

**CITY OF HANOVER
PLANNING COMMISSION MEETING
OCTOBER 23, 2023
OFFICIAL MINUTES**

Call to Order/Pledge of Allegiance

Stan Kolasa called the October 23, 2023, Planning Commission Meeting to order at 7:00 pm. Members present were Stan Kolasa, Jim Schendel, Dean Kuitunen, and Gretchen Barrett. John Ganfield was absent. Also present City Planner Cindy Nash, Council Liaison Mike Amery and Administrative Assistant Amy Biren. Many guests were present

Approval of Agenda

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

Motion carried unanimously.

Approval of Minutes from the September 25, 2023, Regular Meeting

MOTION by Schendel to approve the September 25, 2023, minutes, seconded by Kuitunen.

Motion carried unanimously.

Citizen's Forum

None

Public Hearing

None

Unfinished Business

Comprehensive Plan Amendment, Rezoning, and Concept Plan at 999 Kalenda Lane, NE

Nash explained that the Board will be looking at a revised concept plan for the Schirmer property at 999 Kalenda Lane. The Hanover Economic Development Authority (EDA) gave input on the application at the last meeting and indicated they were not comfortable with changing it to residential and thought that additional work needed to be done to see if there were other properties that would work commercially.

Art Plante, applicant, said that they listened to the comments from the last Planning Commission meeting and have revised the concept plan because of concerns regarding the number and size of lots with the proximity of houses. The number of lots have been reduced to 180 with 116 of the lots being in Hanover. The rest would be in the St. Michael portion of the property. They reduced the number of different lot widths from four to two: one at 55 feet wide and the other 65 feet wide. The side yard setbacks have been changed from the five (5) feet previously to seven and a half (7.5) feet, allowing for 15 feet between houses. Plante said they realigned the entrance with the potential development to the south. Plant indicated that the villa buyers are looking for privacy and quiet with trees and wetlands. The revised concept plan allows for this. Streets were added to allow for less traffic by homes at the entrance/exit of the development. He stated they feel that residential is still the best fit for this property based on the neighboring properties and topography. He informed the Board that they had met with Wright County regarding a secondary entrance/exit with a ghost plat of the property to the west.

Plant said that if the Planning Commission does not feel they have enough information to make a decision tonight, the applicant is willing to employ a consultant to do a feasibility study of commercial properties in Hanover. He also said that the EDA had made a comment about having a combination of commercial and residential on the property.

Kolasa stated that the Planning Commission had sent the application to the EDA for feedback. He would like to hear comments from the Board members that attended the meeting.

Barrett said that she had attended the meeting along with Dean Kuitunen and John Ganfield. The realtor for the property was also in attendance and was asked about any commercial interest in the property. The EDA requested that such interest be investigated further. The comments from the Minnesota Design Team were also discussed regarding what residents want for amenities and services in Hanover. One possibility mentioned was to have a multi-zoning district which Hanover does not have currently. An example would be to have commercial and residential combined on one lot. The EDA's preference was to leave the property zoned commercial until learning about commercial interest in it.

Tony Ross, EDA member, agreed with Barrett's summary and stated the chief concern is that this is only so much land that is zoned commercially and if there were other properties in Hanover that could meet the commercial zoning requirements and replace the proposed property.

Kuitunen stated that during the Comprehensive Plan review, the Board looked at this property for commercial zoning because of its location on a county road and its access.

Nash indicated that Hanover does have other commercially zoned properties: the River Landing Commercial Park; both sides of CSAH19/109th Avenue North on the Hennepin County side owned by Bryan Reitzner; Church Street which currently is being used as residential; and Miller Landscaping on the corner of CSAH 19 and 5th Street.

Nash continued saying that a market study has not been done in a long time and one was not done during the Comprehensive Plan review. One area to review is how much land does Hanover need for commercial zoning.

Kuitunen commented that there have been a lot of roof tops added since the last market study in addition to all the people in the neighboring communities.

Nash agreed that the data is old and it may be worth doing some work and having more information. Barrett agreed.

Kolasa said it may be right in doing deeper research and looking for more possible avenues. The Comprehensive Plan in 2018 was put together with what the residents wanted and is not old information. The Minnesota Design Team feedback is also recent information.

Nash responded that the comments made are valid, but another piece of the process is determining how much land does Hanover need to support the commercial district as well as what is needed for the next thirty (30) years. Is the land too much or not enough to support it also needs to be considered.

Kuitunen asked how would redevelopment occur along Church Street. Nash replied there are resources for redevelopment but there needs to be willing sellers and buyers.

Kolasa reminded the Board that downtown redevelopment is not on the agenda, rather the property along Beebe Lake Road. Nash said that the property under consideration is more of an automobile-friendly property whereas Church Street is more for walkability and smaller businesses.

Barrett stated that people do not necessarily want 180 houses. It needs to be one or the other and there is not enough information to make a decision tonight. Kolasa agreed. Schendel said that it appears that the applicant is willing to look into finding more information.

Nash reminded the Board of the options before them:

- Recommend a decision for denial or approval.
- Recommend to table it understanding that the developer works with city staff for the scope of work with the consultant. The developer may have to give the City an extension for reviewing the application.
- Work with the EDA.

Barrett wondered if the market study could be done by the City rather than being the developer's sole responsibility. Nash responded that the developer is willing to do the study and will work with city staff.

Kuitunen agreed that the Board did not have enough information to make a decision.

Schudel said that if they are willing to move forward and work with us, we should go with it. Others agreed.

Nash said this will be a study that give a market analysis and does not involve interaction between various groups. The information will be shared to all the groups.

MOTION by Schudel to table the application for the Comprehensive Plan Amendment, Rezoning, and Concept Plan for the property at 999 Kalenda Lane, seconded by Barrett.

Motion carried unanimously.

New Business

December Planning Commission Date Change

Biren reminded the Board that the Planning Commission meeting in December falls on December 25th, and the offices will not be open. She gave possible dates in December that would allow the Planning Commission to meet in the Hall. Nash narrowed the options further with her availability. It was decided that Wednesday, December 13, 2023, would be the new date. Biren said that she would change it on the calendars and get the meeting notice posted.

Reports and Announcements

Amery stated that seasonal snowplow drivers have been hired and training would take place.

Biren informed the Board and audience that Jackie Heinz, City Accountant, has accepted a new position with the City of Montrose and her last day would be November 13th.

Adjournment

MOTION by Schudel to adjourn, seconded by Kuitunen.

Motion carried unanimously.

Meeting adjourned at 7:35 pm.

ATTEST:

Amy L. Biren
Administrative Assistant