

**CITY OF HANOVER
PLANNING COMMISSION MEETING -- ZOOM
JULY 27, 2020
OFFICIAL MINUTES**

Call to Order

Stan Kolasa called the July 27, 2020, Planning Commission Meeting to order at 7:00 pm virtually via Zoom. Members present were Stan Kolasa, Jim Schendel, Dean Kuitunen, Mike Christenson and Gretchen Barrett. Also present City Planner Cindy Nash, Council Liaison Doug Hammerseng and Administrative Assistant Amy Biren. Guests were present including City Administrator Brian Hagen and City Engineer Nick Preisler, both acting as moderators.

Approval of Agenda

MOTION by Schendel to approve the agenda, seconded by Kuitunen.

Motion carried unanimously by roll call vote.

Approval of Minutes from the June 22, 2020, Regular Meeting

MOTION by Christenson to approve the June 22, 2020, minutes, seconded by Schendel.

Motion carried unanimously by roll call vote.

Citizen's Forum

None

Unfinished Business

Concept Plan for River's Edge of Hanover

Nash reminded the Board that in February, JP Brooks presented a concept plan for the development of the Duinick Pit called River's Edge of Hanover. Based on the feedback, the developer revised the plan and then the Covid 19 Pandemic occurred. They withdrew the concept plan and resubmitted it once the Stay at Home order was lifted.

She continued explaining that due to the capacity restraints for indoor gatherings and the lack of enough space to socially distance attendees, the Planning Commission meeting needed to be held virtually via Zoom. The State did not make any exceptions regarding land use, so the process still needs to meet the required time frame and cannot be postponed.

Nash explained that changes had been made to the concept plan which included reducing the number of lots by 18; increasing some of the lot sizes and setbacks; and retaining the villa homes, therefore a planned unit development (PUD) is needed.

The area is guided residential by the Comprehensive Plan with a density of two to four homes per acre.

A PUD is a negotiated development and when approved becomes the rules for the development. The R-1 zoning district (Single Family Residential) allows villa homes with a PUD.

Nash explained previous PUDs from the Crow River Heights neighborhoods and the Bridges at Hanover. A copy of her PowerPoint presentation is attached to the minutes for the record.

She reminded the Board and the audience that developments are done in phases with 30-40 homes being constructed per phase. In each phase, infrastructure is added. The development is gradual.

Nash directed the Board's attention to the chart on page three of the Staff Memo which compared the proposed development with previous ones in Crow River Heights West. She explained that in the past, the plans for a development were approved as a set and specific details were not called out as they are today. Nash continued explaining the benefits to Hanover when a development occurs including that it is an investment in the community and infrastructure such as parks, water and sewer systems and stormwater systems; it increases the tax base; more rooftops bring interest for new businesses to relocate to Hanover; and new residents mean new volunteers and firefighters. She went on to show the anticipated development fees that could bring an additional \$1.9 million to the City. This would be used for improvements to the City's parks, water, sanitary sewer, stormwater and storm warning siren systems.

Josh Pomerleau, JP Brooks/developer, presented to the Board and audience. He explained that he has built in Hanover previously, mostly in the Crow River Heights neighborhoods and has recently acquired the empty lots for the townhomes in the Bridges At Hanover. They are a locally owned company and are considered a small builder in comparison to the national builders in the area. They recently were awarded a Reggie Award in 2020 which honors exceptional homes in the Parade of Homes and was named a Top 25 Builder in 2019. These are awards voted on by peers.

Pomerleau went on to explain the site plan for River's Edge of Hanover. He had provided a presentation packet for the Board and it was included in the Agenda Packet. He said they are going to match the homes that will be on 8th Street to the existing homes constructed as part of the Quail Pass Second Addition that are across the street to the north. Continuing, he explained that the smallest width size for a single family home will be 70 feet. The southern part of the development will be slab on grade (SOG) villa homes due to the depth of the sewer system located in that area. The villa homes will belong to a home owner's association (HOA). There will be sidewalks on one side of the street, boulevard trees and the streets now meet a 32 foot standard.

He directed the Board's attention to the chart within the presentation which showed the lot and building standards being proposed. He stressed that he does not want the homes to appear to be all garage and no house and showed examples of what he has built in the past. He also showed an example of the townhomes being built in the Bridges At Hanover and that the villas would be similar, but with any porches or decks being off the back of the home, not the side.

Jason Ver Steeg, engineer for the River's Edge development, stated that the Board and resident feedback was taken into consideration and the changes in this version of the concept plan reflect that. He reiterated that the setbacks were changed and that the villa homes are consistent with the current ordinances. He also explained that not every home will have an 8.5 foot side yard setback and that there will be a variety of side yard setbacks with 8.5 feet being the smallest. They do not want the development to look like it was done with cookie cutters.

Barrett asked for more information on the slab on grade homes. Ver Steeg said that the sanitary sewer dictates the type of home that can be built. He said that there are between 12-15 homes in the center of the villas that would be slab on grade for certain, but that any of the villas could be slab on grade.

She asked if the HOA would be for the villas or the single family homes or both. Pomerleau replied that the villas would be in an HOA and that if a buyer wanted a basement in a villa home, that would be possible, but the buyer preference for villa homes tends to be slab on grade.

Barrett wanted confirmation that uniformity would be avoided. Pomerleau confirmed that homes would not have a cookie cutter appearance and that they watch the styles and colors of home being built within a neighborhood to obtain variety. It would be highly unlikely that similar homes would be located next to one another. He went on to say that there are about 15 styles for the single family homes from which buyers may choose and that the company does allow for custom order requests.

Barrett asked how the phasing would occur and what area would be the first phase. Pomerleau said that they would start in the northwest corner of the development and work east along 8th Street. The infrastructure already exists in that area. Moving southward along the west side of the development would be ideal since the goal is to get the villa product available as soon as possible. The villas may need to be part of the second phase. He is planning 30 homes per phase.

Kuitunen wanted confirmation that the streets would be 32 feet. Ver Steeg confirmed that this change was made at the request of the City Engineer and the consensus of the Commission. Kuitunen asked if the added width was taken from the right of way. Ver Steeg said no, that it was always there. Nash added that a 66 foot wide road is typically found in rural areas and would include a ditch, while 60 foot roads are more common in residential areas/developments.

Kuitunen asked if the garage size had been met. Pomerleau confirmed that the garage size for the villas will meet the 480 square feet requirement. Both the single family homes and the villas will have options for three or four stalls or two and three stalls respectively.

Christenson asked if that meant the houses would be 38 feet from the street. Ver Steeg and Nash confirmed that.

Christenson went on to ask if there would be enough room for decks and porches in the rear yard wanting to ensure that a variance would not be needed. Nash replied that there should be enough room and gave an example. Ver Steeg also confirmed that it would be possible. He said that with a depth of 130 feet, this will not be an issue.

Christenson suggested that the southwest corner of the development where the cul de sac is located may have other opportunities rather than villas. He said he didn't know what was possible there, but that it should be reviewed for possibilities. He believes that there may be more lucrative opportunities that have not been explored. He gave an example with more traffic and accessibility, a coffee shop or something similar may be an option to explore. Ver Steeg asked Nash about that possibility. Nash said that it could be discussed and would take a Comprehensive Plan amendment and rezoning and could be a separate site plan or part of the PUD.

Christenson stated that he not a fan of the three homes at the entrance along River Road.

He also asked who would be responsible for the outlots and the maintenance. Nash said that the smaller outlot by River Road would be a development monument (sign) and would be maintained by the development; there are some smaller strips and the pond that would be deeded to the City and the City would maintain them.

Schendel concurred with Christenson about removing the three homes at the entrance on River Road. He would also like to hear from the public.

Hammerseng stated that there seems to be changes from the last time he had seen the concept plan with the larger lots, the home on 8th Street matching the ones to the north. He asked if the phases of the development would correspond to the block numbers and the number of phases. Ver Steeg said that the phases would not match up with the block numbers. He said that the homes on 8th Street would be started first as the infrastructure is already in place. Ver Steeg reiterated that they would work south so that an additional product, the villa homes, would be available for purchase. After working toward the south, they would move east.

Hammerseng wanted confirmation whether or not the previous developer that had presented a concept plan was part of this concept plan. Ver Steeg said that the previous developer was not a part of this development. Pomerleau stated that as a builder and developer, he wants the City to be excited about this project so they

really listened to the City and the residents to create this concept plan. He went on to say that they are a different company and that their product really serves Hanover well and that this matters a lot to them.

Pomerleau answered Hammerseng's question on the number of phases saying that phasing would be between six and seven years.

Hammerseng asked if it was possible that some of the villa homes may be turned into single family homes if circumstances change in the economy. Pomerleau answered that it could be a possibility and that they are not fixated on villa homes, but that it adds another product and there is demand for that type of housing. He added that villas sometimes do not sell well in single family areas. He reaffirmed that they want to stay in the six to seven year time frame for building out the development. He added that they want to be careful of costs to ensure that people can purchase the homes.

Nash stated that if the Board had no further questions, it would be beneficial to hear from the public. She read three emails from residents (complete emails will be included in the minutes):

Sandy Albert, 783 Meadowlark: Stated opposition to the development particularly on the number of homes being proposed and also asking that the project be put on hold for a year due to the pandemic and the lack of ability to hold meetings in person.

Glen Albert, 783 Meadowlark: Stated opposition to the development because it does not meet the standards of the city guidelines and asks that they meet at least the minimum standards.

John Warner, 11929 9th Street: Stated opposition to the development as before because of the small lot sizes, roads not the proper size and increased traffic on River Road and 8th Street.

Amy Kuns, 11542 Riverview Road, sent an email asking about how the existing berms will be handled. She was also in attendance virtually and restated her questions. She also asked about how the existing trees and vegetation would be handled that were between existing homeowners and the proposed development. Ver Steeg stated that they would not be doing any work on property other than the development. He went on to say that the south and east sides of the development have lots that are 20 feet deeper in order to create a buffer between the neighborhoods. They would like to preserve as many trees as possible. Kuns stated that flattening the berm is a concern of hers. Ver Steeg said that they are only in the first stage of the process and that he couldn't provide specifics since that will be determined once a concept plan has been approved. Pomerleau added that it is in the best interest of everyone to maintain the vegetation and trees surrounding the existing homes so that homes are not looking into other homes.

Preisler put up a screen shot and explained how attendees could "raise their hand" to speak.

Martin Waters, 10268 Kalen Lane, asked if an EAW (environmental assessment worksheet) had been completed. Nash replied that an EAW was conducted two years ago and was still valid. Waters continued with a question whether or not a traffic study had been completed as part of it. Nash replied yes, but the current proposal has less proposed homes. Waters asked how this would impact the three main roads in Hanover. Nash replied that there was greater impact with the previous proposal and that there were delays predicted at River Road and CSAH 19. She asked that City Administrator Brian Hagen speak regarding current plans for CSAH 19.

Brian Hagen, Hanover City Administrator, informed the Board and audience that Wright County has begun a CSAH 19 Corridor Study from Chestnut Avenue in St. Michael to Rosedale Avenue in Hanover. The study will try to determine short- and long-term improvements. They are nearing the end of a traffic study and within the next few months will finalize it. The recommendations would then be formatted into capital improvements coordinated between the two counties, Hennepin and Wright. The parties responsible for the improvements would also be decided.

Waters continued asking what other options have developers considered such as large lots. Ver Steeg said that originally it was zoned light industrial so that was once a possibility along with mixed uses, a golf

course, and homes plus a school. He said that he has been involved with this parcel for 20 years and residential usually fits the best.

Waters wondered if reducing the density would make it more palatable to the community. Ver Steeg answered that there is so much that needs to be done to the sight that fewer homes would not make it feasible. He said that there a healthy balance has been met between the developer and the community. Pomerleau added that they need to be able to adjust and that no one wants a failed development. He stressed that this proposal is significantly different than the previous developer.

Sara Williams, 364 River Road, asked how the traffic will leave the development. Nash responded saying that the previous developer showed having three exits, but were asked to remove the third exit due to its location. The current developer has two exits, on onto 8th Street and the other onto River Road. A third exit would not divert much traffic. Preisler added that the study showed the 2040 build out level of service would operate at A and B levels and the CSAH 19 impact comes from background growth, which the development causes. The minimum level of operation desired is a C level. The levels of service measure the quality of traffic service with levels being labeled A through F with F being the worst. Ver Steeg added that the traffic study looked at single family homes so with villa homes included, the traffic would be less than projected.

Heather Sandberg, 11578 Riverview Road, stated that their family enjoys the berm. She said that she has a DNR study with a bee and a turtle in the pit. Ver Steeg said that there was the rusty patched bumble bee and the Blanding's turtle identified as a possibility in the area and that if found mitigation must be incorporated into the development plan.

Sandberg continued saying that the state of the property has been brought up for many years and Duininck's were to reclaim it and did not. Why is Duininck not improving the state of the property? Ver Steeg replied that reclamation would only be responsible for sloping the area and creating vegetation. This project can restore it to something everyone can be proud of. Sandberg replied that you left it like that and you need to fix it.

There were no more comments from the public.

Nash reminded the Board that a recommendation was needed for it to go forward to the City Council for feedback. The Council has not seen any of the concept plans since the Board was going to recommend denial in February and the developer asked to be able to make revisions and bring it back to the Board.

Nash explained to the audience that a concept plan is nonbinding and gives the developer feedback in order to develop a preliminary plat. The preliminary plat will go into specific details and answer some of the questions that have been presented. An approved preliminary plat does give the developer rights to move ahead with the project.

The recommendation from the Board will go before Council at the August 18th meeting and will be via Zoom.

Nash said that the comments from herself and Nick Preisler, City Engineer, are advisory in nature and can be resolved. The development proposal is within the Comprehensive Plan and PUDs are allowed.

Barrett stated that this concept plan is very different than the one presented previously and everything asked for has been met. This development is not in the Rural Residential zoning district so large lots are not an option. The developer is meeting the requirements we have asked, so it is difficult to say no.

Kuitunen said that this concept looks much better than anything that has been presented previously and the guidelines are being followed.

Schendel agreed and thinks that the three homes at the entrance of River Road should be eliminated. He also likes Christenson's idea of providing something else in the southern cul de sac region.

Christenson agreed with the rest of the Board.

MOTION by Christenson to send forward for approval to the City Council the presented concept plan with the recommendation to remove the three homes next to the River Road entrance, the recommendations of the City Planner and Engineer, and to reconsider the southern lots in the cul de sac region for other opportunities than housing, seconded by Schendel.

Motion carried unanimously by roll call vote.

Public Hearings

Variance at 10818 River Road NE

Kolasa closed the Planning Commission meeting at 8:40 pm and opened the Public Hearing.

Nash reviewed the request for a variance from the front yard setback in order to build an addition to the house as a garage. The existing garage would become living space. The DNR reviewed it as it is located within the shoreland area and had no comment.

There were no comments from the public.

The Board had no questions for the applicant, Christina Kenney, who was attending the meeting virtually.

Kolasa closed the Public Hearing and re-opened the Planning Commission meeting at 8:43 pm.

MOTION by Christenson to recommend approval of the variance to the City Council with the comments from the City Planner and Engineer, seconded by Barrett.

Motion carried unanimously by roll call vote.

Conditional Use Permit and Variances at 29953 109th Avenue North (Hilltop)

Kolasa closed the Planning Commission meeting at 8:44 pm and opened the Public Hearing.

Nash explained there are three topics for discussion: a conditional use permit to allow a drive through; two variances, one for side yard setbacks next to a residential zone and a second for increased impervious surface coverage in a shoreland; and the site plan for the renovated Hilltop Bar and Restaurant.

Nash said that in the zoning district which the Hilltop is located, the B-2 Highway Commercial, allows a drive thru if a conditional use permit is granted. Per the ordinance, it must be located 400 feet from any residential district as must any electronic device such as the ordering speakers and board. The house to the east is approximately 150 feet away from the proposed drive thru. Since this would need a variance before a conditional use permit could be granted, Nash is recommending tabling the request for the conditional use permit as a variance requires a public hearing.

Nash stated that discussing the aspects of the renovation is beneficial to the applicants for future revisions.

Additionally, Nash said that the parking calculations made by the City do not match the calculations from the applicant and do not meet the parking ordinance requirements. The parking calculation is greater than what can be provided by the site. A variance from the number of parking spots required would also be needed before a conditional use permit could be granted. Again, a public hearing is required for a variance.

Nash then moved to the variances for the side yard setback and impervious surface coverage. Currently, the building is closer than the 50 feet required for a side yard setback and the applicant is asking for a 10 foot side yard setback. The impervious surface coverage is currently at 52% and would increase to 70% when the improvements were completed. The shoreland area requirement is 25%.

Nash directed the Board to the Site Plan and walked the members through the proposed changes. She pointed out that there are conflict points with the traffic flow, particularly in the drive thru area which could cause back-ups during busier times. The location of the garbage dumpster will need to be moved to a more accessible location.

Hammerseng asked if there are any ordinances regarding the location of the garbage dumpster. Nash said she will look into that as she does not have the information readily available.

Nash continued explaining that the site is currently on well and septic and would connect to City water and sewer.

She also said that she did receive some comments from the DNR and they are looking for more information on the stormwater plans.

Preisler said that his engineering comments are rather extensive and technical and will need to be addressed.

Nash explained that the proposed plans have a right turn lane and that Hennepin County will need to permit this. The crosswalk is recommended to be removed until approved by Hennepin County and with the knowledge that significant safety improvements would be needed. The crosswalk also may be premature as Hennepin County has not decided on traffic improvements for 109th Avenue North/CSAH 19.

Ann Slavec, applicant, said that most of the comments have been addressed already and are doable. The coffee shop will not have seating, it will only be a small separate building with a drive thru.

Barrett asked if the City has a drive thru ordinance. Nash replied that it does and it is very specific in its requirements. Barrett asked about hours of operation, worried about the noise from ordering would impact the home to the east. Nash said that the hours of operation would be defined within the conditional use permit.

Kuitunen asked whether or not a left turn lane would be needed or would traffic be stopped by people trying to get into the property. Nash replied there would not be a left turn lane. They have been working with Hennepin County and it is not certain if there is enough right of way to create turn lanes. In the long term, the entrance on 109th Avenue North/CSAH 19 would be closed and the only access would be from the proposed Mercantile Pass commercial development.

Slavec said she is disappointed that the initially proposed second east entrance to 109th Avenue North/CSAH 19 was denied and that the u-shaped drive thru around the Hilltop was requested to be changed. She also said that the road was incorrectly placed on the property.

The public was invited to speak by indicating a raised hand to the moderator.

Waters said that the Hilltop is a landmark in Hanover and agrees that the traffic is a challenge. Anything the City could do to help would be beneficial to retaining the Hilltop.

There was no other public comment.

Hammerseng asked Slavec what the primary business would be for the Hilltop. Slavec replied that it would be a restaurant that would be leased out and operated by others. The coffee shop drive thru would be operated by the owners of the property with the intent of having two employees. Hammerseng went on to

ask if the two businesses could be run by the same person. Slavec said that was a possibility. He continued saying that there seems to be existing issues with the property which would have been known prior to purchasing the property. Slavec replied that the codes are increasing costs and different than what they first thought. Hammerseng asked if the drive thru would be for both the coffee shop and the restaurant. She replied that it was only for the coffee. Hammerseng asked whether or not it would be easier to put the coffee drive thru on a different part of the property.

Barrett asked for confirmation that Hennepin County was guiding the entrance and the traffic changes, not the City of Hanover. Nash confirmed this.

Barret said she is concerned with the hours of operation for the drive thru and is fine with tabling everything.

Kuitunen asked for confirmation that all three items would be tabled. Nash confirmed that.

Kolasa closed the Public Hearing and re-opened the Planning Commission meeting at 9:17 pm.

Slavec said she appreciates the help that has been received.

MOTION by Schendel to table all application requests related to 29953 109th Avenue North, seconded by Christenson.

Motion carried unanimously by roll call vote.

Amendment to the Zoning Ordinance related to Solar

Kolasa closed the Planning Commission meeting at 9:18 pm and opened the Public Hearing.

Nash prepared a draft ordinance based on the discussion from the previous meeting and included ordinances from nearby cities as requested by the Board. Dave Malewicki, Hanover Fire Chief, was not concerned with having solar panels on the roof.

Nash said that the proposed ordinance only permits building integrated and mounted systems. It would not allow ground mounted systems or solar gardens per the request of the Board.

The public was invited to speak.

Brian Allen, All Energy Solar, said that he appreciates that the City is taking on the language change to the ordinances to allow solar energy. He is curious why ground mounted systems were not included in the proposed ordinance.

Nash replied that the discussion at the last meeting included the homeowner working with All Energy Solar and he said he was only interested in the building integrated and mounted systems. Barrett mentioned that the Board was also worried about the look of a ground mounted system and what could be stored under it.

Allen referred to Minnesota Statute §462.357, Subd. 6 (2) about requesting variances could be used for people wanting ground mounted systems. He said it will come up in the future based on the increasing technological improvements in solar. Ground mounted systems may be the only way a resident can have access to sunlight and a variance would have to be granted.

Kolasa closed the Public Hearing and re-opened the Planning Commission meeting at 9:26 pm.

Schendel commented that perhaps the Board should slow down and look at the ground mounted systems as being part of the ordinance or did the Board want to deal with it when it happens.

Christenson said he would prefer dealing with ground mounted systems when it occurs in the future. Barrett and Kuitunen agreed.

There were no more questions by Board members.

MOTION by Kuitunen to send the proposed ordinance for building integrated and mounted systems forward to the City Council for approval, seconded by Schendel.

Motion carried unanimously by roll call vote.

Amendment to the Zoning Ordinance Related to Shoreland

Kolasa closed the Planning Commission meeting at 9:29 pm and opened the Public Hearing.

Nash explained that the current shoreland ordinance needed to be updated in conjunction with working with the DNR. She will guide the Board through the proposed changes and explain them.

The area east of CSAH 19 is a Natural Environment (NE) wetland, commonly known as the swamp by residents, is one of the areas impacted by the shoreland rules. The other area is the Crow River, which is also an impaired waterway.

The changes would now allow commercial use only with a conditional use permit in the NE wetland shoreland area. If the commercial district was located in this area, and was a permitted use, it would still need to get the conditional use permit to operate. Also, industrial use is no longer permitted in the shoreland area.

The setbacks were adjusted to meet the State minimums. Barrett commented that the setbacks would be less than what is in place currently. Nash said yes, that it has been very problematic in the past as it prohibited use of the land. She used the example of the Anderson property being adjacent to the NE Wetland and how development concept plans were impacted by the measuring the setbacks from different points of the NE Wetland. The location of where the measurements begin and the elevation of the water level would now be taken into consideration.

Christenson asked about some of the properties in the Crow River Heights East neighborhood. Nash said that some of the homes are impacted and now will be in a more positive situation than before.

Biren asked if a graphic related to building height could be added to help residents understand how they may be impacted. Nash said she would look into it.

There was no public comment.

Kolasa closed the public hearing and re-opened the Planning Commission meeting at 9:39 pm.

Nash explained that the proposed changes would go to the City Council after receiving approval from the DNR.

MOTION by Christenson to move forward to the City Council for approval the proposed changes to the shoreland ordinance with the DNR comments and added graphic regarding height, seconded by Barrett.

Motion carried unanimously by roll call vote.

New Business

Site Plan for 11039 Lamont Avenue

Nash reminded the Board that this is the site plan for the property that had been destroyed by fire earlier this year. The recommendations include showing the area to the east of the gate/front building to be paved, small utilities are located underground, and that a wetland buffer will need to be established.

John Mesenbrink, applicant and builder, Mesenbrink Construction, said that everything will be taken care of during the construction period.

Nash informed that Board that a site plan does not require a public hearing, but does require a recommendation from the Planning Commission to the City Council.

MOTION by Barrett to move the site plan at 11039 Lamont Avenue forward to the City Council following the recommendations and conditions outlined by the City Planner, seconded by Kuitunen.

Motion carried unanimously by roll call vote.

Reports and Announcements

Biren reminded the Board that the City Clean Up Day is Saturday, August 1, 2020.

Adjournment

MOTION by Schendel to adjourn, seconded by Kuitunen.

Motion carried unanimously by roll call vote.

Meeting adjourned at 9:47 pm.

ATTEST:

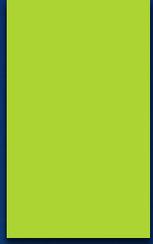
Amy L. Biren
Administrative Assistant

Hanover Planning Commission





Rivers Edge of Hanover





Comprehensive Plan:

Neighborhood Residential
2-4 units per net acre

Net Density: 3.5 units/acre
Gross Density: 3.0 units/acre



What is a Planned Unit Development (PUD)?

A PUD is a regulatory process permitted under the Zoning Ordinance that allows for a development to be planned in a unified manner. They permit for certain requirements of the Zoning Ordinance and Subdivision Regulations to be varied provided that development occurs according to an approved plan for development.

PUDs are recognized under state law.



Zoning District: R-1

Villa homes permitted with a PUD in the R-1 Zoning District

Single-family homes permitted in R-1 Zoning District, flexibility requested under the PUD.

Previous Large Planned Unit Developments

Crow River Heights West

- 77 townhomes
- 254 single-family homes

Crow River Heights East

- 131 single-family homes

Bridges at Hanover

- 75 unit apartment building
- 42 twinhome units
- 72 single-family homes

* Due to 2008 housing market crash, amendments to these PUDs were later approved



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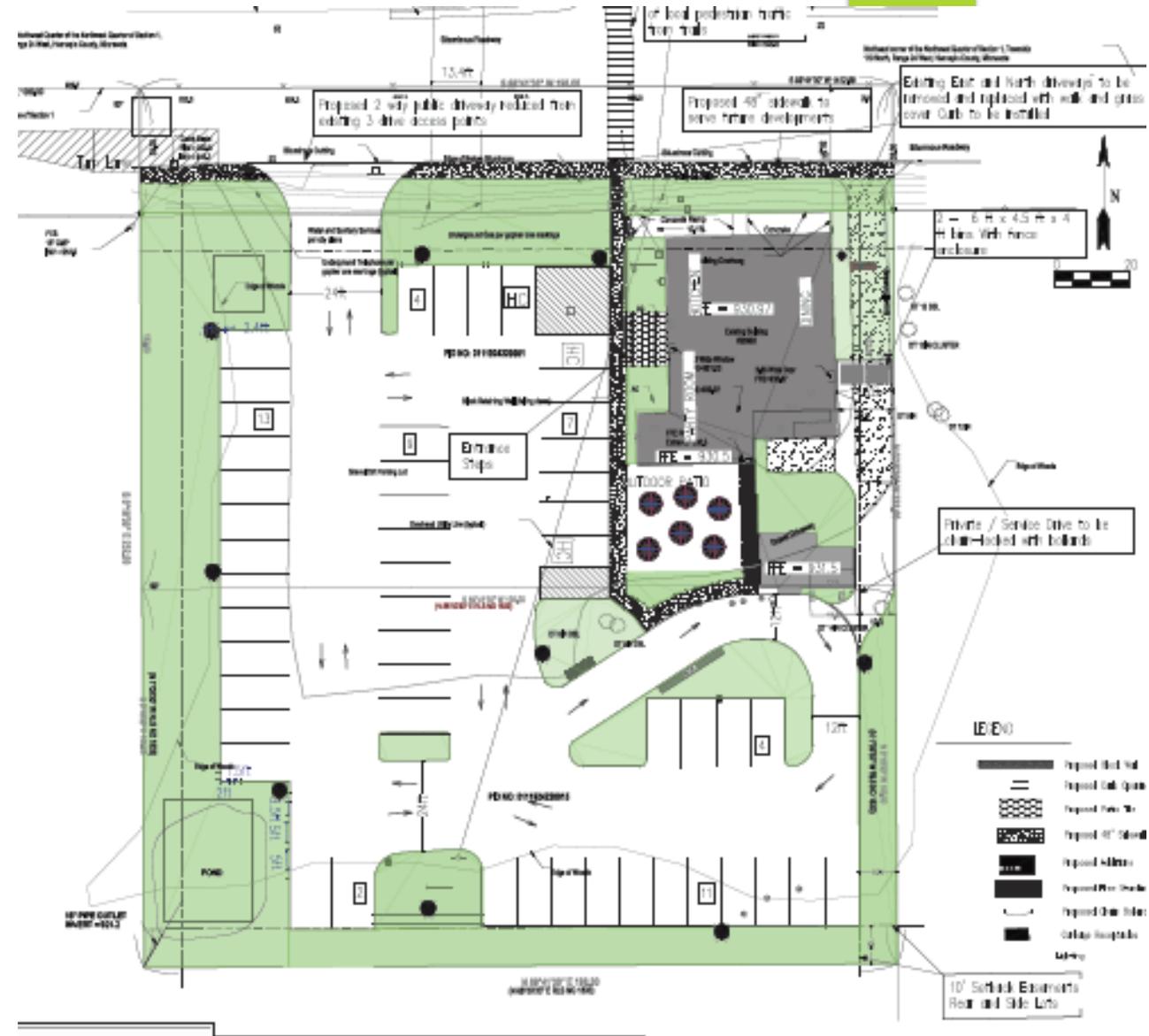
	R1 Ordinance	Proposed Rivers Edge	Crow River Heights 4th, etc.	Crow River Heights 3rd
Lot Width	80 feet	70-80	64	64
Lot Size Interior	12000 sq. ft.	8750	7930	7930
Front Setback	30 feet	25	25 to 40	32 to 50
Side Setback	10 feet	8.5	10	8
Rear setback	30 feet	20 to 30	10 to 30	20 to 30

Benefits to Hanover from Development

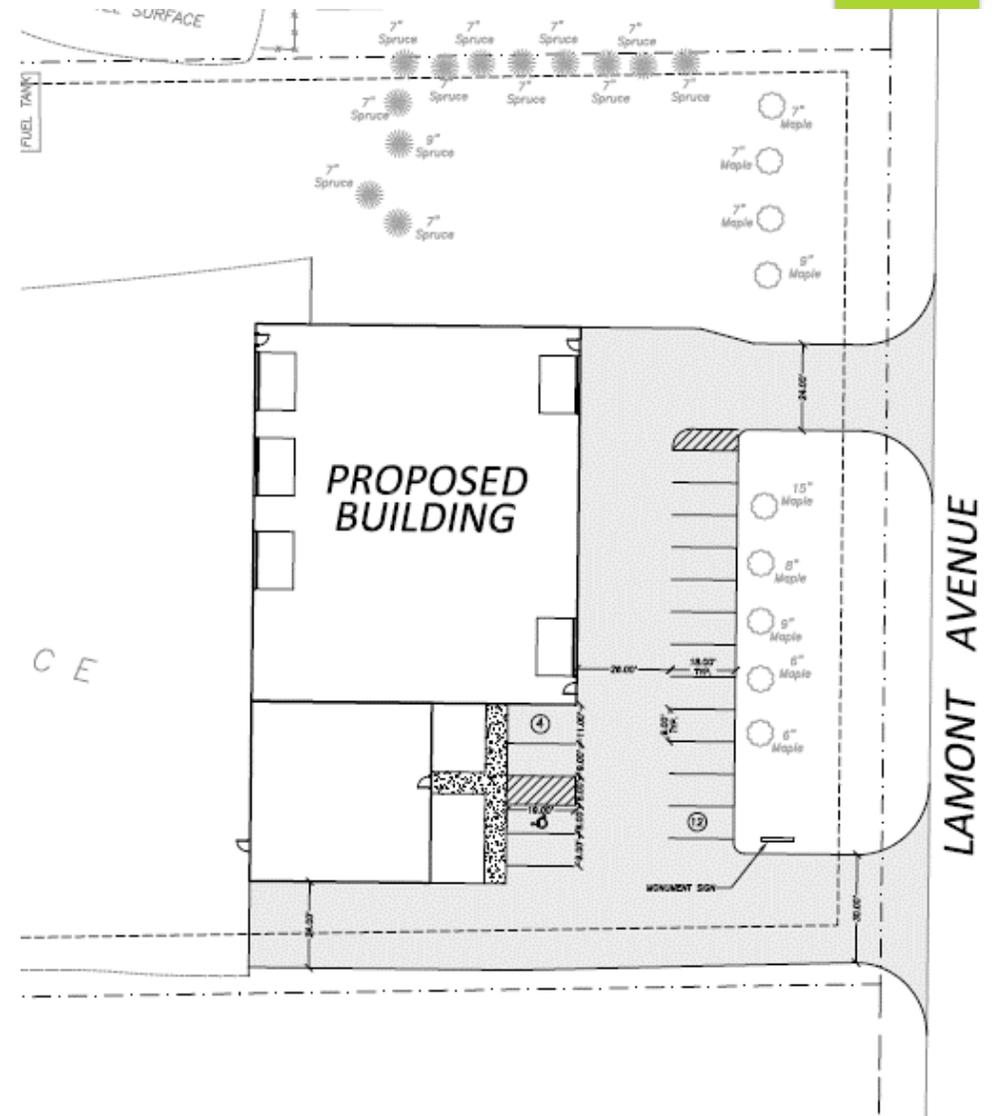
- ▶ Investment in Community and Infrastructure
 - ▶ Parks
 - ▶ Water and Sewer System
 - ▶ Stormwater System
- ▶ Increased tax base
- ▶ More rooftops brings interest for new businesses to locate here
- ▶ New residents – volunteers, firefighters, etc.

Fee Calculation		
Item	Fee	Fee Subtotal
Storm Sewer Trunk Fee (per square foot)	\$ 0.08	\$ 287,844.48
Sanitary Sewer Trunk Charge	\$ 2,270.00	\$ 576,580.00
Municipal Water Trunk Charge	\$ 903.00	\$ 229,362.00
Storm Warning Siren Fee (per acre)	\$ 68.63	\$ 5,668.84
Water Access Charge	\$ 2,241.00	\$ 569,214.00
Sewer Access Charge	\$ 5,363.00	\$ 1,362,202.00
Park Dedication	\$ 3,272.00	\$ 831,088.00
Fee Total		\$ 3,861,959.32

Hilltop



11039 Lamont



Amy Biren

From: Amy Kay <amy.k.kuns@gmail.com>
Sent: Monday, July 27, 2020 7:52 PM
To: Brian Hagen; cnash@collaborative-planning.com; Amy Biren
Subject: Rivers Edge Development Question

As a homeowner on Riverview Rd, can you (the developer) elaborate on how you'll handle the existing berms and how that will affect existing homeowners yards and what that berm provides for us with a tree barrier, etc. Will you be destroying all the existing trees that align the upper hills of the berm or will any be preserved? Will there be trees left to allow for a natural barrier between the new development and the existing homes around the pit.

Thanks.

Amy Kuns
11542 Riverview Rd
612.212.0080

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"Isn't it funny how day by day nothing changes, but when you look back everything is different..."

c.s. lewis

Amy Biren

From: Brian Hagen
Sent: Monday, July 27, 2020 2:24 PM
To: Amy Biren; Cindy Nash
Subject: FW: Rivers Edge

Comments below on Rivers Edge.

Thank you,

Brian Hagen
City Administrator
Direct: 763-496-5025
City Hall: 763-497-3777
Office Hours:
M-TH: 7:30am-4:30pm
F: 7:30am-1:30pm

-----Original Message-----

From: J C Warner <jcwarner85@hotmail.com>
Sent: Monday, July 27, 2020 9:48 AM
To: Brian Hagen <brianh@ci.hanover.mn.us>
Subject: Rivers Edge

Brian, It appears that we are seeing the same proposal with a different name . For the same reasons as before I oppose this development in its current state. Small lot sizes , roads not proper size. Increased traffic on River Road and 8th street. Thank you, John Warner 11929 9th Street Hanover MN.

Sent from my iPhone

Amy Biren

From: GLEN ALBERT <albert55341@comcast.net>
Sent: Monday, July 27, 2020 5:27 PM
To: Brian Hagen; Amy Biren; cnash@collaborative-planning.com
Subject: Planning Commission Meeting July 27th

To: Members of the Hanover Planning Commission and city staff;

Again, I am responding to J.P. Brooks, Inc.'s River's Edge of Hanover concept plan. Earlier this year the Planning Commission voted unanimously to deny the River's Edge of Hanover concept plan.

As I review the plan, I see no significant changes that address my continuing concerns of this project's impact on my neighbors and the city of Hanover. This most recent plan reduces the number of total lots by 6%. However, this still does not meet the minimum R-1 and R-2 Performance Standards of the city of Hanover. I assume the standards were developed as city guidelines to maintain the unique quality of life in our city. The property, in my opinion, needs to be developed to blend with the existing neighborhoods. Not overwhelm the neighborhoods with it's density. and the problems high density will have in this location. To do that the development must meet the minimum standards.

I ask that the commission again deny the River's Edge of Hanover Concept Plan.

Glen Albert
783 Meadowlark Lane

Amy Biren

From: sandy albert <salbert53@me.com>
Sent: Monday, July 27, 2020 11:15 AM
To: cnash@collaborative-planning.com; Brian Hagen; Chris Kauffman; Ken Warpula; Doug Hammerseng; Jim Klein; MaryAnn Hallstein; City Hall
Subject: River's Edge of Hanover - City Council Decision

Due to the continuing, never-changing nature of this issue, I am attaching today's comments to a couple that I have shared with you, in the past. There is no need to repeat the same old arguments and logic that still ring true against yet another proposal for developing the Duinck Property. I ask that you be reminded of all of the past statements made by residents in opposition to all of the proposals to date. The current one is no different. 254 homes in this small space in the middle of our beautiful town, is still out of the question. It's a waste of time to even be considering this option.

It concerns me that discussions on this issue are taking place, when in-house, open meetings are not able to be conducted. It would be tragic if this proposal came to fruition, only because of the limitations that COVID has imposed on the residents who have passionately pushed against it, from the very beginning. At the very least, I would ask that all decisions on this project be put on hold for at least one year, or until in-person discussions can be held. Please don't let the approval of this proposal be another tragic result of the pandemic.

Sincerely,
Sandy Albert

Begin forwarded message:

From: sandy albert <salbert53@me.com>
Subject: Fwd: River's Edge of Hanover - City Council Decision
Date: March 21, 2020 at 11:52:12 AM CDT
To: cnash@collaborative-planning.com, brianh@ci.hanover.mn.us, chrisk@ci.hanover.mn.us, kenw@ci.hanover.mn.us, Doug Hammerseng <dough@ci.hanover.mn.us>, Jim Zajicek <jimz@ci.hanover.mn.us>, maryannh@ci.hanover.mn.us, City Hall <cityhall@ci.hanover.mn.us>

To: The City of Hanover and City Council Members

Once again, it is time to offer kudos to the leaders of Hanover. Sitting in on the council meeting of March 9, I was proud of the way the discussion about the proposed Mercantile Pass project was conducted and delighted that the conclusion was that Hanover is simply not ready for apartment complexes or another assisted living facility, at this time. Citing the unique culture of Hanover and the desire of its residents to maintain that small town vibe, several council members vocalized the need to support that. I urge you to keep this momentum and this mindset going.

Unfortunately, the decision for the proposed River's Edge of Hanover project that had been scheduled for March 9, was postponed. Now, with the coronavirus outbreak, at least temporarily, changing life as we know it, I don't know how this discussion will proceed and whether or not the public will be allowed to be a part of that, so I am sending these written remarks. (Note: for the sake of continuity, I am attaching these comments to the e-mail I sent after the Planning Commission meeting.)

As the discussion continues and a decision is ultimately made, I encourage you to deny the proposed River's Edge project, based on the statements made in my e-mail of March 2. This is simply not the time for a development that includes 272 houses in the middle of Hanover. I (sort of) "get it" that the owner of the property can't make this project work with fewer houses.....but I don't think that's a problem that falls on the shoulders of the residents of Hanover. The owner failed to have his land properly graded, many years ago. And now, he's asking us to pay the price for his mistake. As a community, we need to stand together with a firm "No" to that request.

I get it that hundreds of families would love to share the "Hanover Vibe". But if we rush into overdeveloping our beautiful little town, that unique and special feeling will cease to exist. Hanover will become no more than a cookie-cutter bedroom community for the Twin Cities.

Sincerely,
Sandy Albert

Begin forwarded message:

From: sandy albert <salbert53@me.com>
Subject: River's Edge of Hanover - City Council Decision
Date: March 2, 2020 at 7:05:34 PM CST
To: cnash@collaborative-planning.com, brianh@ci.hanover.mn.us,
chrisk@ci.hanover.mn.us, kenw@ci.hanover.mn.us, Doug Hammerseng
<dough@ci.hanover.mn.us>, jimz@ci.hanover.mn.us,
maryannh@ci.hanover.mn.us

On February 24, a concept plan for the proposed River's Edge of Hanover was presented at the Planning Commission meeting. After a brief discussion, the Planning Commission agreed to make the recommendation that the concept, as presented, not be approved, citing non-compliance with the minimum requirements of the R-1 and R-2 zoning standards. Kudos to individual Planning Commission members who vocalized the need to adhere to the minimum standards for setbacks, lot widths, garage sizes, etc., in order to achieve the lower density desired by the city and residents of Hanover. It was clear that the owner and proposed developer for this site were aware of the standards, but chose to disregard them, stating that the project can't work at the reduced density. Again, I was proud of our Planning Commission, when at least one of the members agreed that perhaps they were right. Maybe the project "can't work" at a density that follows the current zoning standards, but without compliance to these minimum standards, the end result would be a development that is just not right for Hanover, at this time.

Frankly, there are many of us who would like to see no more than half the number of homes as is proposed in the concept plan of J.P. Brooks, Inc. I feel that adhering to the zoning standards shows great integrity and is a more than fair compromise. I urge the City Council to support the Planning Commissions recommendation not to accept the proposed concept plan and to require that the minimum R-1 and R-2 standards be maintained.

Thank you!
Sandy Albert