

**CITY OF HANOVER  
PLANNING COMMISSION MEETING  
AUGUST 26, 2019  
OFFICIAL MINUTES**

**Call to Order/Pledge of Allegiance**

Stan Kolasa called the August 26, 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, City Engineer Nick Preisler, Council Liaison Doug Hammerseng and Administrative Assistant Amy Biren. Guests were present.

**Approval of Agenda**

**MOTION** by Schendel to approve the amended agenda, seconded by Armstrong.  
**Motion carried unanimously.**

**Approval of Minutes from the June 24, 2019, Regular Meeting**

**MOTION** by Armstrong to approve the June 24, 2019, minutes, seconded by Schendel.  
**Motion carried unanimously.**

**Citizen's Forum**

None

**Public Hearing**

**Amendment to an Interim Use Permit to Extend the Ending Date for the Mahler Pit**

Kolasa closed the Planning Commission meeting and opened the Public Hearing at 7:01 pm.

Nash reminded the Board members that the amendment is for the existing gravel pit and that they had reviewed this in November 2018 and recommended extending the operation until August 31, 2019. Fehn Companies have been working on bringing an application for a new interim use permit (IUP) that would expand the parcels involved in mining. This amendment does not address the new IUP which the application has not been received by the City. The amendment is asking that the current operation continue until the end of this year, December 31, 2019.

Schendel asked if there have been any problems with the current operation. Nash replied that there have not been any issues.

Nash did say that comments received have been directly related to the new IUP proposal.

Kolasa closed the Public Hearing and re-opened the Planning Commission meeting at 7:03 pm.

**MOTION** by Christenson to recommend sending it to Council for approval to extend the current IUP until December 31, 2019, seconded by Kuitunen.

**Motion carried unanimously.**

**Review the Environmental Assessment Worksheet (EAW) for the Mahler Aggregate Mine**

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

Nash stated that the EAW before the Board was for the proposed expansion of the Mahler Aggregate Mine (Mahler Pit). It lays out the basic facts regarding impacts on the environment and that Council will determine whether an Environmental Impact Statement (EIS) is needed. If Council makes a negative declaration, it does not indicate approval for the proposed expansion. It is just an environmental review.

Armstrong asked for clarification on a negative declaration. Nash explained that a negative declaration means that an EIS is not needed and the environmental assessment has been completed. If a positive declaration is given, a further in-depth study is needed (EIS). Some projects are at a sized where an EIS is required from the start. Usually an EIS occurs when there is an environmental impact that does not have sufficient information and further analysis needs to be done. Armstrong asked for an example. Nash said that she worked on a project that involved mining in the floodplain of the Minnesota River and an EIS was required.

Travis Hunter, 1401 Oakwood: He is concerned with the condition of 15<sup>th</sup> Street and would recommend that there is consideration of improving it before extended use occurs with the mine expansion.

Nash replied that the City has been in discussion with St. Michael regarding 15<sup>th</sup> Street. The concerns about this will be addressed with the application of the new IUP and conditions will be set during that time.

Marjory Hart, 11229 16<sup>th</sup> Street, St. Michael: She is concerned with the possible contamination of the Crow River by pollutants. (Received via email.)

Nash reminded the Planning Commission that the Public Comment Period for the EAW continues until September 11<sup>th</sup> so the Board does not need to take any action tonight. All of the public comments will be compiled and shared with Council after the comment period has closed. At that meeting, Council will determine if there is enough information regarding the environmental impact and decide if an EIS is needed.

Kolasa closed the Public Hearing and re-opened the Planning Commission meeting at 7:17 pm.

### **Unfinished Business**

None

### **New Business**

None

### **Reports**

Christenson asked if the City had received any complaints about dirt bike noise coming from private properties. Biren replied that she was unaware of any complaints regarding dirt bikes, rather the complaints received have been about large trucks jake braking on the main highways. Christenson also expressed concern about the growing number of ATVs and golf carts that are on the streets and the issue of safety.

Armstrong asked about the trees being taken down as part of the future Crow River Heights West project. Nash replied that taking down trees is part of the grading plan and that if trees are removed that were to remain, the City does have an ordinance to address that which includes a fine system. Preisler explained that trees do need to be removed to obtain the needed lower elevations of the homes. He continued saying that as part of the grading process, the developer cannot go past the grading limits and silt fences are placed within the grading limits to serve as a reminder.

Kolasa asked about the stock piles of dirt in the development, particularly the one that is closest to Beebe Lake Road. Preisler said that particular pile will be there for a longer period of time as it will used when the later phases of the development are done. Usually, the stock piles are present for a shorter period of time. The goal is to balance the grading with the dirt taken from the site.

Hammerseng informed the Board that Council will be having a special meeting on Wednesday in order to work on next year's budget.

Nash let the Board know that Hanover grew in size when two annexations were approved by the State: Riverside Estates and the triangular piece north of the Mahler Pit.

Kuitunen asked about the progress of the River Town Villas. Nash replied that the site has too much dirt and they were running into problems with where to go with the excess. Council had extended the timeframe for the developer's agreement and recording the final plat to the end of the year. She believes that the developer's agreement and a grading plan will come to Council in October.

Biren informed the Board that work on the columbarium site at the Hanover City Cemetery will start shortly. She described the plan approved by Council.

Sarah Watercott, 1044 Emerald Street, and another guest arrived and wanted to give input related to the Mahler Pit.

Watercott stated she has concerns with the working hours and it coming closer to homes. She hears the back-up noise and the mining noise when she is in and outside of her home. She wants to know if the noise aspect has been considered and will the berm be high enough as she can see mining operation from her property. She is also concerned with it devaluing her property.

Nash responded that the concerns and questions expressed are more intended for the public hearing that will occur when the application of the proposed expansion is received. All of these details will be reviewed by staff at that point and the public will be able to participate in the public hearing. Biren also reassured Watercott that residents will receive another notification when that public hearing is to take place and that at this time, the City has not received an application so a date is unknown.

Watercott also expressed concern with mining being done under and around the high line. Preisler assured her that there were standards that needed to be met and that the power company will be aware of the project.

**Adjournment**

**MOTION** by Armstrong to adjourn, seconded by Schendel.

**Motion carried unanimously.**

Meeting adjourned at 7:46 pm.

**ATTEST:**

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Amy L. Biren  
Administrative Assistant