

CITY OF HANOVER
JOINT PLANNING COMMISSION/EDA MEETING
October 25, 2021

Call to Order

Stan Kolasa called the October 25, 2021, Joint Planning Commission and Economic Development Authority Meeting to order at 7:24 pm at Hanover City Hall. Planning Commission Members present were Stan Kolasa, Jim Schendel, Dean Kuitunen, Mike Christenson, Gretchen Barrett and Jim Zajicek. Economic Development Authority Members present were Ted Zrust, Tony Ross, Brian Dismang, Todd Bartels, MaryAnn Hallstein, and Ken Warpula. Also present were City Planner Cindy Nash, Administrative Assistant Amy Biren and Interim City Administrator Jennifer Nash.

Discussion of parking regulations for businesses

Planner Nash provided background of the current situation that prompted a request from the Economic Development Authority to meet in joint session with the Planning Commission. There are three restaurant locations in the community that have current requests to expand their seating capacity. Two of the restaurants have been open during the COVID emergency order with temporary outdoor patio agreements that allowed for the outdoor expansions without review of other code requirements including parking needs for the expanded areas. Since the emergency order has been rescinded, the restaurants should now comply with code requirements. Both open restaurants have requested to retain the additional outdoor seating areas and also are requesting site plan approval for expanded indoor building space as well.

Analysis was provided by Planner Nash including statutory language regarding non-conformities, options for alterations to parking regulations observed from other communities, and the possibility of allowing for proof of parking via development agreement with retained financial security if deemed appropriate.

The group discussed code requirements for parking needed with expansion of seating areas. One area where there was some consensus was a proposal to change calculation of parking needs from a per seat calculation to a square footage formula.

Members discussed how some communities approach downtown parking requirements differently than other commercial areas. Planner Nash noted that communities that have chosen to reduce parking requirements in downtown areas generally have existing built conditions with more density of structures developed in a time when cars were not as common or did not exist. She also noted that communities with downtown parking allowances generally also have a municipal public parking plan for where the community has chosen to construct shared parking and where walkable features are included that provide pedestrian access from parking to commercial areas. Some members felt Hanover should consider a shared parking plan for the downtown area and reduced private parking requirements, while others felt that parking regulations should be similar across commercial areas for similar businesses.

Possible off-site parking locations and the need to have recorded long-term agreements or ownership interest for off-site parking were also discussed.

Planner Nash noted that the Big Bore Barbecue restaurant has taken steps towards supplying additional parking required by ordinance with their expansion plans including acquisition of adjacent property to build out parking. She noted that the RiverInn restaurant has thus far not provided a plan that would provide for additional parking with their planned expansion. Several members noted a desire to treat similar businesses in a similar fashion within parking regulations. Others stated they would like to see the City reduce parking requirements in the downtown area.

Following discussion, Planner Nash noted that a draft ordinance to include alterations to the City's parking regulations based on feedback received during this joint meeting will be brought forward for review by the Planning Commission at an upcoming meeting.

Adjournment

A motion was made by Warpula and seconded by Hallstein to adjourn the meeting at 8:52 pm. All in favor.
Motion carried

ATTEST:

Jennifer Nash

Interim City Administrator