

**CITY OF HANOVER
ECONOMIC DEVELOPMENT AUTHORITY MEETING
OCTOBER 12, 2023**

Call to Order

Chair Bartels called the regular EDA meeting of October 12, 2023 to order at 8:00 a.m. Present were members Todd Bartels, Tony Ross, Jessica Johnson, Brian Dismang, Ted Zrust and MaryAnn Hallstein. Absent was Tom Dierberger. Also present was City Administrator Jennifer Nash, City Planner Cindy Nash, Mayor Chris Kauffman, Wright County Economic Development Partnership Director Jolene Foss, Robert Hare, Ashley D'Alessandro and Planning Commission Members Dean Kuitunen, Gretchen Barrett and John Ganfield.

Approval of Agenda

A motion was made by Johnson and seconded by Dismang to **approve the agenda**. All in favor. Motion carried.

Approval of Minutes from August 17, 2023 Regular Meeting

A motion was made by Hallstein and seconded by Dismang to **approve minutes of August 17, 2023 as presented**. All in favor. Motion carried.

Approval of Accounts Payable and Financial Reports

Johnson noted the two loans are current, and there were expenses for the food for the Design Team visit. Total cost was within projected budget, and Johnson thanked Hallstein for her work in coordinating food and other logistical items for the events. A motion was made by Johnson and seconded by Dismang to **approve the Accounts Payable and Financial Reports as presented**. All in favor. Motion carried.

Citizen's Forum

None

New Business

- Planning Commission Request for Feedback – Commercial Property Rezoning Request

Planner Nash introduced a request from the Planning Commission to the EDA to provide feedback on a request to rezone property on Beebe Lake Road from highway commercial to single-family residential. Developer JP Brooks and underlying property owner Schirmer would have submitting application for rezoning and concept plan review for single-family homes on the property. Nash noted the developer contends there are challenges for the parcel that would make it difficult to developer commercially.

EDA members requested input from Planning Commission members present at the meeting regarding what they are asking EDA to give input on. Planning members Barrett, Kuitunen and Ganfield asked for input on commercial need in the City, whether EDA is receiving commercial inquiries and whether this parcel may be appropriate for commercial development if there is a need for commercial-zoned land.

Hallstein noted the recent Minnesota Design Team visit received a lot of input from residents seeking additional commercial amenities in the City. Ross noted that a good portion of these comments centered around small, locally-owned businesses that folks were looking for, and he questioned whether larger parcels away from the central downtown area like this one would be likely fits for these types of small

businesses. Mayor Kauffman referred to a business park in Medina that had smaller parcels available for individuals businesses and suggested perhaps something like this could work on this parcel on Beebe Lake Road.

WCEDP Director Foss noted that several communities in the area are currently considering introduction of mixed use development on commercial parcels that would allow for housing on upper floors with commercial retail businesses on the ground floor. Hallstein expressed that it may be time for Hanover to look at potential for a mixed-use development in town. Planner Nash noted there is currently not a zoning classification that would permit vertical mixed-use development.

Ross suggested the community should consider ongoing infrastructure costs associated with lower-density uses and the future liability this presents for the City to pay for maintenance and reconstruction needs down the line.

Bartels stated there is need to preserve commercial property for needs in Hanover. He stated he is inclined to recommend this parcel remain in a commercial zoning classification unless there is a good reason found that prevents it from being developed for commercial use.

Planner Nash noted the City is under a 60-day review timeline, but the developer has expressed interest in providing extension to allow further study of commercial need and this parcel's potential viability for commercial development.

Planning Commission Member Ganfield asked that everyone keep in mind that a family is trying to sell a property right now and that zoning classifications limit who their buyer can be. Hallstein noted that comprehensive plans and decisions made by cities on zoning last within the community for generations to come making these very important decisions to think carefully about.

Hallstein asked if the property had been listed for sale as a residential development parcel, commercial or both. Realtor Hare noted the property was listed for sale as a residential development site and not posted on commercial sites. Mayor Kauffman suggested the market for commercial development may be becoming more viable than it used to be due to all of the growth across the border in nearby St. Michael neighborhoods using this road as well as growth in Hanover. Planning Commission Member Kuitunen noted there are a lot of new rooftops and not many locations where services these folks may be looking for may be able to locate.

Bartels suggested the EDA investigate possible opportunity to invest in helping the property owner to identify feasibility of commercial development on the parcel. Planning Commission Member Barrett suggested potential for mixed use should be reviewed. Ganfield asked that the Planner research history of zoning on the parcel.

A motion was made by Bartels and seconded by Johnson to recommend that the Schirmer farm property on Beebe Lake Road remain zoned highway commercial at this time. All in favor. Motion carried.

- Minnesota Design Team Recap

Administrator Nash referred to the presentation slides included in the EDA’s agenda packet. These slides have also been posted on the City’s website, and pursuit of the many ideas in the presentation will be long-term ideas that may present themselves as opportunities arise. Members discussed the event and individual slides.

EDA Board and Staff Reports

- Johnson – inquired about efforts by Champlin to secede from Hennepin County and instead join another County. Kauffman noted he is monitoring these efforts to see if something similar may be an option in Hanover for the portion that is currently in Hennepin County.
- Administrator Nash – noted three board members have terms expiring at the end of the year. She will be sending applications to Tony Ross, Ted Zrust and Todd Bartels who should submit applications if they are interested in renewing their EDA membership for terms starting in 2024.

Adjournment

MOTION by Zrust to adjourn at 9:32 a.m., seconded by Hallstein. **Motion carried unanimously.**

ATTEST:

Jennifer Nash, City Administrator