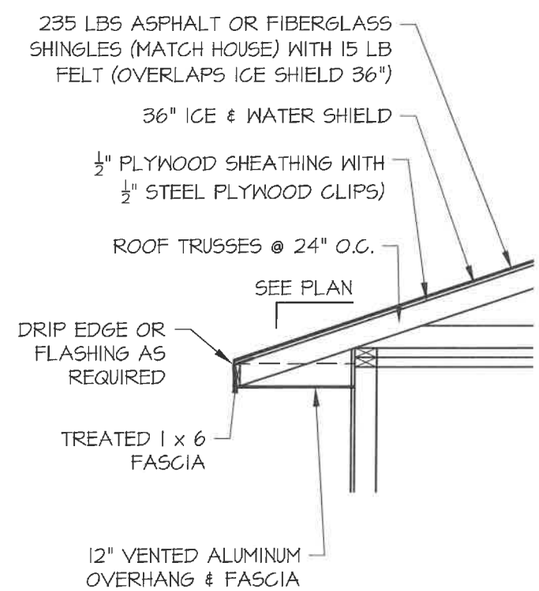
24' x 32' x 9' 2-STORY ACC. STRUCTURE W-8/12 REV. GABLE

EXTERIOR ELEVATION - SIDE 2

-

SHEET NO:
A8
OF 10 SHEETS





ROOF FRAMING

BUILDING PERMIT

JiveKore Solutions, Inc.
JIVEKORE
8014 OLSON MEM. HWY, STE 150
MINNEAPOLIS, MN. 55427
P:952-314-9486 | F:952-487-4236
HTTP://WWW.JIVEKORE.BIZ

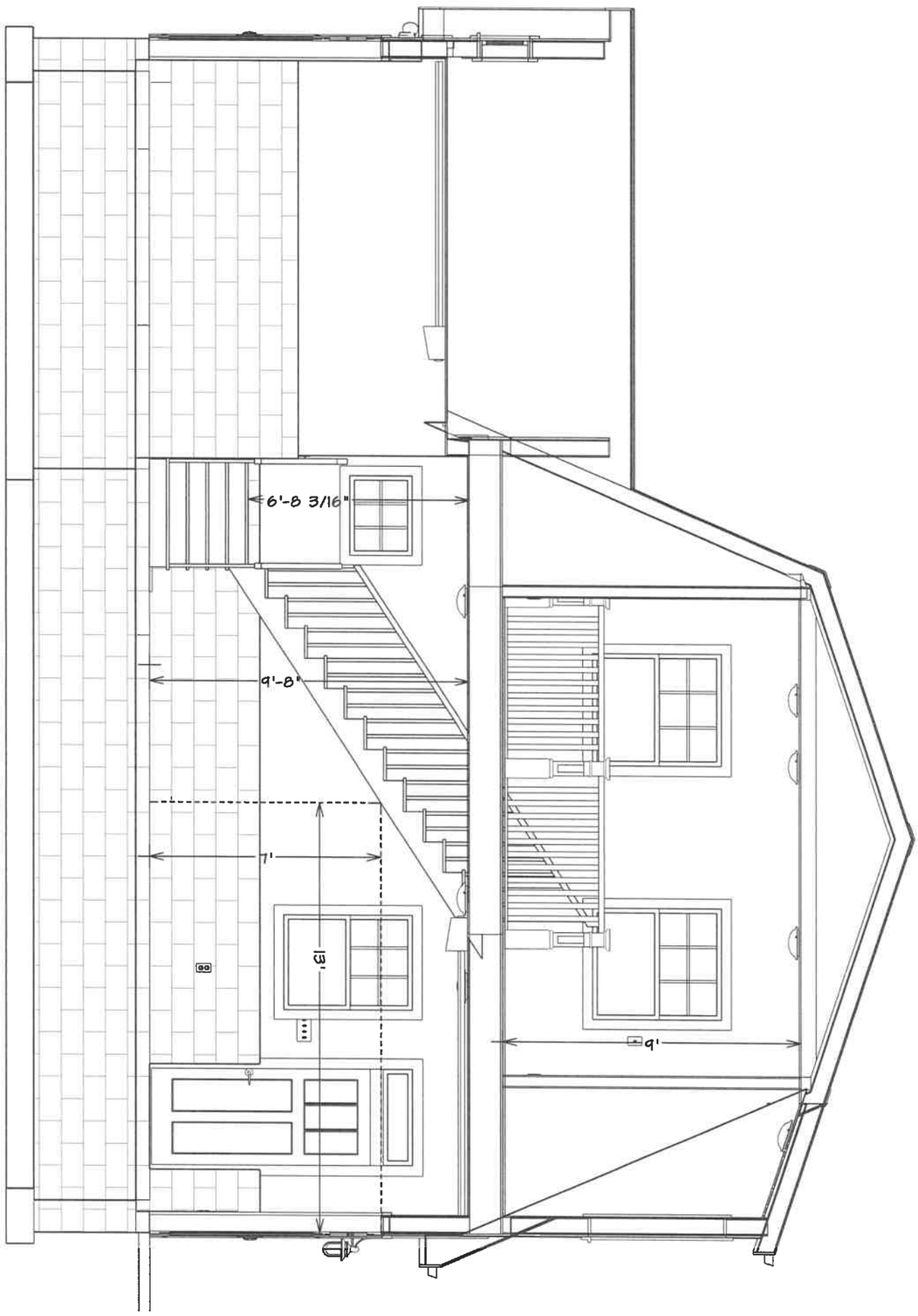
JOE SLAVEC
11000 Crowhassen Park Road
Hanover
M:
mplsgarages@yahoo.com

DATE:10/29/2019
REV. DATE: 2/7/2020
PROJ. NO: 19053
SCALE:1/4" = 1'-0"

24' x 32' x 9' 2-STORY ACC. STRUCTURE W-8/12 REV. GABLE

TYPICAL SECTION

SHEET NO:
A9
OF 10 SHEETS



BUILDING PERMIT

SHEET NO: A10 OF 10 SHEETS	24' x 32' x 9' 2-STORY ACC. STRUCTURE W-8/12 REV. GABLE INTERIOR SECTION FACING STAIRS	DATE:10/29/2019 REV. DATE: 2/7/2020 PROJ. NO: 19053 SCALE:1/4" = 1'-0"	JOE SLAVEC 11000 Crowhassen Park Road Hanover M: mplsgarages@yahoo.com	JiveKore Solutions, Inc. JIVEKORE 8014 OLSON MEM. HWY, STE 150 MINNEAPOLIS, MN, 55427 P:952-314-9486 | F:952-487-4236 HTTP://WWW.JIVEKORE.BIZ

CERTIFICATE OF SURVEY
(Topography/Site Plan)

NOTES:

1) This survey was performed without the benefit of a title commitment. There may or may not be other easements encumbering or benefitting the subject property. The legal description as shown hereon was obtained from Warranty Deed Document No. 10636208.

2) Benchmark:

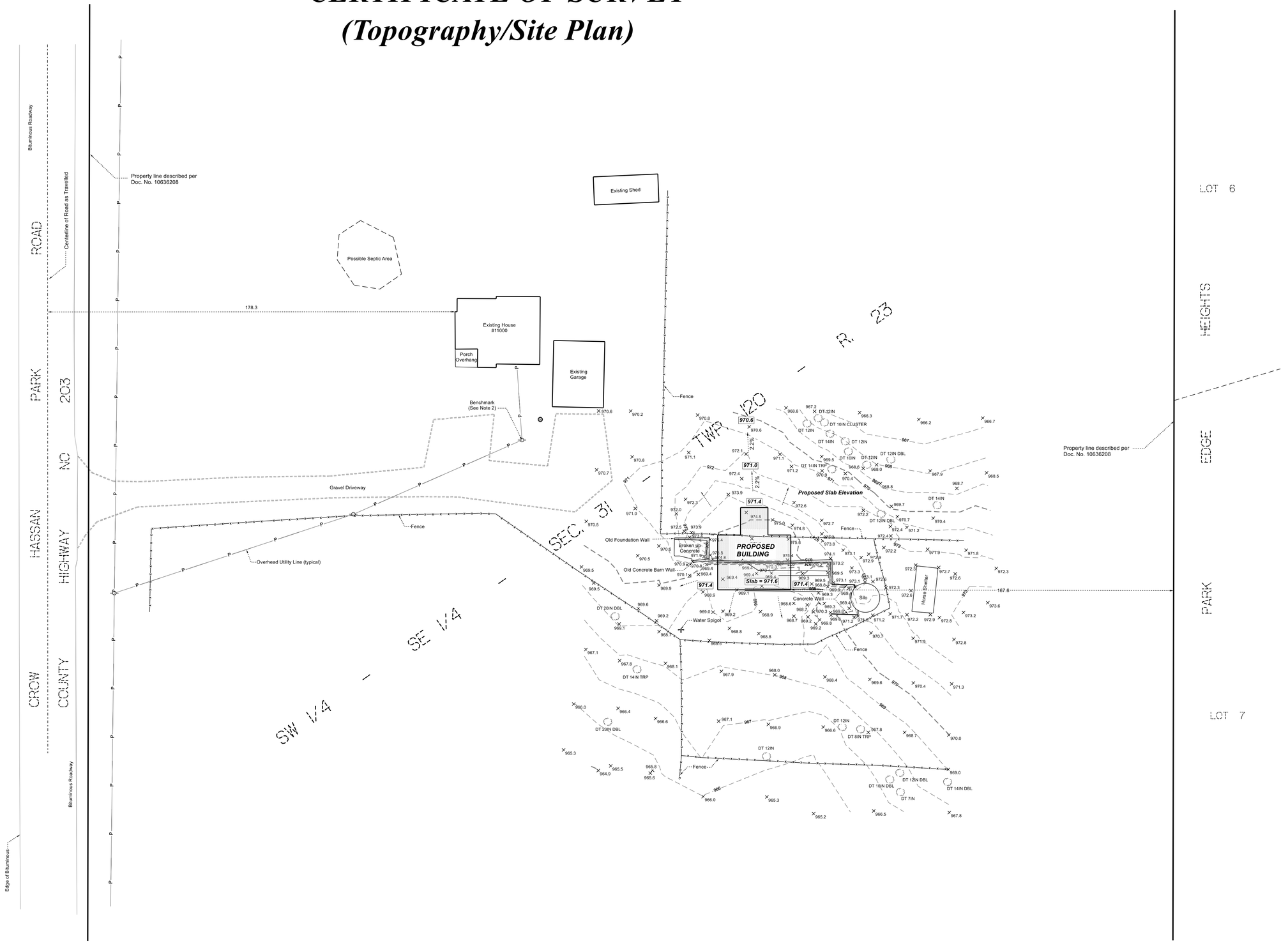
Railroad spike in south face of power pole located on the east side of Crow Hassan Park Road and approximately 33± feet south of existing House Number 11000 as shown hereon.
Elevation= 972.64 feet (NAVD 1988 datum)

3) Total Area: 876854± SqFt 20.1± Acres

4) Please see Sheet 2 of 2 for detailed boundary information

5) 971.0 denotes Propoosed Spot Elevation

denotes Propoosed Drainage Arrow



N

0 20

LEGEND

- Found Iron Monument
- Set Iron Monument #41226
- Power Pole
- Decidious Tree and Size
- Existing Well
- Spot Elevation

WEBB SURVEYING LLC
375 SPRUCE AVENUE NORTH
P.O. BOX 323
MAPLE LAKE, MN 55358
320-401-1118

CLIENT:
Joe Slavec
11000 Crow Hassan Park Road
Hanover, MN 55341

PROJECT LOCATION:
PID NO: 2112023430002
11000 Crow Hassan Park Road
Hanover, MN 55341

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
Charles E. Webb, Jr.
Date: 03/26/2020
Charles E. Webb, Jr.
License No. 41226

Drawn by: TTH REVISIONS Checked by: CEW Jr.

NO.	DATE	BY	DESCRIPTION

PROJECT NUMBER: 20026

SHEET: 1 OF 2

CERTIFICATE OF SURVEY

(BOUNDARY)

LEGAL DESCRIPTION OF PROPERTY SURVEYED:

That part of the Southwest Quarter of the Southeast Quarter of Section 31, Township 120, Range 23, described as follows: Beginning at a point on the West line of said Southwest Quarter of Southeast Quarter distant 460 feet North of the Southwest corner of said Southwest Quarter of Southeast Quarter; thence North along the said West line a distance of 855.33 feet to the Northwest corner of said Southwest Quarter of Southeast Quarter; thence East along the North line of said Southwest Quarter of Southeast Quarter a distance of 475 feet; thence South parallel with the said West line a distance of 846.19 feet; thence East parallel with the South line of said Southwest Quarter of Southeast Quarter a distance of 772.57 feet to a line parallel with and distant 80 feet West of the East line of said Southwest Quarter of Southeast Quarter; thence South along the said parallel line a distance of 468 feet to the South line of said Southwest Quarter of Southeast Quarter; thence West along the said South line a distance of 1010.06 feet to a line parallel with and distant 236.74 feet East of the West line of said Southwest Quarter of Southeast Quarter; thence North along the said parallel line a distance of 460 feet; thence West a distance of 236.74 feet to the point of beginning, Hennepin County, Minnesota.

NOTES:

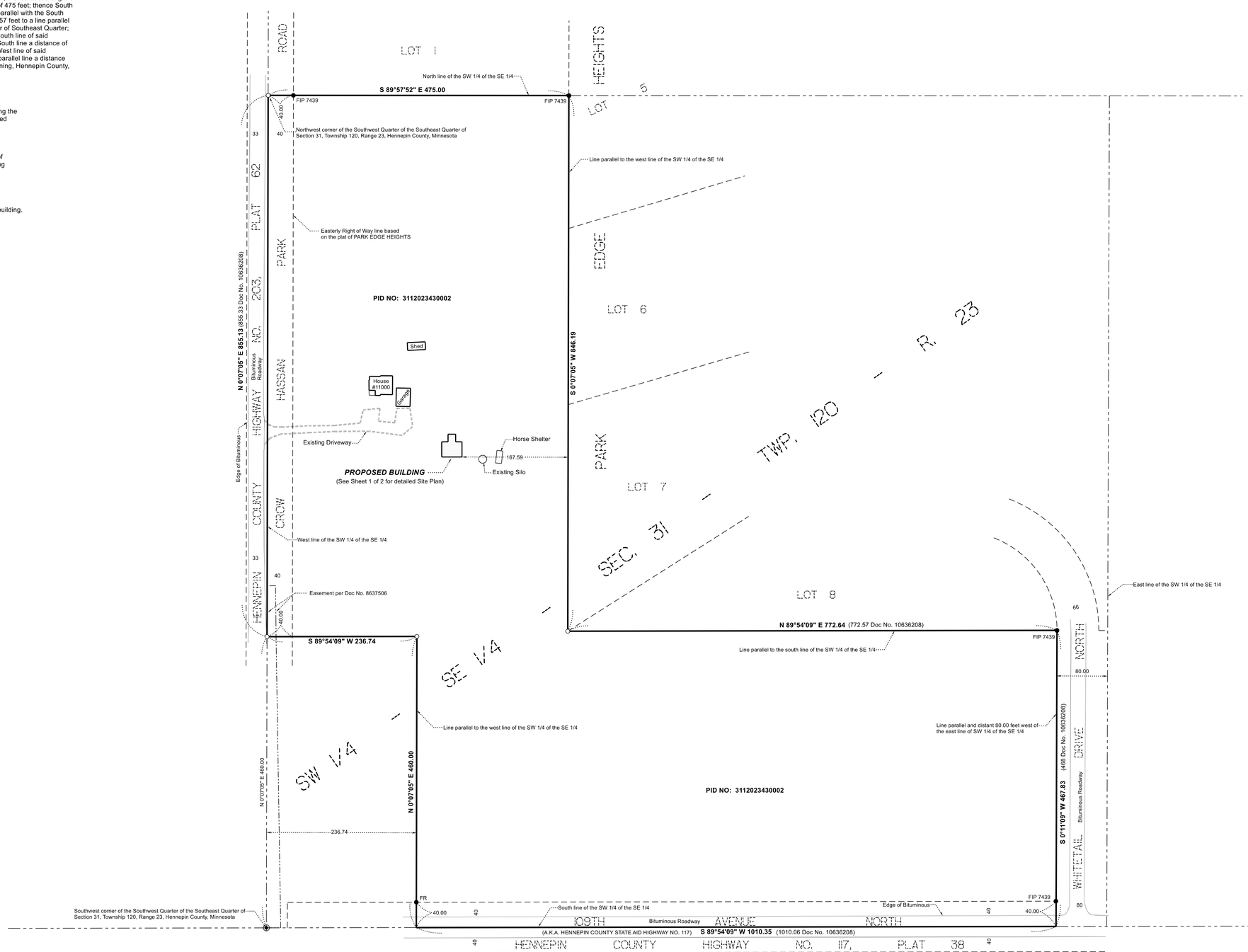
1) This survey was performed without the benefit of a title commitment. There may or may not be other easements encumbering or benefitting the subject property. The legal description as shown hereon was obtained from Warranty Deed Document No. 10636208.

2) Benchmark:

Railroad spike in south face of power pole located on the east side of Crow Hassan Park Road and approximately 33± feet south of existing House Number 11000 as shown hereon.
Elevation= 972.64 feet (NAVD 1988 datum)

3) Total Area: 876854± SqFt 20.1± Acres

4) Please see Sheet 1 of 2 for the deatled Site Plan for the proposed building.



LEGEND

◉	Found Cast Iron Monument
●	Found Iron Monument
○	Set Iron Monument #41226
-O-	Power Pole
FR	Found Rebar
FIP	Found Iron Pipe

WEBB SURVEYING LLC
375 SPRUCE AVENUE NORTH
P.O. BOX 323
MAPLE LAKE, MN 55358
320-401-1118

CLIENT:
Joe Slavec
11000 Crow Hassan Park Road
Hanover, MN 55341

PROJECT LOCATION:
PID NO: 2112023430002
11000 Crow Hassan Park Road
Hanover, MN 55341

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Charles E. Webb, Jr. Date: 03/26/2020
Charles E. Webb, Jr.
License No. 41226

Drawn by: TTH REVISIONS Checked by: CEW Jr.

NO.	DATE	BY	DESCRIPTION

PROJECT NUMBER: 20026

SHEET: 2 OF 2

Collaborative Planning, LLC

Memorandum

Meeting Date: **June 17, 2020**

To: **Planning Commission**

From: **Cindy Nash, City Planner**

RE: **Conditional Use Permit for an Accessory Building– 11652 Crow Hassan Park Road**

Overview of Request

The subject property is currently zoned Agriculture. The property is located at 11652 Crow Hassan Park Road.

The application is included in your packets and contains their proposed request.

Evaluation of Request

The floor area of the principal structure is approximately 1674 square feet based on a recent building permit for renovation of the home. The building area of the proposed new accessory building is 2,400 square feet. The zoning ordinance allows for an accessory building in excess of the floor area of the principal building if a Conditional Use Permit is obtained. The existing accessory building on the property will be removed.

The City Engineer has also reviewed the plans and has no comments.

Recommendation

The City Planner recommends that the Conditional Use Permit be approved, subject to the following conditions:

1. A building permit and certificate of occupancy shall be obtained.

2. The building shall be built in substantial conformance with the survey prepared by Otto Associates dated May 6, 2020.

3. The property shall remain in substantial conformance with all performance standards contained within the City Zoning Ordinance and City Code.

For Office Use Only
Case Number:
Fee Paid: CK 8634 Rec 10668 $2300
Received by: aba
Date Filed: 5-8-20
Date Complete:
Base Fee: 300 Escrow: 2000

Hanover, MN 55341-0278
Phone: 763.497.3777 fax: 763.497.1873
www.hanovermn.org
cityhall@ci.hanover.mn.us

DEVELOPMENT APPLICATION

TYPE OF APPLICATION

☐ Annexation	☐ Site Plan & Building Plan	☐ Simple Land Division
☐ Appeal	☐ Sketch Plan	☐ Subdivision Sketch Plan
☐ Comprehensive Plan Amendment	☒ Conditional Use Permit	☐ Preliminary Plat
☐ Ordinance Amendment (Text or Map)	☐ Variance	☐ Final Plat
☐ Planned Unit Development (Concept/Gen)	☐ Vacation	☐ Other_____

PROPERTY INFORMATION

Street Address: 11652 Crow Hassan Park Road Hanover, MN 55341
Property Identification Number (PIN#):
Legal Description (Attach if necessary):

APPLICANT INFORMATION

Name: Brandon Berning / Terney Berning	Business Name:	
Address: 11652 Crow Hassan Park Road		Terneyberning@gmail.com
City Hanover	State: MN	Zip Code: 55341
Telephone: 612-220-6926 / 612-366-4827	Fax:	E-mail: Harleyberning@gmail.com
Contact:		Title:

OWNER INFORMATION (if different from applicant)

Name: Lorianne Engle	Business Name:	
Address: 24060 Territorial Rd		
City Ramsey	State: MN	Zip Code: 55374
Telephone: 763-428-4489	Fax:	E-mail:
Contact:		Title:

DESCRIPTION OF REQUEST (attach additional information if needed)

Existing Use of Property: residential

Nature of Proposed Use: Shed Storage

Reason(s) to Approve Request: we have multiple snowmobiles (antique) and other assets we need stored and covered.

PREVIOUS APPLICATIONS PERTAINING TO THE SUBJECT SITE

Project Name:	Date of Application:
Nature of Request:	

NOTE: Applications only accepted with ALL required support documents.
See Application Instructions and City Code

APPLICATION FEES AND EXPENSES:

The City of Hanover required all applicants to reimburse the City for any and all costs incurred by the City to review and act upon applications.

The application fee includes administrative costs which are necessary to process the application. The escrow fee will include all charges for staff time by the City Planner, City Engineer, City Attorney, and/or any other consultants as needed to process the application.

The City will track all consultant costs associated with the application. If these costs are projected to exceed the money initially deposited to your escrow account, you will be notified in the manner that you have identified below that additional monies are required in order for your application process to continue. If you choose to terminate the application (notice must be in writing), you will be responsible for all costs incurred to that point. If you choose to continue the process you will be billed for the additional monies and an explanation of expenses will be furnished. Remittance of these additional fees will be due within thirty (30) days from the date the invoice is mailed. If payment is not received as required by this agreement, the City may approve a special assessment for which the property owner specifically agrees to be to be assessed for 100 percent per annum and waives any and all appeals under Minnesota Statutes Section 429.081 as amended. ***All fees and expenses are due whether the application is approved or denied.***

With my signature below, I hereby acknowledge that I have read this agreement in its entirety and understand the terms herein. ***I agree to pay to the City all costs incurred during the review process as set forth in this Agreement.*** This includes any and all expenses that exceed the initial Escrow Deposit to be paid within 30 days of billing notification. I further understand that the application process will be terminated if payment is not made and application may be denied for failure to reimburse City for costs. I further understand that the City may approve a special assessment against my property for any unpaid escrows and that I specifically waive any and all appeals under Minnesota Statutes 429.081, as amended.

I wish to be notified of additional costs in the following manner:

☒ E-mail Harleyberning@gmail.com ☐ Fax _____ ☐ USPS – Certified Mail

I, the undersigned, hereby apply for the considerations described above and declare that the information and materials submitted in support of this application are in compliance with adopted City policy and ordinance requirements are complete to the best of my knowledge.

I acknowledge that I have read the statement entitled "Application Fees and Expenses" as listed above.

I understand that this application will be processed in accordance with established City review procedures and Minnesota Statutes Section 15.99 as amended, at such time as it is determined to be complete. Pursuant to Minnesota Statutes Section 15.99, the City will notify the applicant within fifteen (15) business days from the filing date of any incomplete or other information necessary to complete the application. Failure on my part to supply all necessary information as requested by the City may be cause for denying this application.

Applicant: _____ Date: 5-6-20

Owner: Lorianne Ende Date: 5-6-20

NOTE: Applications only accepted with ALL required support documents.
See Application Checklist and City Code

SUPPLEMENTAL APPLICATION – CONDITIONAL USE PERMIT

Name: Tierney Berning/Brandon Berning Phone: 612-220-6926 612-364-4827

Address: 11652 Crow Hassan Park Road PID #:

1. Present zoning of above described property:

2. Application made for Conditional Use Permit to conduct:

3. Is the proposed use compatible with present and future land use(s) of the area? Please explain.
Yes, we are just taking the old shed down and ~~making a~~ building a longer one and taller.

4. Will the proposed use depreciate the area in which it is proposed? Please explain.
NO it would "appreciate" it since it will be bigger and be updated.

5. Can the proposed use be accommodated with existing City services without overburdening the system? Please explain. Yes, it's just a shed for our personal storage

6. Are local streets capable of handling traffic which is generated by the proposed use? Please explain. yes it is a back road and the shed will be used for personal storage so it won't be needed for others going in and out

7. Attach to this application a site plan illustrating curb cut locations, access to a public street, location of buildings and their square footage, location of easements, parking utilities and sidewalks.

8. Attach information specified in the "Required Material Submission Checklist" for CUP applications.

Applicant Signature: Date: 5-6-20

Owner Signature: Marianne Ende Date: 5-6-20

Date: May 6, 2020

To: City of Hanover

Re: **11652 Crow Hassan Park Road**

To Whom It May Concern:

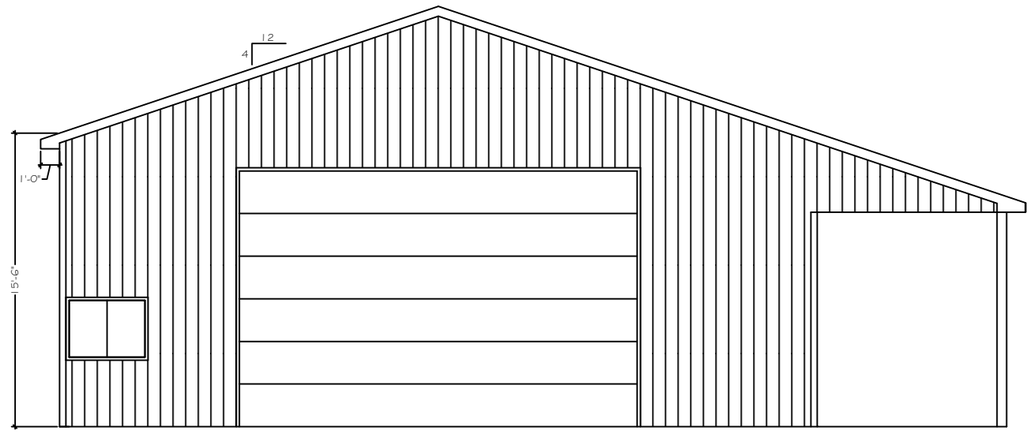
We are applying for an application to remove an existing shed on our property, a 20' x 40' steel pole shed, and replacing it with a 40' x 60' pole shed.

The existing shed is not large enough to accommodate our needs for personal storage, or multiple antique snowmobiles and other assets we need stored and covered.

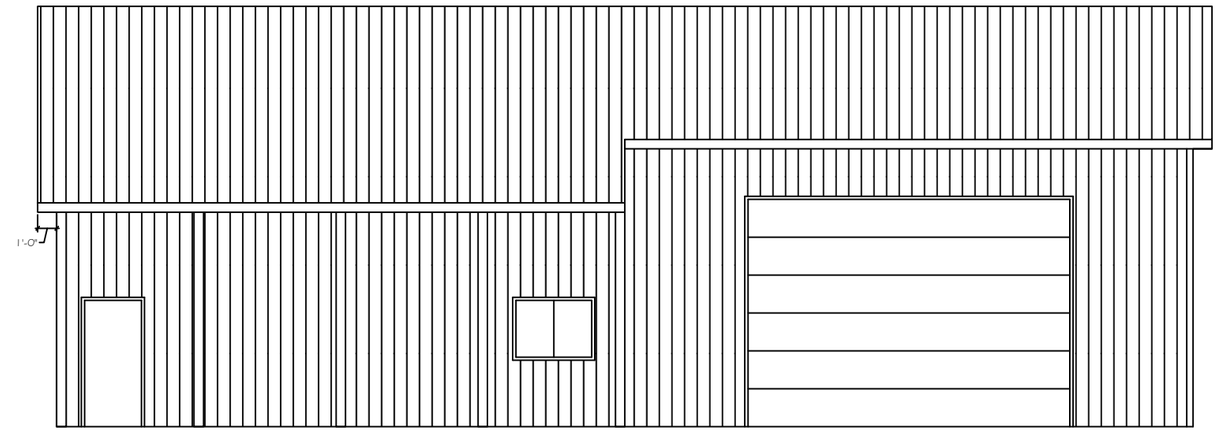
We are not applying for a CUP for any indoor or outdoor storage business operation.

Thank you for your consideration.

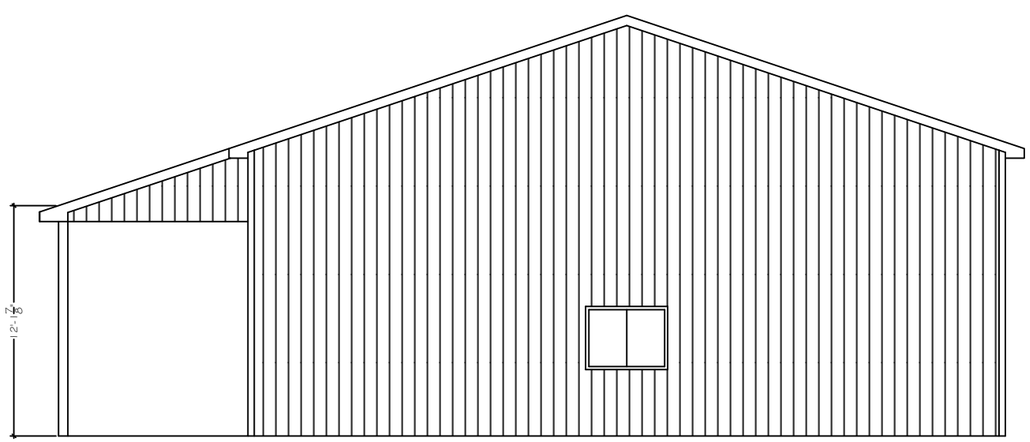
Brandon & Tierney Berning



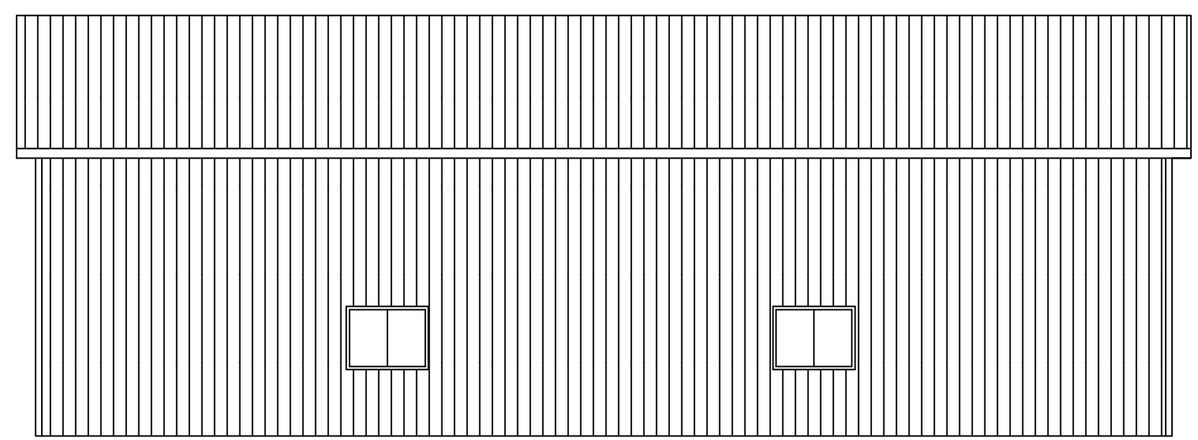
FRONT



RIGHT



REAR



LEFT

SCALE: 1/8" = 1'-0"

Foley Lumber Do it Center

Office: (320) 968-6291 Fax: (320) 968-9936

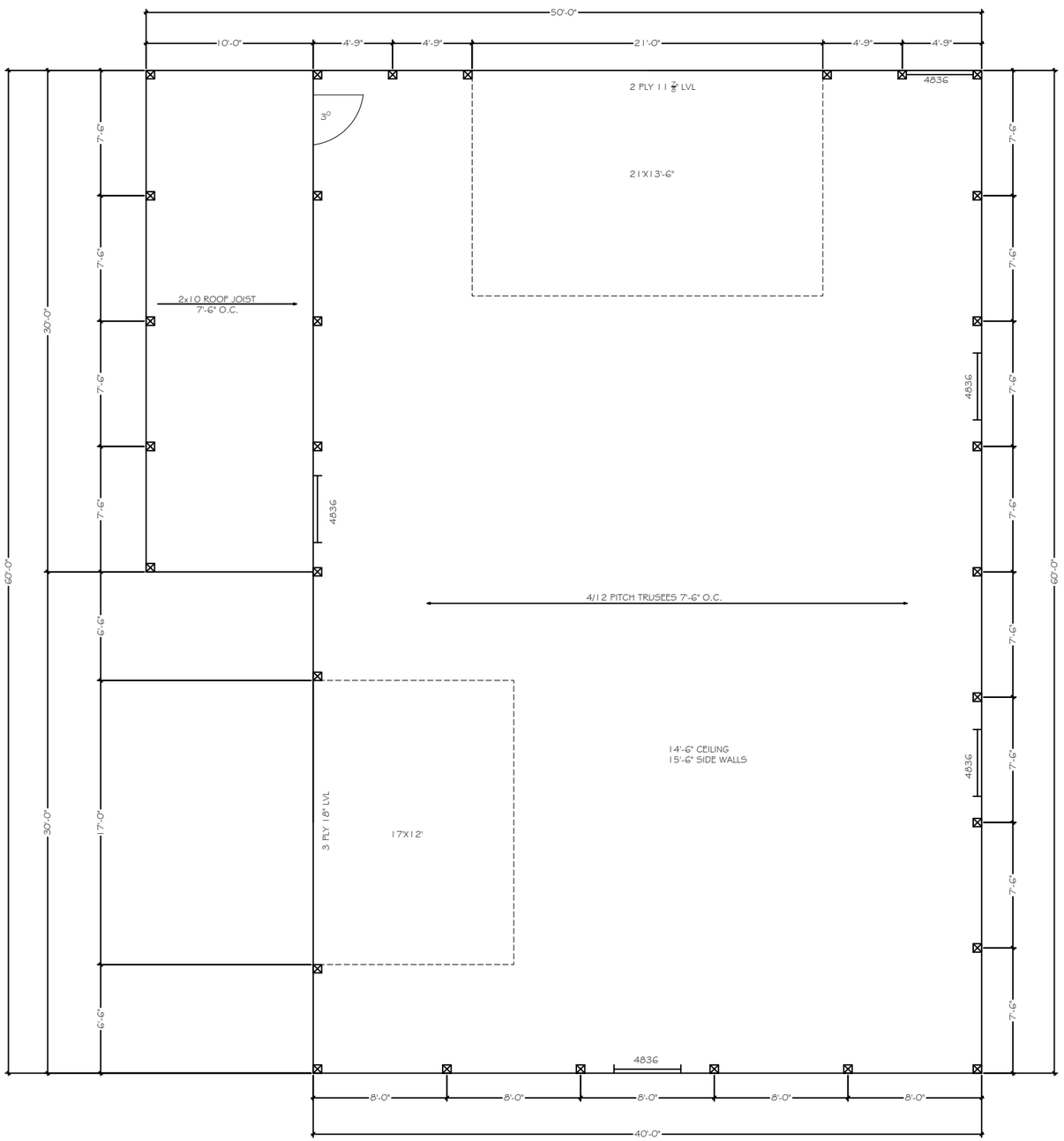
DISCLAIMER OF WARRANTIES
PLANS FURNISHED BY FOLEY LUMBER WERE PREPARED BY DRAFTSPERSON WHO ARE NOT REGISTERED ARCHITECTS OR PROFESSIONAL ENGINEERS. FOLEY LUMBER DISCLAIMS ANY LIABILITY WHATSOEVER FOR ANY ERRORS OF ANY KIND THAT MAY BE FOUND ON ANY PLANS. ANY PLANS FURNISHED BY FOLEY LUMBER ARE WITHOUT WARRANTY; RELIANCE OF THESE PLANS ARE THE SOLE RESPONSIBILITY OF THE HOME OWNER, CONTRACTOR, AND/OR USER OF THESE PLANS.

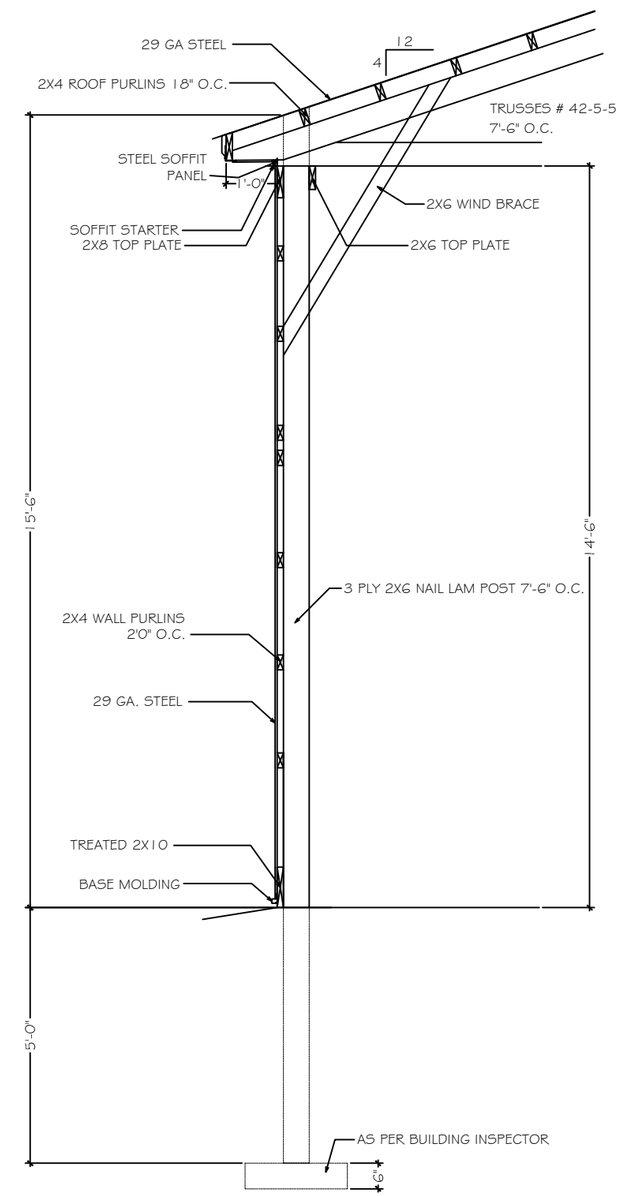
CONTRACTOR:
HOMEOWNER: BRANDON BERNING
5/4/20

DESIGNED & DRAWN BY: MATT ANDERSON

ACCOUNT MANAGER: CHAD MATVICK

A-1





SCALE: 1/8" = 1'-0"

Foley Lumber
Do it Center
Office: (320) 968-6291 Fax: (320) 968-9936

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CONTRACTOR:
HOMEOWNER: BRANDON BERNING
5/4/20

DESIGNED & DRAWN BY: MATT ANDERSON
ACCOUNT MANAGER: CHAD MATVICK

A-2

Kestrel White | Bone White | Cobblestone Ivory | Dakota Sand | Light Stone | Rawhide

DAKOTA STEEL & TRIM Inc.

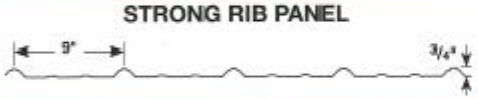
29007 477th Avenue • Canton, SD 57013
Office: 866-987-9080 • Fax: 866-987-4306
605-987-9080 • 605-987-4306
www.dakotasteelandtrim.com • info@dakotasteelandtrim.com

	Bare Galvanized	Bare Galvalume	Kestrel White	Bone White	Cobblestone Ivory	Dakota Sand	Light Stone	Rawhide	Clay Mist	Ash Gray	Smoke Gray	Charcoal Gray	Cocoa Brown	Light Brown	Dark Brown	Burnished Slate	Gallery Blue	Roman Blue	Dark Blue	Barn Red	Crimson Red	Classic Burgundy	Forest Green	Fern Green	Black	Copper Metallic	Aluminum DE Bare	Aluminum - White
Strong Rib	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
R-Panel	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Low Rib	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Quad Rib	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Pioneer Rib	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Standing Seam	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Dakota Rib	•		•	•					•		•	•	•			•				•		•	•					
Continuous Rib		•	•				•	•	•	•	•	•	•			•		•		•		•	•					

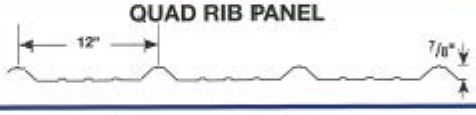
36" Cover Width

36" Cover Width

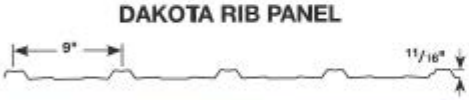
STRONG RIB PANEL



QUAD RIB PANEL



DAKOTA RIB PANEL



CONTINUOUS RIB PANEL

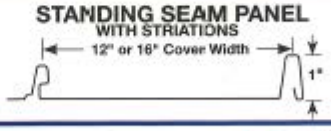
R-PANEL

PIONEER RIB PANEL

LOW RIB PANEL

STANDING SEAM PANEL

WITH STRIATIONS



SHERWIN-WILLIAMS. Coil Coatings

WeatherXL™

UL

ENERGY STAR PARTNER

DST 45 Year Paint Warranty, see your local representative for details.
These color samples are as close as possible to actual colors offered, within the limits of color chip reproduction.

Fern Green | Forest Green | Classic Burgundy | Crimson Red | Barn Red | Dark Blue

Clay Mist

Ash Gray

Smoke Gray

Charcoal Gray

Light Brown

Cocoa Brown

Dark Brown

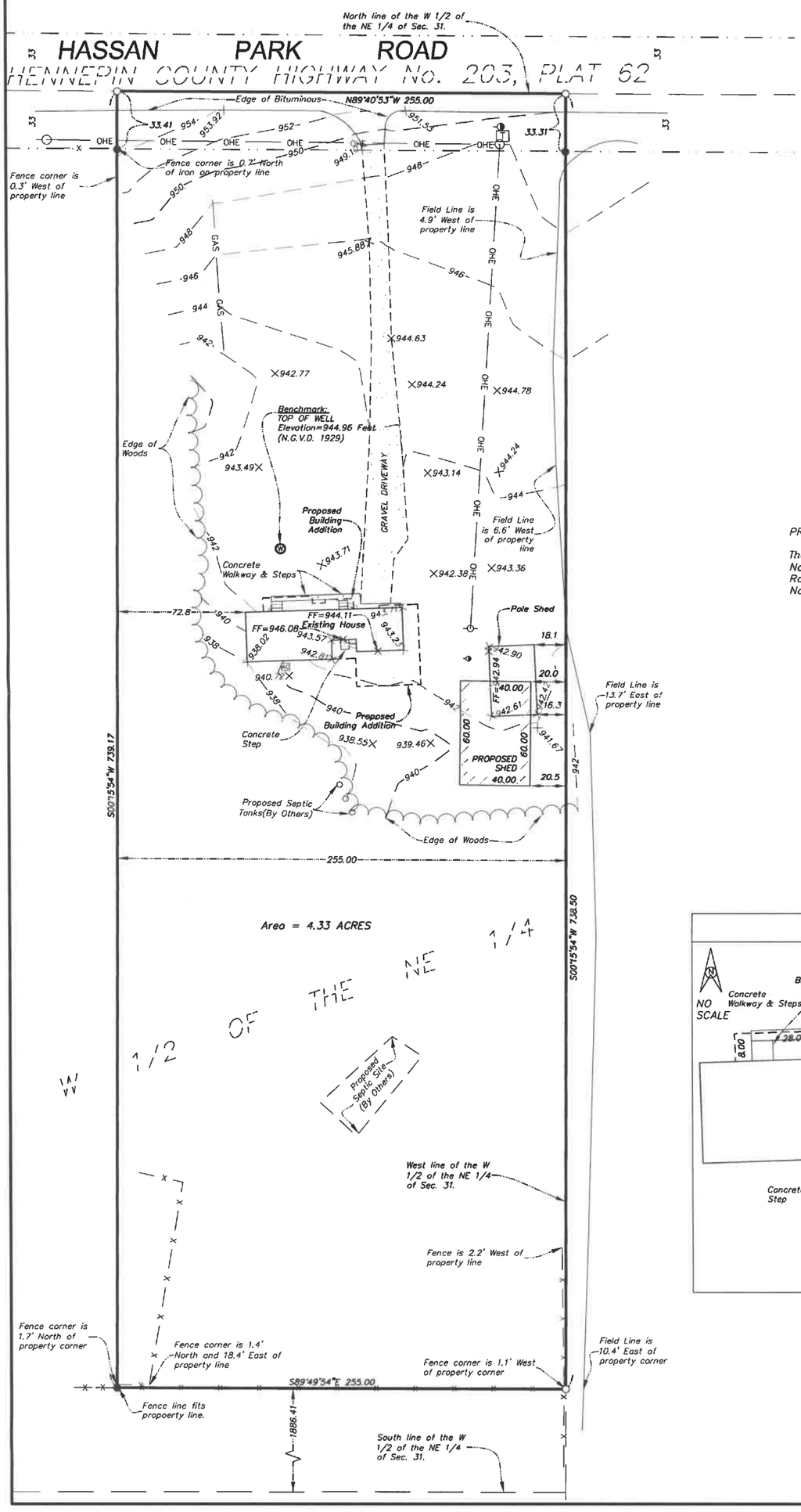
Burnished Slate

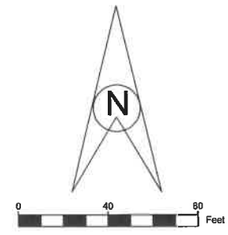
Black

Roman Blue

Gallery Blue

Certificate of Survey





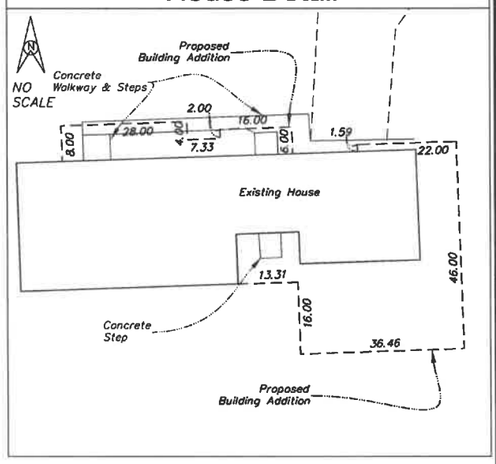
LEGEND

- 988 — denotes Existing Contour
- 988.00 × denotes Existing Spot Elevation
- FF=989.36 denotes Finished Floor Elevation
- AC denotes Air Conditioner Unit
- T denotes Telephone Pedestal
- denotes Guy Wire
- denotes Power Pole
- GAS — denotes Gas Line
- OHE — denotes Overhead Electric Line
- x — denotes Fence Line

PROPERTY DESCRIPTION:

The East 255.00 feet of the West Half of the Northeast Quarter of Section 31, Township 120, Range 23, Hennepin County, Minnesota, lying North of the South 1886.41 feet thereof.

House Detail



● denotes iron monument found
○ denotes 1/2 inch by 14 inch iron pipe set and marked by License #40062

Project No. 20-0212

www.ottoassociates.com
9 West Division Street
Buffalo, MN 55313
(763)682-4727
Fax: (763)682-3522
OTTO ASSOCIATES
Engineers & Land Surveyors, Inc.

Requested By: Brandon Berning

Date:	Drawn By:	Scale:	Checked By:
04-09-20	E.M.S.	1"=40'	P.E.O.

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Paul E. Otto
License #40062 Date: 05-06-20

Certificate of Survey on part of the West 1/2 of the NE 1/4 of Section 31, Township 120, Range 23, Hennepin County, Minnesota.

Revised: 05-06-20 - PROPOSED SHED - E.M.S.

Collaborative Planning, LLC

Memorandum

To: Planning Commission
From: Cindy Nash, AICP, EDFP
Date: June 18, 2020
Subject: 10111 Beebe Lake Road - variance

The City has received a variance application for review and consideration.

Overview of Request

The subject property is adjacent to Beebe Lake Road. A variance request is being made to permit the construction of a garden shed to the front of the home, near the garden. The proposed shed would be 10 feet by 12 feet and tucked into the woods.

Evaluation of Request

In evaluating variance requests, the following questions should be considered:

1. Is the request a reasonable use of the land? A small garden shed may be a reasonable use of the land in this area to provide access between the garden and the shed.

2. Is the plight of the landowner due to circumstances unique to the property not created by the landowner?
Staff Note: The situation is created by the landowner. The lot is an existing lot of record. The encroachment is the minimal amount needed to accommodate a home on the property.

3. Will the variance, if granted, alter the essential character of the locality?
Staff Note: The variance will not alter the essential character of the locality. The shed is small and would be tucked into the woods. It also has architectural detailing to make the shed interesting.

Recommendation

Staff recommends approval of the variance with the following conditions:

1. The garden shed shall be constructed in substantial conformance with the Site Plan prepared by Meyer-Rohlin. and dated May 20, 2020.
2. The garden shed shall be located not less than 15 feet from the property line.
3. The architecture of the garden shed shall be in substantial conformance with the architecture submitted with the variance application.

For Office Use Only
Case Number:
Fee Paid: 6-3-20
Received by: afon
Date Filed:
Date Complete:
Base Fee: 300 Escrow: 1000

11250 5th St NE
Hanover, MN 55341-0278
Phone: 763.497.3777 fax: 763.497.1873
www.hanovermn.org
cityhall@ci.hanover.mn.us

DEVELOPMENT APPLICATION

TYPE OF APPLICATION

☐ Annexation	☐ Site Plan & Building Plan	☐ Simple Land Division
☐ Appeal	☐ Sketch Plan	☐ Subdivision Sketch Plan
☐ Comprehensive Plan Amendment	☐ Conditional Use Permit	☐ Preliminary Plat
☐ Ordinance Amendment (Text or Map)	☒ Variance	☐ Final Plat
☐ Planned Unit Development (Concept/Gen)	☐ Vacation	☐ Other_____

PROPERTY INFORMATION

Street Address: 10111 BEEBE LAKE RD. N.E
Property Identification Number (PIN#): 108-500-352209
Legal Description (Attach if necessary):

APPLICANT INFORMATION

Name: WILLIAM BOLTE	Business Name: NA	
Address: 10111 BEEBE LAKE Rd. N.E.		
City ST. MICHAEL	State: MN	Zip Code: 55376
Telephone: 763-497-3911	Fax:	E-mail:
Contact: BILL		Title:

OWNER INFORMATION (if different from applicant)

Name:	Business Name:	
Address:		
City	State:	Zip Code:
Telephone:	Fax:	E-mail:
Contact:		Title:

DESCRIPTION OF REQUEST (attach additional information if needed)

Existing Use of Property:

Nature of Proposed Use: POTTING SHED

Reason(s) to Approve Request: NO OTHER LOCATION OF SHED FEASABLE

PREVIOUS APPLICATIONS PERTAINING TO THE SUBJECT SITE

Project Name:	Date of Application:
Nature of Request:	

NOTE: Applications only accepted with ALL required support documents.
See Application Instructions and City Code

APPLICATION FEES AND EXPENSES:

The City of Hanover required all applicants to reimburse the City for any and all costs incurred by the City to review and act upon applications.

The application fee includes administrative costs which are necessary to process the application. The escrow fee will include all charges for staff time by the City Planner, City Engineer, City Attorney, and/or any other consultants as needed to process the application.

The City will track all consultant costs associated with the application. If these costs are projected to exceed the money initially deposited to your escrow account, you will be notified in the manner that you have identified below that additional monies are required in order for your application process to continue. If you choose to terminate the application (notice must be in writing), you will be responsible for all costs incurred to that point. If you choose to continue the process you will be billed for the additional monies and an explanation of expenses will be furnished. Remittance of these additional fees will be due within thirty (30) days from the date the invoice is mailed. If payment is not received as required by this agreement, the City may approve a special assessment for which the property owner specifically agrees to be to be assessed for 100 percent per annum and waives any and all appeals under Minnesota Statutes Section 429.081 as amended. ***All fees and expenses are due whether the application is approved or denied.***

With my signature below, I hereby acknowledge that I have read this agreement in its entirety and understand the terms herein. ***I agree to pay to the City all costs incurred during the review process as set forth in this Agreement.*** This includes any and all expenses that exceed the initial Escrow Deposit to be paid within 30 days of billing notification. I further understand that the application process will be terminated if payment is not made and application may be denied for failure to reimburse City for costs. I further understand that the City may approve a special assessment against my property for any unpaid escrows and that I specifically waive any and all appeals under Minnesota Statutes 429.081, as amended.

I wish to be notified of additional costs in the following manner:

☒ E-mail BBOLTE3911@GMAIL.COM Fax _____ ☐ USPS – Certified Mail

I, the undersigned, hereby apply for the considerations described above and declare that the information and materials submitted in support of this application are in compliance with adopted City policy and ordinance requirements are complete to the best of my knowledge.

I acknowledge that I have read the statement entitled "Application Fees and Expenses" as listed above.

I understand that this application will be processed in accordance with established City review procedures and Minnesota Statutes Section 15.99 as amended, at such time as it is determined to be complete. Pursuant to Minnesota Statutes Section 15.99, the City will notify the applicant within fifteen (15) business days from the filing date of any incomplete or other information necessary to complete the application. Failure on my part to supply all necessary information as requested by the City may be cause for denying this application.

Applicant: W M Bolte Date: 5/25/20

Owner: _____ Date: _____

NOTE: Applications only accepted with ALL required support documents.
See Application Checklist and City Code

SUPPLEMENTAL APPLICATION – VARIANCE

Name: WILLIAM BOLTE Phone: 763-497-3911

Address: 10111 BEEBE LAKE Rd. N.E. PID #: 108-500-352209

1. Present zoning of above described property: R-1

2. The request(s) which we desire for our property are in conflict with the following section of the Hanover City Code.

   Section: 10.48 Section_____ Section_____

3. Proposed Non-Conformance(s): SHED WOULD BE IN FRONT OF THE MAIN HOUSE
   FRONT OF HOUSE IS 509' FROM BEEBE LAKE ROAD

4. Would the variance be in harmony with the purposes and intent of the City Code? Attach additional pages if needed. YES
   DISTANCE FROM ROAD TO SHED WOULD BE OVER 250', IN TREE LINE, AND OF COMPLIANT DESIGN

5. Is the variance consistent with the Comprehensive Plan? If yes, how so? Attach additional pages if needed? YES

6. Does the proposal put property to use in a reasonable manner? Explain. YES
   POTTING SHED PURPOSE IS TO BE BY GARDEN IN FRONT PART OF PROPERTY

7. Do special conditions and circumstances result from your own actions? Explain. *(If answer is 'yes,' you may not qualify for a variance.)* NO

8. Are there circumstances unique to the property? Explain. YES. NO OTHER AREA ON PROPERTY IS APPROPRIATE FOR GARDEN OR GARDEN SHED. AS ALL IS WOODS. SHED WILL BE APPROXIMATELY 250' FROM FRONT ROAD

9. Will the variance, in granted, alter the essential character of the city of Hanover? Explain. NO
   SHED WILL BE FAR FROM ROAD, IN TREES, AND HARDLY NOTICED FROM ROAD.
   DESIGN OF POTTING SHED COMPLIANT.

10. Will the granting of the variance result in a condition which impairs an adequate supply of light and air to adjacent properties? _____ Yes ___X___ No

11. Will the granting of the variance result in a condition which diminishes the established property values in the surrounding area? _____ Yes ___X___ No

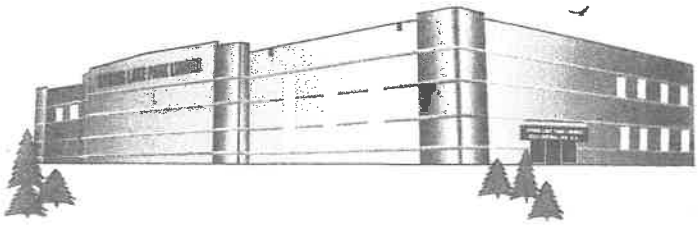
12. Will the granting of the variance result in a condition that impairs the public health, safety or welfare of the citizens of the city? _____ Yes ___X___ No

13. Could the goal be accomplished with a smaller variance? _____ Yes ___X___ No
If No, explain: NO OTHER AREA OF PROPERTY IS AVAILABLE TO ACCOMPLISH PURPOSE OF POTTING SHED

14. Attach to this application any materials outlined in the "Required Material Submission Checklist" for variance applications.

Applicant Signature: W. Bolte Date: 5/25/20

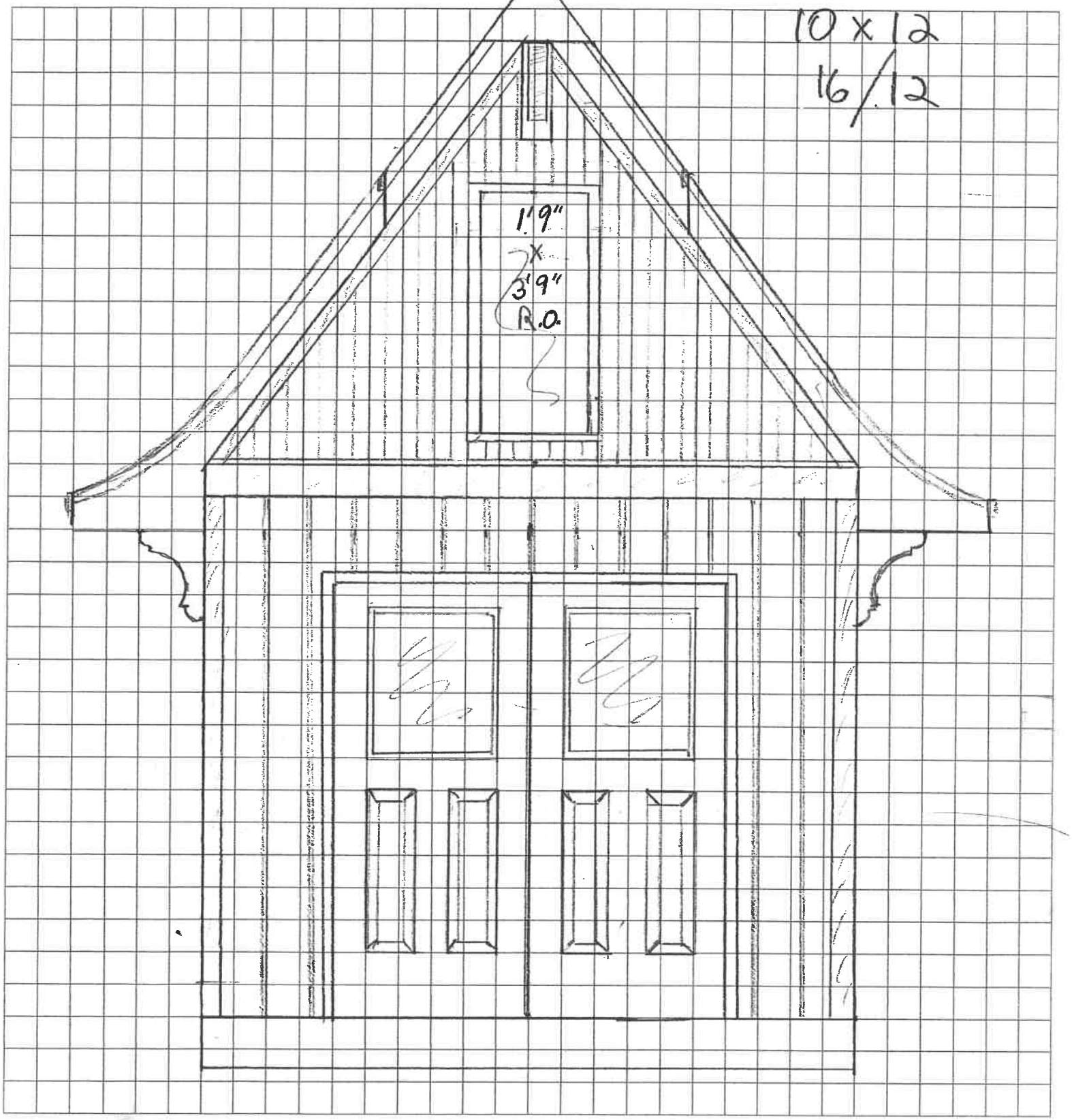
Owner Signature: W. Bolte Date: 5/25/20



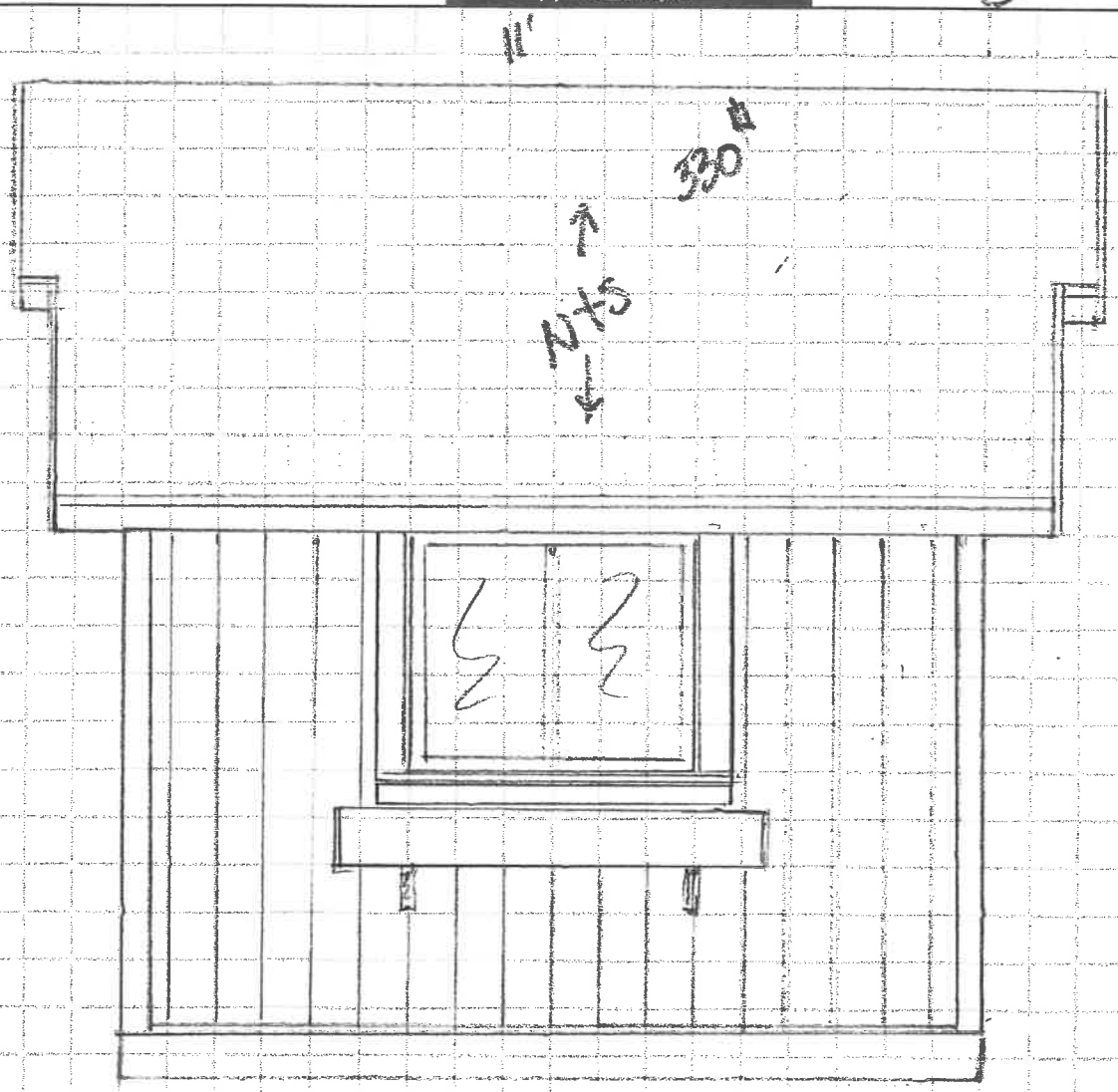
1/2" = 1'0"

SPRING LAKE PARK LUMBER CO.

8329 CENTRAL AVENUE N.E. • MINNEAPOLIS, MINNESOTA 55432 • TELEPHONE (763) 784-3062



NAME:	ENGINEERED LUMBER Georgia-Pacific Simply A Better Way To Build	DATE:	BY:
COMPANY:		PHONE NO:	
LOCATION:		FAX NO: 3/8" = 1'0"	

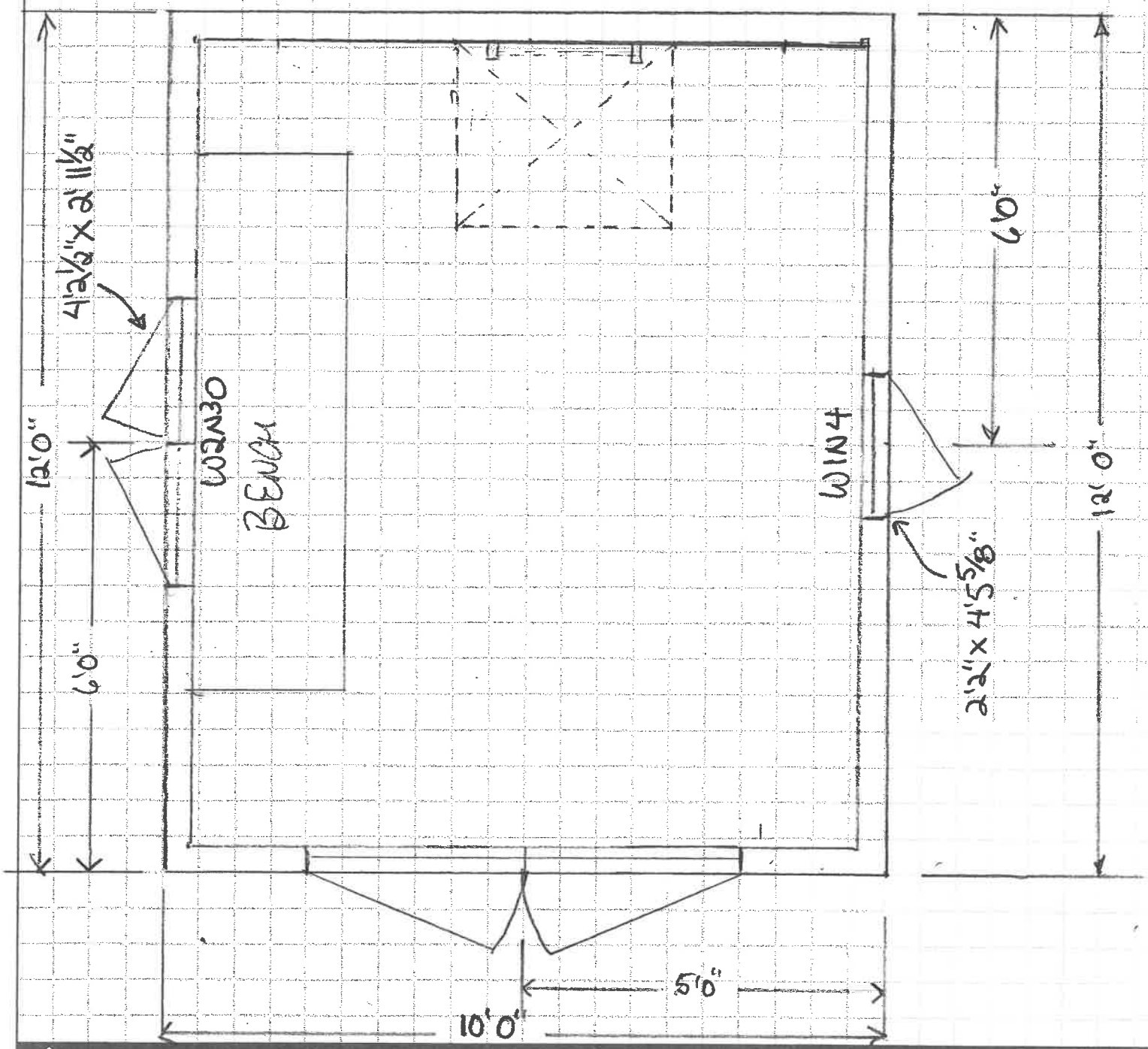


Website: www.gp.com/build/englumber

WOOD I BEAM WIF Series GPI Series G-P LAM LVL GLULAM FASTBEAM ENGINEERING ANALYSIS FASTPLAN FRAMING SOFTWARE

Lit. Item #122195

NAME:	ENGINEERED LUMBER Georgia-Pacific Simply A Better Way To Build	DATE:	BY:
COMPANY:		PHONE NO:	
LOCATION: 1/2" = 1'		FAX NO: 10X12	

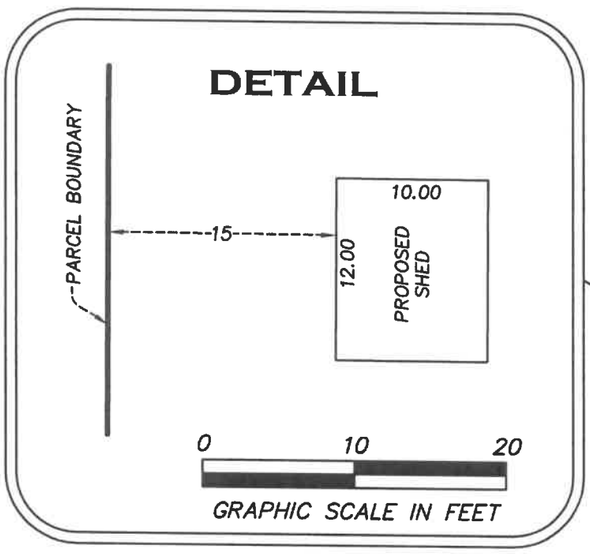


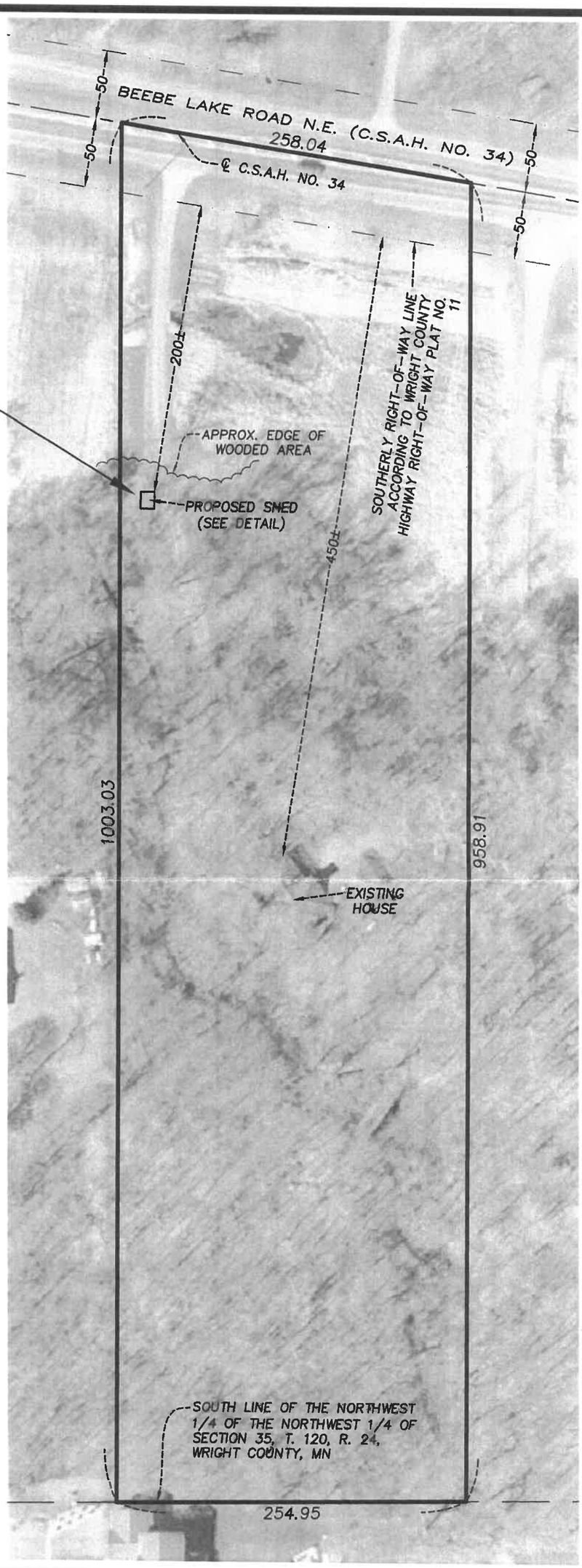
Website: www.gp.com/build/englumber

WOOD I BEAM WIF Series GPI Series G-P LAM LVL GLULAM FASTBEAM ENGINEERING ANALYSIS FASTPLAN FRAMING SOFTWARE

Lit. Item #122195

SITE PLAN
FOR
BILL BOLTE





Property Address:
10111 Beebe Lake Road NE, Hanover, MN

Parcel ID No.:
108-500-352209

Property Description (provided by client)
Part of the Northwest Quarter of the Northwest Quarter of Section 35, Township 120, Range 24, Wright County, Minnesota, described as follows: Commencing at the southwest corner of said Northwest Quarter; thence along the south line of said Northwest Quarter on an assumed bearing of North 89 degrees 05 minutes 57 seconds East, a distance of 394.12 feet to the actual point of beginning; thence continue South 89 degrees 05 minutes 57 seconds East, a distance of 254.95 feet; thence North 00 degrees 03 minutes 30 seconds West, a distance of 958.91 feet to the centerline of County State Aid Highway No. 34; thence North 81 degrees 03 minutes 27 seconds West, along said centerline, a distance of 258.04 feet; thence South 00 degrees 03 minutes 18 seconds East, a distance of 1003.03 feet to the point of beginning.

N

Meyer-Rohlin LAND SERVICES

0 80 160 240

GRAPHIC SCALE IN FEET

Surveyor's Notes:
1. This drawing is provided only for use by the client indicated hereon, for the purpose of depicting the location of a proposed shed.
2. No field work was performed for the preparation of this drawing. This drawing was compiled from information available to us including section breakdown data from the County Surveyor's Office and a plat obtained from Wright County Recorder's office.
3. Background image is 2010 aerial ortho imagery obtained online from USGS.

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a Licensed Land Surveyor under the laws of the State of Minnesota.

Date 05/22/2020

Abram A. Niemela
License No. 48664

Meyer-Rohlin LAND SERVICES
708 1ST AVENUE NE, #1
BUFFALO, MN 55313
PH. 763.682.1781 WWW.MEYERROHLIN.COM

REVISIONS			
DATE 05/20/2020			
DRAWN BY AAN	BOOK - PAGE -	SHEET 1 OF 1 SHEETS	FILE NO. 20253

N:\Land Projects\20253 - Bolte\dwg\20253.dwg

Collaborative Planning, LLC

Memorandum

To: Planning Commission
From: Cindy Nash, AICP, EDFP
Date: June 18, 2020
Subject: 775 Kadler - variance

The City has received a variance application for review and consideration.

Overview of Request

The subject property is in the Crow River Heights neighborhood, and is located on a lot that is nearly rectangular shaped but not completely rectangular. A variance request is being made to permit the construction of a screen porch and deck on the rear of the home. The proposed screen porch would be 16 feet by 16 feet, the deck would be 16 feet by 10 feet, and a staircase would lead off the screen porch to the ground.

The lot contains approximately 10,576 square feet and is approximately 79 feet wide at the front of the lot (shortest width) and 126 feet long on shortest depth. Regardless of the variation in depth, the minimum 126 feet deep is sufficient to meet a 30-foot front yard setback, 30-foot rear yard setback, and still have 66 feet depth for a home. The original home builder placed a home with a front-protruding garage that used up 59.8 feet of depth, plus added a cantilevered screen door which leaves little room for a deck on the home. The front of the garage is set at 30.5 feet from the front property line, while the porch/door are setback back approximately 64.1 feet from the front property line.

The property owners are requesting to construct a screen porch and deck on the back side of the home that is 21.2 feet from the rear property line. Hanover's ordinance requires a 30-foot rear-yard setback. It is not, however, uncommon to see setbacks of 20 or 25 feet in other communities on single-family lots when they can be accomplished in a manner that does not impact a drainage easement.

The home to the south has less depth, while the home to the north has more depth. The subject property backs onto an undeveloped property that has an apparent pond directly behind their home. The home to the south backs up on another home/lot, and had a deck that is 14 feet deep added in 2010. That deck also does not appear to meet rear yard setback requirements, but while it received a building permit there is no evidence that a variance was processed.

The City Engineer has reviewed the plans and has no comments.

Evaluation of Request

In evaluating variance requests, the following questions should be considered:

1. Is the request a reasonable use of the land? Staff note: It is typical to expect to be able to construct a deck. The Planning Commission could discuss what is a reasonable size and how to address a screen porch.

2. Is the plight of the landowner due to circumstances unique to the property not created by the landowner?
   Staff Note: The situation is created by a former landowner. The situation is not unique to the property as there are many properties of a similar size in Hanover.

3. Will the variance, if granted, alter the essential character of the locality?
   Staff Note: The variance will not alter the essential character of the locality. It would be similar in depth to the neighboring deck.

Recommendation

The Planning Commission should discuss the situation and the questions that are used when evaluating variances and make findings and a recommendation.

For Office Use Only	
Case Number:	
Fee Paid:	6-4-20
Received by:	afb2
Date Filed:	
Date Complete:	
Base Fee: 300	Escrow: 1000

Hanover, MN 55341-0278
Phone: 763.497.3777 fax: 763.497.1873
www.hanovermn.org
cityhall@ci.hanover.mn.us

DEVELOPMENT APPLICATION

TYPE OF APPLICATION		
☐ Annexation	☐ Site Plan & Building Plan	☐ Simple Land Division
☐ Appeal	☐ Sketch Plan	☐ Subdivision Sketch Plan
☐ Comprehensive Plan Amendment	☐ Conditional Use Permit	☐ Preliminary Plat
☐ Ordinance Amendment (Text or Map)	☒ Variance	☐ Final Plat
☐ Planned Unit Development (Concept/Gen)	☐ Vacation	☐ Other_____

PROPERTY INFORMATION
Street Address: 775 Kadler Ave NE Hanover, MN 55341
Property Identification Number (PIN#): 108-040-005060
Legal Description (Attach if necessary): Lot 6, Block 5, Crow River Heights East Third Addition, Section: 34, Township: 120, Range: 024

APPLICANT INFORMATION		
Name: Jason Bodey + Elissa Phillips	Business Name:	
Address: 775 Kadler Ave NE		
City Hanover	State: MN	Zip Code: 55341
Telephone: 612-770-6775 + 612-207-4799	Fax:	E-mail: bodeyphillips@gmail.com
Contact:		Title:

OWNER INFORMATION (if different from applicant)		
Name:	Business Name:	
Address:		
City	State:	Zip Code:
Telephone:	Fax:	E-mail:
Contact:		Title:

DESCRIPTION OF REQUEST (attach additional information if needed)
Existing Use of Property: Residential yard.
Nature of Proposed Use: Deck and screened porch.
Reason(s) to Approve Request: See Supplemental Application Attached.

PREVIOUS APPLICATIONS PERTAINING TO THE SUBJECT SITE	
Project Name:	Date of Application:
Nature of Request:	

NOTE: Applications only accepted with ALL required support documents.
See Application Instructions and City Code

APPLICATION FEES AND EXPENSES:

The City of Hanover required all applicants to reimburse the City for any and all costs incurred by the City to review and act upon applications.

The application fee includes administrative costs which are necessary to process the application. The escrow fee will include all charges for staff time by the City Planner, City Engineer, City Attorney, and/or any other consultants as needed to process the application.

The City will track all consultant costs associated with the application. If these costs are projected to exceed the money initially deposited to your escrow account, you will be notified in the manner that you have identified below that additional monies are required in order for your application process to continue. If you choose to terminate the application (notice must be in writing), you will be responsible for all costs incurred to that point. If you choose to continue the process you will be billed for the additional monies and an explanation of expenses will be furnished. Remittance of these additional fees will be due within thirty (30) days from the date the invoice is mailed. If payment is not received as required by this agreement, the City may approve a special assessment for which the property owner specifically agrees to be to be assessed for 100 percent per annum and waives any and all appeals under Minnesota Statutes Section 429.081 as amended. ***All fees and expenses are due whether the application is approved or denied.***

With my signature below, I hereby acknowledge that I have read this agreement in its entirety and understand the terms herein. ***I agree to pay to the City all costs incurred during the review process as set forth in this Agreement.*** This includes any and all expenses that exceed the initial Escrow Deposit to be paid within 30 days of billing notification. I further understand that the application process will be terminated if payment is not made and application may be denied for failure to reimburse City for costs. I further understand that the City may approve a special assessment against my property for any unpaid escrows and that I specifically waive any and all appeals under Minnesota Statutes 429.081, as amended.

I wish to be notified of additional costs in the following manner:

☒ E-mail bodeyphillips@gmail.com ☐ Fax _____ ☐ USPS – Certified Mail

I, the undersigned, hereby apply for the considerations described above and declare that the information and materials submitted in support of this application are in compliance with adopted City policy and ordinance requirements are complete to the best of my knowledge.

I acknowledge that I have read the statement entitled "Application Fees and Expenses" as listed above.

I understand that this application will be processed in accordance with established City review procedures and Minnesota Statutes Section 15.99 as amended, at such time as it is determined to be complete. Pursuant to Minnesota Statutes Section 15.99, the City will notify the applicant within fifteen (15) business days from the filing date of any incomplete or other information necessary to complete the application. Failure on my part to supply all necessary information as requested by the City may be cause for denying this application.

Applicant: _____ Date: 5/19/20

Owner: _____ Date: 5/19/2020

NOTE: Applications only accepted with ALL required support documents.
See Application Checklist and City Code

SUPPLEMENTAL APPLICATION – VARIANCE *Please see attached images.*

Name: Jason Bodey and Elissa Phillips Phone: 612-770-6775 and 612-207-4799

Address: 775 Kadler Ave NE, Hanover, MN 55341 PID #: 108-040-005060

1. Present zoning of above described property:

R-1A

2. The request(s) which we desire for our property are in conflict with the following section of the Hanover City Code.

SECTION 10.26
Rear yard setback of 30 feet.

3. Proposed Non-Conformance(s):

We propose to build a deck and screened porch addition to our home. The depth from the back of the house is 16 ft, and 14 ft from the bayed door that would go into the screened porch. The back of the house is approximately 40 feet from the property line, leaving a 24 foot setback. We are asking for approximately a 6 foot variance. When we submitted a building permit application on May 4, 2020, we were told that our addition does not meet the 30 foot setback requirement in the City ordinance. This same plan was approved in April 2017, we paid $563.66, and we were issued a building permit. Unfortunately, the builder fell through and we had some life circumstances that did not allow us to start the construction at that time.

4. Would the variance be in harmony with the purposes and intent of the City Code? Attach additional pages if needed.

Yes, the deck/screened porch would be in harmony with intentions of the city code, other variances that have been granted, and the rest of our neighborhood and development. Most of our neighbors have similar sized decks on their homes and have either not been required to obtain a variance (and some don't meet the 30 foot setback) or have received an approved variance. For example, our neighbor at 755 Kadler Ave NE, has the same depth deck (16 ft.) we are proposing. According to records provided by the City of Hanover, there have been three other deck setback variances applied for since 2014. Two of these were granted and one withdrew the variance. The two that were granted were in our same neighborhood at the addresses 707 Kalea Court and 735 Kadler Circle. The 735 Kadler Circle addition looks out onto the same wooded area as our proposed project. We are asking for a

variance that is in harmony with the rest of our neighborhood and does not infringe on anyone else's property.

5. Is the variance consistent with the Comprehensive Plan? If yes, how so? Attach additional pages if needed?

Goal 1 states, "continue to guide residential growth in an orderly pattern so that new development can be effectively served by public facilities and so that the character of existing neighborhoods can be maintained and enhanced." This addition on our home certainly will "enhance" our existing neighborhood and is in alignment with what other nearby property owners already have. If we were unable to proceed with this addition, or had to settle for something less, this would negatively impact our property value.

Goal 4 states, "ensure that high quality developments are well-planned and connected to existing development through the efficient use of streets, utilities, and infrastructure." We were surprised when we were told that we could not obtain a building permit for the exact same project we had obtained a building permit for in 2017. Our development should have been well-planned enough to construct a reasonable sized deck/screen porch on the rear of the property.

6. Does the proposal put property to use in a reasonable manner? Explain.

The deck/screened porch will allow us to have a rear entry to our home which we currently do not have. The size of the project allows for reasonable space behind our home and does not infringe on any of our neighbors on either side of us. Additionally, the land behind our home is a wooded wetland area and nothing will ever be built on that land that we would interfere with. Building a deck/screened porch is a typical and reasonable request in a development like ours and in the surrounding area.

7. Do special conditions and circumstances result from your own actions? Explain. ***(If answer is 'yes,' you may not qualify for a variance.)***

No

8. Are there circumstances unique to the property? Explain.

We have no, and will never have, homes directly behind our home due to the woodland/wetland area.

9. Will the variance, if granted, alter the essential character of the city of Hanover? Explain.

No, building a deck/screened porch is a typical and reasonable request in a development like ours and in the surrounding area. Most of our neighbors have similar sized decks on their homes.

10. Will the granting of the variance result in a condition which impairs an adequate supply of light and air to adjacent properties? _____ Yes ___X__ No

11. Will the granting of the variance result in a condition which diminishes the established property values in the surrounding area? _____ Yes __X___ No

12. Will the granting of the variance result in a condition that impairs the public health, safety or welfare of the citizens of the city? _____ Yes ___X__ No

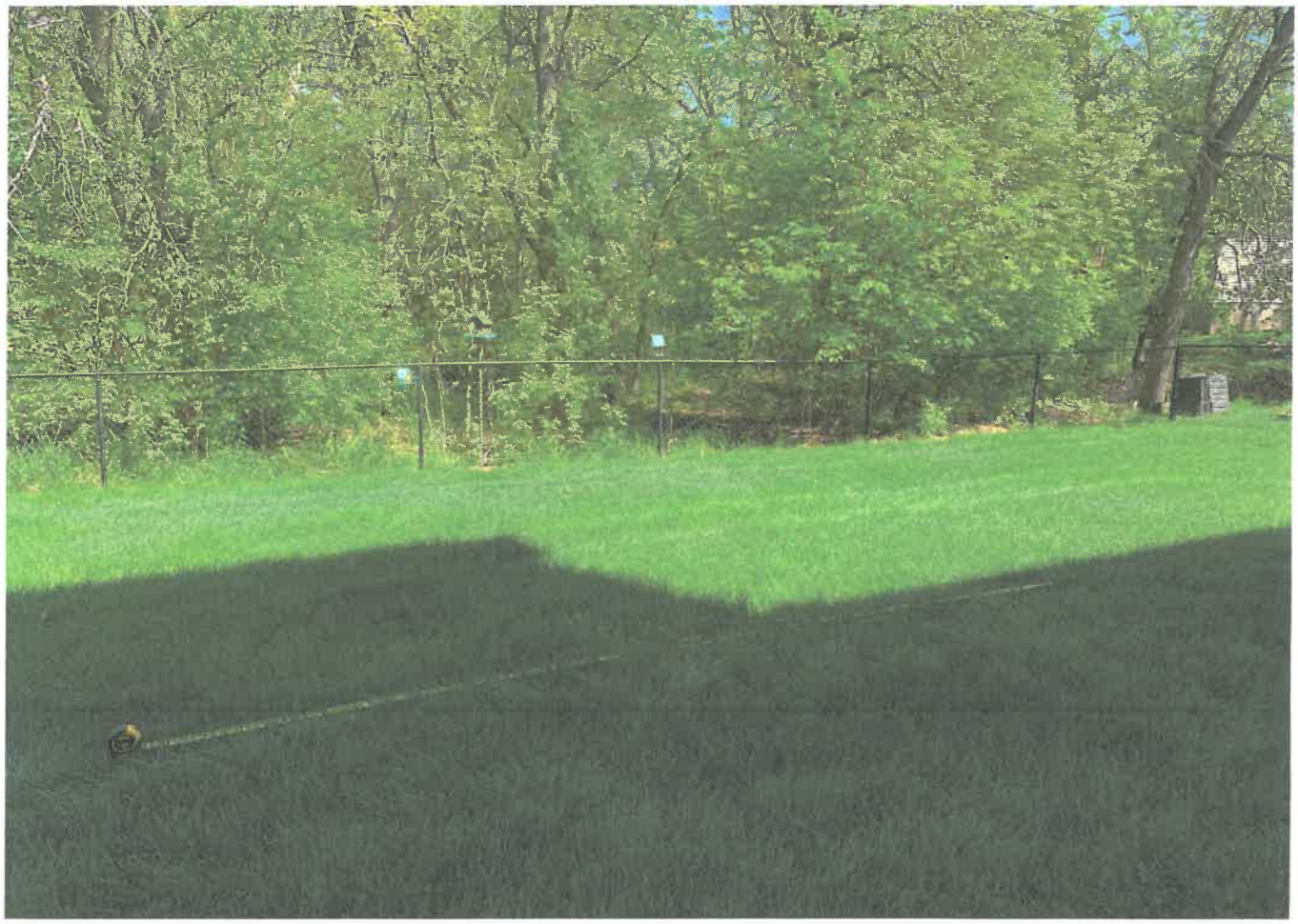
13. Could the goal be accomplished with a smaller variance? _____ Yes ___X__ No
If No, explain:

Our plan for a 14ft depth screened porch is strategic. Our home has a 2 ft. bayed window/door that extends beyond the back of the house. The depth of the deck would be flush with the depth of the screened porch, placing it at 16 feet from the rear wall of the house. The screened porch is necessary due to the excessive amount of mosquitos making it virtually impossible to enjoy the backyard of our home in the evening. The screened porch needs to have doors that open onto the deck as well as the stairs. The walkways between the door of the house and these doors on each side of the porch mean that the 4-6 feet closest to the house cannot have any furniture. This leaves the usable depth of the screened porch at 8-10 feet, which is a minimum amount of space to accommodate a small amount of furniture. This plan was well designed with the available space and a smaller variance would make it much less functional.

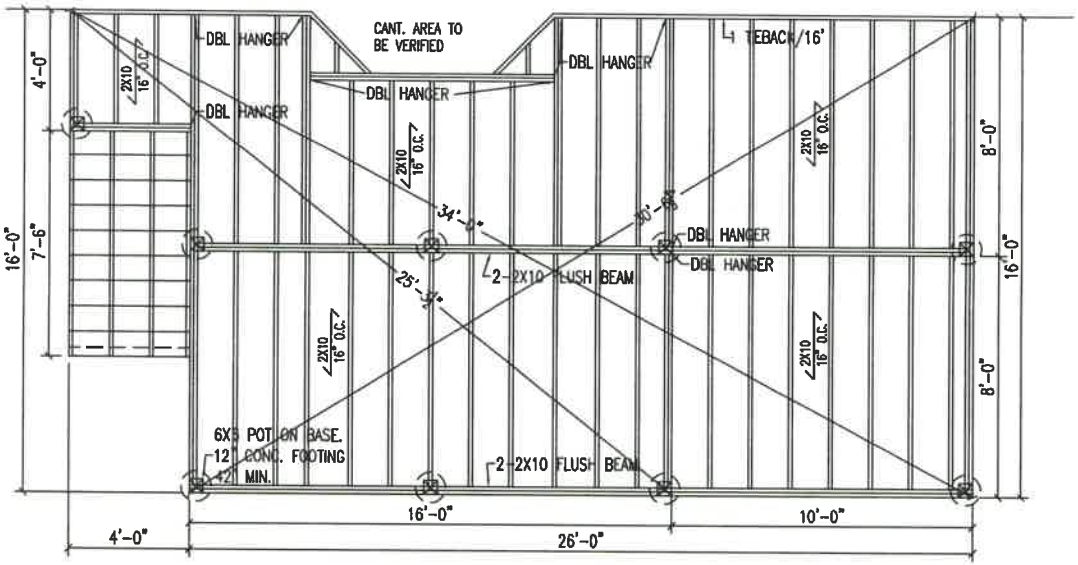
14. Attach to this application any materials outlined in the "Required Material Submission Checklist" for variance applications.

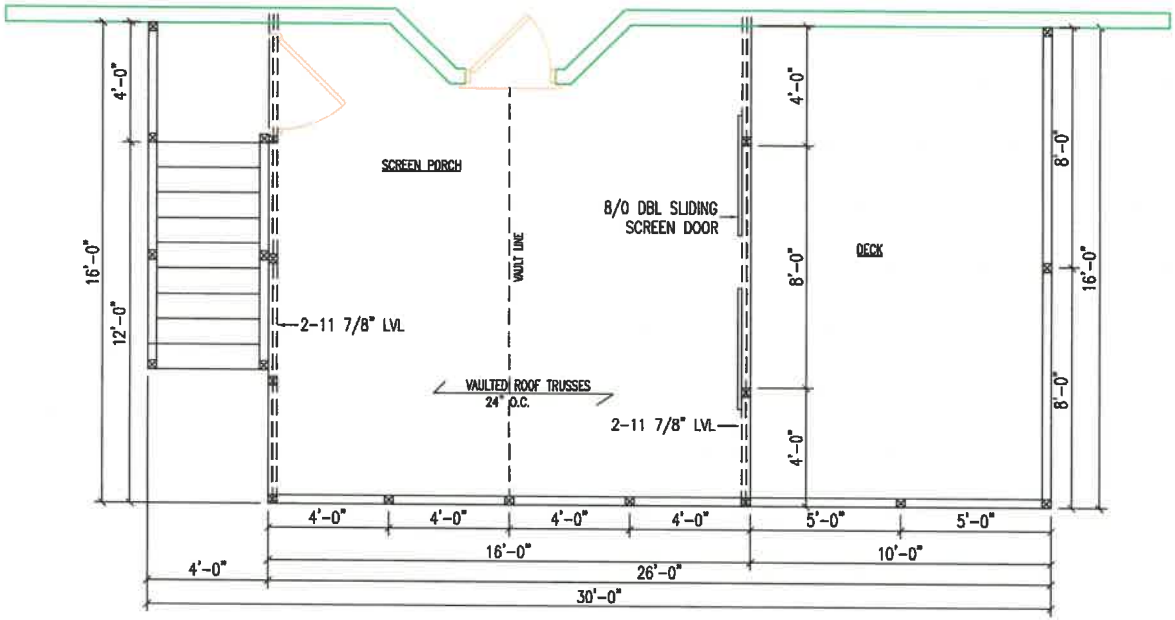
Applicant Signature: Elissa Reid Date: 5/19/2020

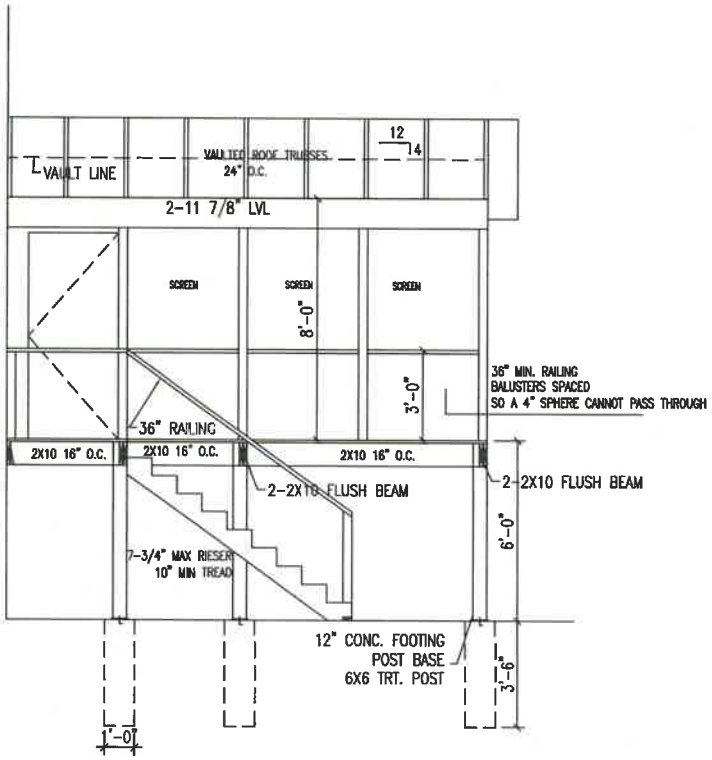
Owner Signature: Elissa Reid Date: 5/19/2020



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT





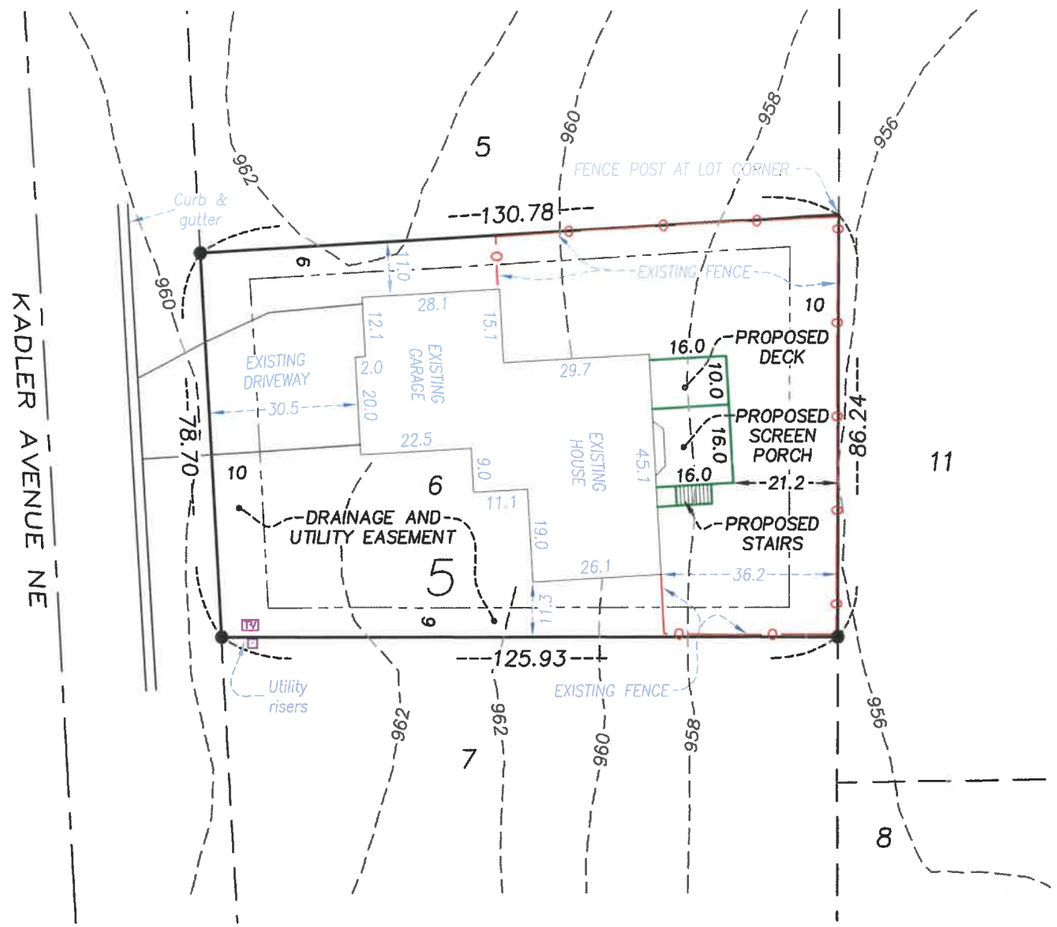


PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

CERTIFICATE OF SURVEY
FOR
JASON BODEY & ELYSE PHILLIPS



LOT 6 BLOCK 5
CROW RIVER HEIGHTS EAST THIRD ADDITION
WRIGHT COUNTY, MN
Address: 775 Kadler Avenue NE, Hanover, MN

N

Meyer-Rohlin LAND SERVICES

0 30 60 90

GRAPHIC SCALE IN FEET

● DENOTES IRON MONUMENT FOUND

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a Licensed Land Surveyor under the laws of the State of Minnesota.

Date 06/03/2020

Trace C. McCoy
License No. 44531

SURVEYORS NOTES:

1. BUILDER AND/OR OWNER SHALL VERIFY THAT SOIL CONDITIONS ARE SUITABLE FOR THE PROPOSED CONSTRUCTION
2. BUILDER AND/OR OWNER SHALL VERIFY LOCATION AND DIMENSIONS OF PROPOSED IMPROVEMENTS. NOTIFY MEYER–ROHLIN LAND SERVICES OF ANY DISCREPANCIES PRIOR TO BEGINNING EXCAVATION.
3. THIS SURVEY IS PROVIDED ONLY FOR USE BY THE CLIENT NAMED HEREON, FOR THE PURPOSE OF OBTAINING A BUILDING PERMIT FOR THE PROPOSED IMPROVEMENTS SHOWN HEREON.
4. TITLE DOCUMENTATION WAS NOT PROVIDED BY THE CLIENT. EASEMENTS ARE SHOWN ONLY ACCORDING TO THE RECORDED PLAT. EASEMENTS / ENCUMBRANCES MAY EXIST WHICH ARE NOT SHOWN HEREON.
5. EXISTING GROUND CONTOURS ARE SHOWN ACCORDING TO LiDAR DATA OBTAINED FROM MINNESOTA DNR.

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REVISIONS

SHEET 1 OF 1 SHEETS

DRAWN BY	DATE	FILE NO.
AAN	06/03/2020	20267

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Collaborative Planning, LLC

Memorandum

Date: June 17, 2020

To: Planning Commission

From: Cindy Nash, AICP EDFP

RE: Potential changes to Zoning Ordinance to allow Solar Energy Systems

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Hanover's Zoning Ordinance does not currently permit any types of solar energy systems, either as accessory or principal uses.

The resident at 1027 Emerald approached the City Council and asked if the City would consider amending the Zoning Ordinance to permit solar energy systems. The City Council referred this to the Planning Commission.

Included in the packet is sample language for consideration. Please note that the only type being considered in this sample language would be for an accessory structure related to an existing principal use. No solar farms are included in this sample language for review.

At the meeting, we will review the sample language and then the Planning Commission can provide suggestions or thoughts as to how to proceed.

Hanover Planning Commission – Ideas for Discussion
Solar Energy
Meeting date of June 22, 2020

Potential Definitions

Building-integrated Solar Energy System. "Building-integrated Solar Energy System" shall mean a Solar Energy System that is an integral part of a principal or accessory building, rather than a separate mechanical device, replacing or substituting for an architectural or structural component of the building. Building-integrated systems include but are not limited to photovoltaic or hot water systems that are contained within roofing materials, windows, walls, skylights, and awnings.

Building-mounted Solar Energy System. "Building-mounted Solar Energy System" shall mean a Solar Energy System affixed to a principal or accessory building.

Community Solar Energy System (also called a "Solar Garden"). "Community Solar Energy System" shall mean a solar-electric (photovoltaic) array that provides retail electric power (or a financial proxy for retail power) to multiple community members or businesses residing or located off-site from the location of the solar energy system, under the provisions of Minn. Statutes 216B.1641 or successor statute.

Commented [CN1]: Won't include……only included here to show difference between these types of systems for discussion purposes.

Ground-mounted Solar Energy System. "Ground-mounted Solar Energy System" shall mean a Solar Energy System affixed to the ground.

Solar Energy System. "Solar Energy System" shall mean a complete design or assembly consisting of a solar energy collector, an energy storage facility (where used), and components to the distribution of transformed energy (to the extent they cannot be used jointly with a conventional energy system).

SECTION _____
SOLAR ENERGY SYSTEMS

Subdivision

xx.xx Building-Integrated and Building-Mounted Solar Energy Systems
xx.xx Ground-Mounted Solar Energy Systems
xx.xx Roof-Mounted Community Solar Energy Systems
xx.xx Ground-Mounted Community Solar Energy Systems

Commented [CN2]: Won't use.

xx.xx BUILDING-INTEGRATED AND BUILDING-MOUNTED SOLAR ENERGY SYSTEMS. In those districts that permit building-integrated solar energy systems as an accessory use, the solar energy system shall be installed in a manner that is in compliance with all terms of this Ordinance including height and setback restrictions of the zoning district in which it is proposed to be located. Notwithstanding the height limitations of the zoning district, Building-mounted Solar Energy Systems shall not extend higher than three (3) feet above the ridge level of a roof on a structure with a gable, hip or gambrel roof and shall not extend higher than ten (10) feet at maximum tilt above the surface of the roof when installed on a flat or shed roof if the solar energy system is visible from a public right-of-way. All solar energy systems shall meet the standards of the Minnesota Building Code, and a building permit shall be received prior to installation.

xx.xx GROUND-MOUNTED SOLAR ENERGY SYSTEMS. In those districts that permit ground-mounted solar energy systems as an accessory use, the ground-mounted solar energy system shall be installed in compliance with the following requirements:

A. Parcel Size. When permitted as an accessory use in any Residential District, ground-mounted solar energy systems may only be permitted on parcels of not less than five (5) gross acres. There is no parcel size limitation in other districts.

Commented [CN3]: Different size?

B. Size. Ground mounted solar energy systems are considered accessory structures. The size of the system based on the square feet of the solar panels will be calculated as part of the maximum combined number and size of accessory structures allowed by lot size.
C. Setbacks. Ground-mounted solar energy systems including any appurtenant equipment shall comply with the accessory structure setback requirement and placement limitations for the district in which it is installed when oriented in any position. Ground-mounted solar energy systems are not permitted in front or side yards.
D. Height. The height of ground-mounted solar energy systems shall not exceed ten (10) feet in height when oriented at maximum tilt.
E. Glare. The panels of ground-mounted solar energy systems shall be placed and arranged such that reflected solar radiation or glare shall not be directed onto roadways or residential buildings. Prior to the issuance of a permit for a ground-mounted solar energy system, the permit applicant must provide an analysis or technical documentation from the manufacturer of the ground-mounted solar energy system demonstrating that the ground-mounted system will not impact roadways or residential buildings due to glare.
F. Feeder lines. The electrical collection system shall be placed underground within the interior of each property.
G. Easements. The solar energy system shall not encroach on public easements.
H. Utility Notification. No grid inter-tie solar energy system shall be installed until evidence has been given to the city that the owner has submitted notification t the utility company of the customer's intent to install an

interconnected customer-owned solar energy system. Off-grid systems are exempt from this requirement.

I. Abandonment. If the solar energy system remains nonfunctional or inoperative for a continuous period of 12 months, the system shall be deemed abandoned and shall constitute a public nuisance. The owner shall remove the abandoned system at their expense within 90 days. Removal includes the entire structure including transmission equipment, structures and foundations, and the restoration of soil and vegetation.

Use Chart

	Building-Integrated	Ground-Mounted	Roof-top Community	Ground-Mounted Community
AG	A	A		
RR	A	A		
SFR	A			
MFR	A			
B-1	A			
B-2	A			
I	A			
Inst	A	A		
Parks	A	A		
Public	A	A		