

**AGENDA
HANOVER CITY COUNCIL & PLANNING COMMISSION
JULY 24, 2017**

**MAYOR
CHRIS KAUFFMAN**

**CHAIR
STAN KOLOSA**

**COUNCIL
DOUG HAMMERSENG
KEN WARPULA
JIM ZAJICEK
MARYANN HALLSTEIN**

**PLANNING COMMISSION
JIM SCHENDEL
MIKE CHRISTENSION
MICHELLE ARMSTRONG
DEAN KUITUNEN**

- 1. Call to Order: 7:00 p.m.**
- 2. Approval of Agenda**
- 3. Comprehensive Plan Amendment**
 - a. Review of June 26th Visioning Notes**
 - b. Review of Planning Principles**
 - c. Establish Goals and Strategies**
- 4. Adjournment**

Hanover Comprehensive Plan

June 26, 2017

Visioning Notes

Commercial/Industrial

- Recognizable Downtown
- Larger Commercial Tax Base
- Limited Outdoor Storage

Economic Development

- More Retail to Support Residents
- Additional Retail/Light Industrial

Housing

- Large Lot Development
- More One Level Living (Senior)
- Independent Senior Living

Development

- Develop Riverfront
- Duinick Pit Developed
- Additional 2+ Acre Lot Developments
- Larger City Through Annexation

Transportation

- Hwy 19 Traffic Flow Redesign
- 8th Street Finished

Community

- Defined Downtown Business District/Aesthetics
- Well Kept Properties
- Chipotle
- Lower Taxes than St. Michael/Albertville
- Vibrant
- River Business District
- Single County/City
- Friendly Place to Live
- Explore Partnering Opportunities

Public Facilities

- Well Groomed City
- Well Maintained City
- Planned Mix of Private/Public Septic

Utilities

- Riverview Road Utility Extensions

Natural Resources/Parks

- Leveraging the River
- Leverage Partnerships with Park District
- Boulevard Trees/Urban Forest
- Preserve and Add to Walking Paths

Hanover Planning Principles

Draft for Review

1. Residents and businesses take pride in Hanover and are engaged in improving the community, volunteering, and supporting each other.
2. Downtown Hanover will be a vibrant community gathering place with thriving businesses leveraging the natural beauty of the Crow River and a walkable development pattern.
3. Expansion of commercial, office and light industrial uses are encouraged to diversify the tax base and expand service options to residents.
4. Housing development that provides a wide range of housing choices, styles and cost are encouraged to meet the needs of a growing community and to enable existing residents to find housing that permits them to stay in Hanover.
5. Hanover will continue to collaborate with other agencies to achieve outcomes that improve the quality of life or the efficiency of service delivery.
6. The tax rate of Hanover will be low as compared to peer communities. Development and redevelopment will have the largest impact on future tax rate, so development of types that provides a cost-effective balance between increased tax base and future cost of service provision is encouraged.
7. Infrastructure will be constructed in a manner that does not burden existing property owners with the costs associated with new development.
8. The existing rural character defined by open space and natural resources will be maintained and enhanced.
9. The natural environment will be protected, enhanced and integrated as an amenity in the community.
10. A wider range of housing choices including housing style and cost will be encouraged in the overall community as well as in individual neighborhoods.
11. Opportunities will be created to better connect the community through walking and biking trails.