

**AGENDA
HANOVER CITY COUNCIL & PLANNING COMMISSION
SEPTEMBER 25, 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: 6:30 p.m.**
- 2. Approval of Agenda**
- 3. Comprehensive Plan Amendment**
 - a. Review of Planning Principles**
 - b. Review of Comprehensive Plan Goals**
- 4. Adjournment**

Hanover Planning Principles

Revised at Meeting –July 24, 2017

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 and styles 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. Hanover will strive to minimize the tax burden on properties while maintaining a quality level of service. 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. New development will be constructed in a manner that does not burden existing property owners with the associated costs.
8. The existing rural character and natural environment defined by open space and natural resources will be protected, enhanced and integrated as an amenity in the community.
9. Opportunities will be created to better connect the community through trails and sidewalks.

Hanover Comprehensive Plan Goals

Draft for Review --July 28, 2017

(Cross Referenced to Planning Principles)

1. Support the orderly growth of all urban development, including residential, commercial, and industrial areas within the corporate limits of the City. (P 2,3,4,5,7)
2. Plan land uses and implement standards to minimize land use conflicts. (P 2,3,4,5,7)
3. Strengthen the distinction between the urban city and the rural countryside with well-planned and carefully coordinated services appropriate to the distinct needs of each. (P 2,3,4,5,7,8)
4. Enhance community character and identity. (2,5,8,9)
5. Provide and maintain a safe, convenient, and efficient local transportation system for the movement of people and goods. (3,5,7,9)
6. Enhance the aesthetic character and functional qualities of the transportation networks within the City. (5,7,9)
7. Cooperatively utilize existing and new resources for economic growth in the Hanover area. (2,3,5,6,7,9)
8. Ensure a quality labor force and promote living wage jobs. (3,6)
9. Maintain a favorable climate for ongoing business activities and continue the development of a strong, diversified and balanced economic base. (1,2,3,4,5,6,7)
10. Recognize the need to upgrade and expand existing City infrastructure in order to promote and support continued residential, commercial, and industrial development. (7)
11. Support downtown and “in-town” development activities to enhance and complement the service and retail businesses already located in those areas. (2,3,4)
12. Support the continued growth of appropriate commercial and industrial areas outside of the central business district. (3)
13. Develop an integrated parks and recreation system with both new and existing parks connected to one another and to neighborhoods within the community. (9)
14. Protect, conserve, and enhance natural resources and environmentally sensitive areas within and adjacent to the City for the community’s long-term benefit. (1,8)
15. Identify and protect historic community resources including districts, buildings, sites, or events. (1,8)
16. Ensure that newly annexed land has access to municipal services in the most cost-effective and efficient manner. (6,7)
17. Work to keep special assessment costs down for property owners for new infrastructure and services. (6,7)