

**CITY OF HANOVER
PLANNING COMMISSION MEETING
JUNE 24, 2019
DRAFT MINUTES**

Call to Order/Pledge of Allegiance

Stan Kolasa called the June 24, 2019, Planning Commission Meeting to order at 7:00 pm. Members present were Stan Kolasa, Jim Schendel, Michelle Armstrong, Dean Kuitunen, and Mike Christenson. Also present City Planner Cindy Nash, Council Liaison Doug Hammerseng and Administrative Assistant Amy Biren. Guests present: John Ganfield, Bill Bolte, Tony Ross and Sue Ross.

Approval of Agenda

MOTION by Christenson to approve the amended agenda, seconded by Schendel.

Motion carried unanimously.

Approval of Minutes from the May 22, 2019, Regular Meeting

MOTION by Armstrong to approve the May 22, 2019, minutes, seconded by Schendel.

Motion carried unanimously.

Citizen's Forum

Bill Bolte, 10111 Beebe Lake Road: He has a garden that is located in the front of his property by Beebe Lake Road and the house sits far back in the trees. He came to the City to obtain information about constructing a garden shed/potting shed next to the garden to help with storing the necessary items to take care of the garden. He plans on making the shed 10 x 12 feet and it will be portable, not permanent. Bolte asked if there was something that could be done that would allow a shed to be built in that location. After talking with staff, he did visit St. Michael to see what their ordinance outlined. The St. Michael ordinance does allow a shed in the front if it meets very specific requirements in certain zoning districts. He fully understands why the Hanover ordinance states that sheds would not be allowed in the front yard.

Nash responded that the way the current ordinance is written, a property in the Agriculture and Rural Residential zoning district, formerly the Rural Agriculture district, an accessory building would be allowed in the side yard with a conditional use permit. Bolte's property was recently rezoned from Rural Agriculture to Single Family Residential, R-1. She continued that there were some options: there could be a text amendment to the ordinance that would allow such a shed, but that it would need to be worded very specifically; or a variance could be applied for, but the justification for a variance may be difficult to prove. What is decided regarding accessory buildings in the front yard would set a precedent.

Kuitunen said that Bolte's lot is larger and is similar in nature to those in the Rural Residential zoning district.

Nash continued with explaining that building code now has an accessory building of 200 square feet in size not requiring a building permit. When the Board reviews the ordinances, the current 120 square feet in size will be adjusted. This will happen later this summer or early fall when the ordinances are updated to correspond with the Comprehensive Plan 2040.

Kuitunen asked if there was anything in the ordinance about how far the house is located from the road. Nash replied that there was not and that staff has run into this type of scenario in the past and the applicant was not allowed to build in the front yard.

Armstrong stated that a potting shed in this location makes sense in this case.

Nash was directed to research the subject and bring it back during the ordinance amendment process.

Public Hearing
Interim Use Permit at 10171 Beebe Lake Road

Kolasa closed the Planning Commission meeting and opened the Public Hearing at 7:16 pm.

Nash reviewed the application and explained the conditions of the interim use permit (IUP):

- The applicant's property is in the R-1 District, Single Family Residential, and would like to have a home occupation in an accessory building, the approved use being boat sales and repairs.
- The building is approximately 60 x 40 feet.
- The applicant meets the requirements outlined in the home occupation ordinance.
- Hours of operation would be limited from 8:30 am to 6:30 pm Monday through Friday, 9 am to 1 pm on Saturday, and no hours of operation on Sunday and legal holidays.
- Operations and storage of the business needs to be conducted within the building and need to conform to City ordinances.
- Handling and disposal of hazardous waste needs to conform with the law.
- No more than one person other than those living in the residence may be employed.
- The IUP shall terminate on July 2, 2024, and may be extended with a new application.

Christenson asked if signage would be covered in the condition about conforming to City ordinances. Nash said currently there is no signage, but if there were, it would fall under that condition.

Schendel asked if there had been any complaints. Biren responded that there have not been any complaints received.

Kolasa closed the Public Hearing and re-opened the Planning Commission meeting at 7:20 pm.

MOTION by Armstrong to send this forward for approval by Council with the conditions listed, seconded by Kuitunen.

Motion carried unanimously.

Unfinished Business
None

New Business
Site Plan for Accessory Building at Astro Engineering, Industrial Park

Nash reviewed the site plan, explaining that the information in the agenda packet has been updated and a new set of plans and survey have been given to each member and a copy for the record. The building has increased in size. Along with the new plans, the City Engineer, Nick Preisler, provided a memo with comments which will need to be met.

Hammerseng asked if this expansion would mean more employees. Tony Ross, Astro Engineering, replied that it will allow for growth of the company.

Armstrong asked that the parking spots be clarified and how some were on gravel and others on pavement.

Nash said that the partial pavement of the site is to help bring them somewhat into compliance.

T. Ross said that ideally, they would like to not pave the front because it is a considerable expense at a time when they are trying to grow the business.

Armstrong said that it looks like the first proposed building was 40 x 104 feet and the newly proposed one is 40 x 248 feet. She wondered if the parking spots needed to be increased.

Sue Ross, Astro Engineering, said that they get visitors and clients from larger companies that like the rural setting of Astro Engineering. She believes that the gravel driveway adds to that ambiance.

Armstrong asked what other types of surfaces would be acceptable. Nash responded that it would not be gravel since it is also considered an impervious surface and is not dustless. Gravel can also migrate on to the city streets and cause wear and damage.

Kuitunen asked if there is a limit of what needs paving and if there is a way to decrease it. Nash said that she picked the fence line as it is a natural break.

Hammerseng asked if it was paved, would it lessen the amount of impervious surface. Nash responded that both pavement and gravel are considered impervious surfaces and would not lessen the amount.

Kolasa asked if the amount of area being paved could be decreased so that they pave the front entrance and end it at the south corner of the front of the building. He continued that would help prevent the migration of gravel on to the city streets. S. Ross asked if the loading dock area needed to be paved. Schendel said that it would be to her advantage to pave the loading dock area at the same time in order to prevent the paved section from being damaged throughout the seasons and from deteriorating more quickly.

Armstrong stated that by improving it, doesn't bring it into full compliance. Nash replied that was correct.

Hammerseng asked if it could be a three-year process to pave it. Nash said that is possible and explained that had been a condition for Miller Trucking in the past.

Nash went on to say that they are not in compliance with the wetland buffer and with the comments by the engineer and this expansion, compliance would be met. T. Ross said that right now it is pretty green and he understands that the engineer is requiring a certain mix for the buffer. He feels that it may not take much to bring it into compliance. Nash said that signage also needs to be installed so encroachment does not occur.

Christenson asked if additional parking spots would be needed as the building is larger. Nash did not think this would be a problem. She quickly did parking spot calculations and said that 43 spots would be needed and there plenty of spots indicated. Schendel agreed saying that it looked like there were close to 50 spots.

Armstrong questioned being in compliance and if the Board needs to treat everyone fairly and equally, how is this different from other cases. Nash stated that this is an addition and not something newly created.

Hammerseng asked how Nash arrived at the area needing to be paved. She replied that she looked at where it would make the most sense. Hammerseng then asked how does this set a precedence for future decisions. Nash said that with Miller Trucking, the City approved having them pave the front entrance area first even though the new parking spaces were not located in this area and would be paved at a later date. She continued saying that this would be a reasonable compromise to bring Astro Engineering somewhat into compliance while staying business-friendly.

S. Ross said that with the added building, it does give them the resources to pave the area in sections or parts. T. Ross said they would like to do the entire lot eventually.

Hammerseng asked what other types of products could be used. T. Ross said that in the back of the property, they put down conbit, a crushed concrete and asphalt mix, to help with the low spots and prevent equipment from being stuck.

Armstrong asked Nash about the landscaping islands. Nash explained that these were required when there were a certain number of parking spaces. Nash said that the landscaping islands can be challenging to fit in on a property.

Kuitunen asked if Astro future expansion was a possibility. T. Ross said that the new building would be the expansion and that they were trying to maximize the use of the property.

MOTION by Christenson to move the site plan forward to Council for approval with the parking lot changes as discussed and conditions outlined, seconded by Kuitunen.

Motion carried with Schendel abstaining.

S. Ross thanked the Board.

Nash said that both the site plan and the interim use permit would be on the July 2nd Council Agenda. The Council Meeting starts at 7 pm.

Reports and Announcements

Nash said that she and the engineer are reviewing the Environmental Assessment Worksheet (EAW) for the Mahler Pit Expansion and it may be on the July agenda. If so, the Public Comment Session will be held and it may be a longer meeting.

Biren said that there have been some compliance issues on properties. One involved refuse and junk being stored on the property and that has come into compliance. The other is a noncompliant fence issue being addressed at a Nuisance Abatement Hearing at the next Council Meeting.

Kolasa reminded the Board that the Hanover Historical Society will be having their Ice Cream Social July 17th.

Adjournment

MOTION by Schendel to adjourn, seconded by Armstrong.

Motion carried unanimously.

Meeting adjourned at 7:48 pm.

ATTEST:

Amy L. Biren
Administrative Assistant