

CITY OF HANOVER
PLANNING COMMISSION MEETING
JULY 11, 2011 APPROVED MINUTES

Chairperson Schendel called the July 11, 2011 Planning Commission Meeting to order at approximately 7:00 p.m.

Call to Order

Members present: Karsten, Schendel, Smola, Spraungel, and Zanetti.

Members absent: None

Staff present included City Council Liaison Malewicki, City Planner Cindy Nash, and Deputy Clerk Melissa Barker.

Others present included Gene Eberhardt, Bruce Hoegger, Steve Jochim, Mark Miller, Abby Peterson, Leander Wetter, and Mary Wetter.

Chairperson Schendel introduced the agenda for the Planning Commission Meeting.

Approval of Agenda

City Planner requested to add an item entitled "Consideration of an Ordinance Change" as item 6.a. under New Business.

MOTION by Spraungel, second by Zanetti, to approve the agenda, as amended.

Voting aye: Karsten, Schendel, Smola, Spraungel, and Zanetti

Voting nay: none

Motion carried: 5:0

MOTION by Spraungel, second by Zanetti, to approve the minutes from the June 27, 2011 Special Planning Commission Meeting.

Approval of Minutes

Voting aye: Karsten, Schendel, Smola, Spraungel, and Zanetti

Voting nay: none

Motion carried: 5:0

CITIZEN'S FORUM

Citizens Forum

No citizens wished to be heard.

PUBLIC HEARING

Public Hearing

Consideration of a Request for a Conditional Use Permit to Allow an Oversized Accessory Structure at 737 Jansen Avenue SE

Schendel recessed the Planning Commission meeting and convened a public hearing at 7:02 p.m. to consider a request for a conditional use permit to allow an oversized accessory structure at 737 Jansen Avenue SE.

Consideration of a Request for a Conditional Use Permit to Allow an Oversized Accessory Structure at 737 Jansen Avenue SE

Nash provided an overview of the request. She reported that the property was currently zoned Residential Agricultural (RA). She stated the proposed structure would have a footprint of 3,500 square feet, exceeding the 3,000 maximum floor area for the parcel size. She added that the applicant had submitted revised plans with a building height of 29 ³/₄ feet, complying with the requirement that the building not exceed the 30 feet maximum overall height.

Nash stated that staff is recommending approval of the conditional use permit, excluding condition number three, being the height of the proposed structure was revised to comply with the 30 feet maximum overall height.

Spraungel stated she liked the proposed building. She inquired what the usage would be for. Bruce Hoegger replied that it would be for personal use. She said she would like to add a condition that the proposed structure is for personal use, not business.

CITY OF HANOVER
PLANNING COMMISSION MEETING
JULY 11, 2011 APPROVED MINUTES

Karsten inquired as to the size of the parcel. Hoegger replied thirty acres.

Gene Eberhardt, 572 Jansen Avenue SE, stated he liked the proposed building. He said it would be nice to see on that property overlooking the river. He congratulated Hoegger on his investment.

Nash stated that staff is recommending the conditional use permit to be approved, subject to the conditions that 1) The CUP allows the construction of an accessory building in substantial conformance with the plans prepared by McPete Drafting and Design and dated July 8, 2011; 2) A Certificate of Occupancy for the accessory structure shall not be issued until the primary structure is issued a Certificate of Occupancy; 3) The accessory structure shall not be used for human occupancy; and 4) No commercial use of the structure is permitted.

Hearing no public comment, Schendel closed the public hearing at 7:06 p.m.

MOTION by Spraungel, second by Zanetti, to recommend approval of the Conditional Use Permit to the City Council with the following conditions:

1. The CUP allows the construction of an accessory building in substantial conformance with the plans prepared by McPete Drafting and Design and dated July 8, 2011.
2. A Certificate of Occupancy for the accessory structure shall not be issued until the primary structure is issued a Certificate of Occupancy.
3. The accessory structure shall not be used for human occupancy.
4. No commercial use of the structure is permitted.

Voting aye: Karsten, Schendel, Smola, Spraungel, and Zanetti

Voting nay: none

Motion carried: 5:0

UNFINISHED BUSINESS

Consideration of Site Plan for Commercial Structure on 5th Street NE – M. Miller Trucking

Schendel introduced the item. Nash provided an overview and an update of staff recommendations.

Spraungel inquired about the side wall height of the proposed structure. Mark Miller replied 16 feet.

Spraungel stated she would like to add another condition. She said she would like to see a 15 year warranty siding recommendation. Nash said that condition could be verified during the building permit review.

MOTION by Karsten, second by Schendel, to recommend approval of the Site Plan to the City Council with the following conditions:

1. Architectural elevations shall be in substantial compliance with the plans prepared by Larson Associates, Inc. dated June 28, 2011. Elevations for the new building shall be a mix of metal and brick and shall contain no less brick than that shown on the attached rendering. The façade of the existing building shall also be enhanced with the same brick to provide a compatible appearance.

Unfinished Business

Consideration of Site Plan for Commercial Structure on 5th Street NE – M. Miller Trucking

CITY OF HANOVER
PLANNING COMMISSION MEETING
JULY 11, 2011 APPROVED MINUTES

2. Landscaping shall be installed as per the attached plan. The specific location of the three deciduous trees to be added may be adjusted in the field with installation, but they shall be located between the fence and the property line with 5th Street. A different species of tree may be installed instead of the maple trees upon approval by the City Administrator.
3. Irrigation is not required to be installed at this time. However, if in the City's sole judgment the landscaping fails to thrive, the City may require the irrigation system to be installed and the trees to be replaced.
4. A six-foot high wood fence shall be installed in the location shown on the site plan.
5. The driveway and new parking shall be paved with a bituminous surface in the locations shown on the attached site plan. Said bituminous surface shall be maintained in a condition that is in compliance with the zoning ordinance as amended from time to time.
6. Outside storage is permitted for the storage of trailers and trucks. No additional items are to be stored outside of the buildings.
7. Signage has not been reviewed. Any signage proposed in the future must comply with City ordinances.
8. Metal exterior materials must be warranted to resist fading for a period of at least 15 years.

Voting aye: Karsten, Schendel, Smola, Spraugel, and Zanetti

Voting nay: none

Motion carried: 5:0

Park Dedication Study

Park Dedication Study

Schendel introduced the item. Nash provided a recap of the park dedication study and distributed handouts on the Hanover Level of Service Standards. She reminded the Planning Commission that the City's Comprehensive Plan show the parks and trails location. She provided an overview of the National Recreation and Park Association (NRPA) established standards for parks and active recreation. She noted the NRPA standards were not updated and that the City's Level of Service (LOS) may be altered based on the needs of the community.

The Planning Commission reviewed the spreadsheet and discussed the following:

- A versatile complex (an all in one location similar to Gleason Fields in Maple Grove)
- Quantity of soccer fields
- Life span of 20 years for most playground equipment
- Replacement considerations with demographics in neighborhoods change
- Connectivity of parks
- Removal of skateboard park from the list
- Add a type of activity surrounding communities don't offer
- Sledding hill at Eagle View Park
- Locate a bench by historical bridge
- Land
- Picnic areas
- Ice hockey
- Horse shoes
- Golf course
- Ice rink

CITY OF HANOVER
PLANNING COMMISSION MEETING
JULY 11, 2011 APPROVED MINUTES

- Fitness center
- Indoor swimming pool
- New city hall similar to Monticello's

Leander Wetter stated that one of their first designs contained a ballfield complex. He to remember that people may not like where the park is going to be located.

Nash stated that she would provide a couple of options and calculate what the park dedication fee would be for the next meeting.

NEW BUSINESS

Consideration of an Ordinance Change

Schendel introduced the item. Nash reported that staff had received a building permit application for a deck that did not comply with setbacks. She inquired if the Planning Commission would consider amending the ordinance to allow an overhang or cantilever like that of a bay window.

Malewicki inquired about the applicant applying for a variance. Nash replied that it would be hard to prove a hardship.

Spraungel suggested discussing the item next month when the applicant could be here.

No action was taken on the item.

MISCELLANEOUS/OPEN FORUM

No one wished to be heard.

REPORTS

Schendel

- No report.

Karsten

- No report.

Spraungel

- Reported that Paumen's 7-acre parcel was for sale. Karsten inquired if there was a lien on Paumen's property. Barker replied that there were only liens on the properties which he proposed for developments.

Zanetti

- Showed the Planning Commission pictures of Esterly Oaks Pond. He stated that it looks nice after the rains.

Smola

- No report.

MOTION by Spraugel, second by Zanetti, to adjourn the July 11, 2011 Planning Commission meeting at 8:15 p.m.

Voting aye: Karsten, Schendel, Smola, Spraugel, and Zanetti

New Business

Consideration of an Ordinance Change

Miscellaneous/Open Forum

Reports

Adjournment

CITY OF HANOVER
PLANNING COMMISSION MEETING
JULY 11, 2011 APPROVED MINUTES

Voting nay: none
Motion carried: 5:0

Melissa Barker, Deputy Clerk