

**CITY OF HANOVER  
PLANNING COMMISSION MEETING  
JANUARY 22, 2018  
OFFICIAL MINUTES**

**Call to Order/Pledge of Allegiance**

Stan Kolasa called the January 22, 2018, 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 Council Liaison Doug Hammerseng, City Planner Cindy Nash, and Administrative Assistant Amy Biren. Guests present: Gary Fehn.

**Oath of Office**

Dean Kuitunen took the Oath of Office with Biren acting as the witness for the City.

**Selection of Chair and Vice Chair**

**MOTION:** Kuitunen moved to nominate Stan Kolasa for chair seconded by Armstrong.

**Motion carried unanimously.**

**MOTION:** Armstrong moved to nominate Jim Schendel for vice chair seconded by Christenson.

**Motion carried unanimously.**

**Approval of Agenda**

**MOTION** by Schendel to approve the agenda as presented, seconded by Armstrong.

**Motion carried unanimously.**

**Approval of Minutes from the December 12, 2017, Regular Meeting**

**MOTION** by Schendel to approve the December 12, 2017, minutes as presented, seconded by Christenson.

**Motion carried unanimously.**

**Citizen's Forum**

None

**Public Hearing**

None

**Unfinished Business**

**a. Amendments to the Zoning Ordinance Related to Mining and Extraction**

Nash reviewed the memo from the Agenda Packet which focused on the discussions held by Council at the December 19, 2017, work session. It was also determined that the ordinance would need to go back to the Planning Commission.

**Aggregate Tax-Recycled Materials:** Council had wondered if the aggregate tax also applied to materials brought to the mine site that were intended for recycling. Nash found that the aggregate tax only applies to the minerals extracted from the actual mine, nothing that is brought in. Christenson asked Gary Fehn how they track aggregate from the recycled materials. Fehn said that they track it on the computer and use the aggregate amounts to calculate the tax.

**Collector Roads:** The draft ordinance requires mine operations to utilize a 10-ton collector road that does not travel through a residential area. The current status of collector roads was questioned. Nash confirmed with the City Engineer, Justin Messner, that the new MNDOT standards would be a 10-ton rating. This would apply to future mining operations. Nash showed a map of the collector roads per the 2008 Comprehensive Plan. Many of the current collector roads are not rated as such and would require

improvement prior to any new mining operations. The Planning Commission has some options: The draft ordinance can stay as proposed with collector roads being 10 ton or the Commission recommends different tonnage ratings and Council would have the final say. Schendel asked what would it take to bring the current collector roads up to the 10-ton standard. Nash replied that it would depend on what shape the road was in. Kuitunen asked what 15<sup>th</sup> Street is rated as that is one of the roads in poorer condition. Staff believes it is rated 9 ton, but that it is shared with the City of St. Michael. Fehn said that state roads are 10 ton and thinks that CSAH 19 is a 9 ton. Hammerseng asked Fehn what a typical amount is hauled in one of their trucks. Fehn said that it is usually between 7 and 9 ton per axel. Christenson asked about what the agreement between St. Michael and Hanover regarding 15<sup>th</sup> Street states. Kolasa said that there is an agreement. Staff acknowledged that they do not know what is in that agreement and will find out. Armstrong asked who would make the improvements to 15<sup>th</sup> Street. Nash replied that whomever starts a new mining operation would be responsible for the improvements. She went on to say that over time, cities can determine a tonnage for a road, but the road will deteriorate over time and in fact, not meet the tonnage rating at all. Christenson said that some of the roads are already in rough shape and he is concerned about them deteriorating even more for the residents. Schendel said that if the Ruter land is mined, it would be difficult to haul the minerals without going through a residential area. Fehn said that if that occurs, the minerals would be hauled out through the current Mahler Pit site unless that land is sold. Fehn went on to say that the goal would be to mine the Ruter land and then get housing on it. Schendel wondered if it needed to be changed as the 9-ton rating seemed to be working. He went on to say that sand and gravel can be measured more accurately than other materials so that the road tonnage rating can be met. Armstrong said she would be inclined to leave it at the 9-ton rating. No matter what is decided, St. Michael would need to be included in a change since there is a shared road. Hammerseng asked if the tonnage can be left out of the draft ordinance and then when a new mining project is eminent, decide if a variance is needed. Nash replied that a tonnage needs to be in the ordinance because this is not something that would apply to the variance process. She added that the City Engineer is recommending 10 ton. Christenson said that he is reluctant to go against the engineer's recommendation. Kolasa said that answers need to be found to the group's questions as well as getting input from St. Michael.

**Size of Stockpiled Recycled Materials:** The size of the pile of recycled materials waiting to be crushed was asked to be increased to 50,000 cubic yards. Nash said that usually such material is dumped over a cliff into an empty section of the mine. She said that it is not a guarantee that it would be stockpiled on the mine floor, but that is the usual practice. Hammerseng asked how visible would this be in comparison to the materials being extracted. Nash said that the applicant would have to show on the site plan where this would be located and how it would be screened. Hammerseng asked Fehn if the Mahler Pit was currently set up for recycled materials. Fehn replied that it was not, but that any new operation it would more than likely be in the bottom of the pit. Hammerseng asked if the equipment to crush it was taller than the stockpile. Fehn said that it typically is taller, but that it is a short-term operation and usually lasts only a couple of weeks. Christenson said he is fine with a larger stockpile and admitted he probably would not know the difference between the two figures. Hammerseng said he is more concerned with the site and sound of the recycling process.

Nash asked for direction regarding the tonnage rating for the collector roads. Kolasa said that he is comfortable with it not coming back to Planning and going right to Council. Christenson agreed. Hammerseng said that it needs to be discussed in Planning as this is where the main work is completed prior to going forward to Council. Kuitunen and Armstrong agreed.

It was asked that Justin Messner be asked to attend the next meeting in order to provide some answers to the questions raised at this meeting.

Fehn asked if the feet of separation being maintained between the lowest grade mining permitted and the water table could be discussed. He wondered if ponding could be permitted which would make it lower than the water table. Ponds are used in the process so that if a heavy rainfall occurs, the water has somewhere to go and does not collect in the bottom of the mine. Hammerseng said that the number of feet

of separation has already been decreased from what was proposed. He explained that there is a concern about the potential damage which may occur to the water table itself as well as the Crow River. Schendel said that having a pond in the mine is typical.

**MOTION** by Schendel to table the mining ordinance until the next meeting, seconded by Armstrong.  
**Motion carried unanimously.**

**Reports and Announcements:**

**Staff:** Nash said that next month's meeting will be busy. There is a CUP application for a shed, there will be a site plan for the empty lot on 8<sup>th</sup> Street in the Industrial Park, there will be a concept plan for the Duininck Pit as well as a Comprehensive Plan Amendment. She explained that a developer is looking at residential construction for the Duininck Pit. Staff has met with the developer and the concept plan will be presented next month.

**Adjournment**

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

**Motion carried unanimously.**

Meeting adjourned at 7:52 pm.

**ATTEST:**

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Amy L. Biren  
Administrative Assistant