

**CITY OF HANOVER
PLANNING COMMISSION MEETING
SEPTEMBER 30, 2019
OFFICIAL MINUTES**

Call to Order/Pledge of Allegiance

Stan Kolasa called the September 30, 2019, Planning Commission Meeting to order at 7:00 pm. Members present were Stan Kolasa, Jim Schendel, Dean Kuitunen, and Mike Christenson. Also present City Planner Cindy Nash, Council Member Ken Warpula and Administrative Assistant Amy Biren. Absent: Michelle Armstrong and Council Liaison Doug Hammerseng. Guests were present.

Approval of Agenda

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

Motion carried unanimously.

Approval of Minutes from the August 26, 2019, Regular Meeting

MOTION by Schendel to approve the August 26, 2019, minutes, seconded by Kuitunen.

Motion carried unanimously.

Citizen's Forum

None

Public Hearing

Amendment to a Planned Unit Development in the Bridges at Hanover

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

Nash explained that JP Brooks has purchased townhome lots in the Bridges at Hanover. The amendment is to the Planned Unit Development (PUD): the townhome architecture is very similar with offering different options of floor plans. The Townhome Association has met with the builder and approves of the options being presented.

Josh Pomerleau, JP Brooks: Most of the items are staying the same such as the four-season porch and the deck. Other than the floor plan options, the difference is in square footage. There is one option that is slightly larger and one slightly smaller. He believes that this will appeal to different buyers and allow the lots to sell more quickly.

Christenson asked about the size difference. Pomerleau explained that the Redfield plan is the same as what is currently being built. The Roosevelt is about 150 square feet larger and is a three bedroom home. The Riverwood is about 130 square feet smaller and a two bedroom. Each of the double cluster lots would be the same plan. The empty parcel of six would be built last and the attached townhome would be built later. Christenson also asked if the new plans would fit within the parcel boundaries. Pomerleau confirmed that they would fit.

Roy Wasche, 10721 Settlers Lane: He is a member of the townhome association and they have no complaints with the new plans. He is concerned that in case ownership of the lots change that these options would stay in place. Nash replied that if such an event occurred, the architecture may be slightly different. Pomerleau also responded that he intends to complete the project and would like to complete it in three years.

Kolasa closed the Public Hearing and re-opened the Planning Commission meeting at 7:15 pm.

MOTION by Kuitunen to recommend sending the amendment to the Planned Unit Development in the Bridges at Hanover forward to Council for approval with the recommendations, seconded by Schendel.

Motion carried unanimously.

Unfinished Business

None

New Business

Zoning Review of Shoreland Section

Nash explained that no action will be taken tonight by the Planning Commission, rather the section will be reviewed and action will be taken when a Public Hearing is held.

Nash reviewed the following items:

All of the graphics will be new to the ordinance.

Where language from the State can be inserted, it will be inserted and where State language simplifies current Hanover language, the simpler language will replace existing language.

New definitions will be added since there were several missing definitions in the current ordinance.

The State limits impervious surface to 25 percent, so that will be updated.

There are some missing sections that now will be included such as one dealing with special land use provisions where the goal is not to be able to see anything from the river.

The current ordinance didn't allow some things such as a twin home in the shoreland, but the State does allow it, so the State language will be adopted.

The State does not allow any building in a residential district to be over 25 feet tall. Current ordinance allows a home to be 35 feet tall.

Nash went on to explain that she needs to see how the changes will impact any industrial or commercial properties.

She went on to explain that she will meet with the DNR hydrologist to discuss the changes as well as determining the water level in the shoreland and the subsequent required distance (shoreland setbacks).

Christenson asked what bodies of water qualify as shoreland in Hanover. Nash responded it would be the Crow River, the unnamed wetland located between the area west of the school and between Hanover Hills, and a couple of lakes that are located in St. Michael.

Warpula asked if one could build in the shoreland. Nash replied yes, but build less.

Nash asked if there was anything the Board felt strongly about. The Board did not have anything.

Schendel wanted verification that the City could be more restrictive than the State law. Nash confirmed this and said that the City could not be less restrictive than the State. The State is the minimum.

Nash said that the Crow River is currently classified as general development under the Lake classification and not as a River classification. Nash will do some investigating to see if the Crow River can be termed as an Urban River, otherwise it will likely stay as classified.

She went on to say that the property most impacted will be the Anderson property since how the shoreland is measured currently may not be the most accurate measurement.

Reports and Announcements

Schendel asked if the curb by River Inn could be painted yellow and that signs be installed between the two driveways. He also said a light in the city-owned downtown parking lot would be appreciated.

Kolasa also asked if the signs on Crow River Drive could be switched out to No Parking this side of street instead of the ones saying No Parking between driveways.

Nash said that the information for the Mahler Pit Expansion will be on the website by the end of the week and the Public Hearing Notice will be mailed this week. This will be scheduled for the October 28th meeting.

Adjournment

MOTION by Schendel to adjourn, seconded by Christenson.

Motion carried unanimously.

Meeting adjourned at 7:59 pm.

ATTEST:

Amy L. Biren
Administrative Assistant