

**CITY OF HANOVER
PLANNING COMMISSION MEETING
OCTOBER 27, 2014 – OFFICIAL MINUTES**

Call to Order/Pledge of Allegiance

Chair Kolasa called the October 27, 2014, Planning Commission Meeting to order at 7:00 p.m. Members present were Chair Stan Kolasa, Jim Schendel, Reid Rabon, and Michelle Armstrong. Member Dawn Sprangel was absent. Also present were City Council Liaison Doug Hammerseng, Administrative Assistant Brian Hagen, and City Planner Cindy Nash. Members of the public were also present.

Approval of Agenda

Administrative Assistant Hagen stated that the CUP Application for an Accessory Structure in a Side Yard at 10111 Jasmine Avenue NE had been withdrawn therefore 6.a. is no longer needed as an agenda item.

MOTION by Schendel to approve the amended agenda, seconded by Rabon. **Motion carried unanimously.**

Approval of Minutes from the September 22, 2014, Regular Meeting

MOTION by Armstrong to approve the September 22, 2014 minutes as presented, seconded by Schendel. **Motion carried unanimously.**

Citizen's Forum

None

Public Hearing

Ruters River View

Kolasa closed the regular meeting and opened the Public Hearing at 7:02pm. Nash explained that prior to recording the final plat the family has requested a change to the lot lines. City Council has already approved the final plat; therefore the process must be restarted. Nash explained staff is recommending approval of the request as it is similar to the initial request.

Council Liaison Hammerseng asked what specific changes had been requested. Nash explained the lot line separating Out lots A & B shifted further west in order to combine a larger portion with the property to the east. The property without the buildings is still viable to sell and is wide enough for roads. The family wanted to have a little more land with the lot being held by the family rather than the lot being sold off. Armstrong asked if the increase was to accommodate the out buildings and Nash replied that it was really just the wishes of the family.

Chair Kolasa asked if there were any additional comments on the topic. A member of the audience asked what was going on. Nash replied that this was making it clean for an estate situation as well as cleaning up some unique lot lines. This makes the property more marketable for selling some land. A member of the audience commented that she thought the lines were pretty straight right now. Nash outlined the existing lines and the proposed lines as well as reviewed the variance with the audience members. Nash reiterated it to the Planning Commission.

An audience member asked about the discrepancy in lot lines. Hagen explained that the map sent to the neighboring properties providing notice of the public hearing show the current lot lines. The proposed

plat in front of us tonight represent the new lot lines if the plat is approved.. Hammerseng asked the Trustee of the estate if they felt information provided by staff was accurate. The Trustee replied yes.

Chair Kolasa closed the Public Hearing at 7:17pm and reopened the Planning Commission Meeting.

MOTION by Rabon to approve the proposed plans of Rutgers River View subject to the following conditions: 1) The Final Plat shall be recorded within six months of the date of approval; 2) Out lot B is not permitted to have a home on it until such time as water and sewer are extended to the site and the property is platted; 3) Out lot A is to be deeded to the property to the east to eliminate an existing encroachment; and 4) Riverview Road NE will not be improved to City standards at this time and at such time that Out lot B is developed, then it will be a condition of approval that Riverview Road NE be improved to City standards. Seconded by Schendel. **Motion carried unanimously.**

Unfinished Business

10111 Jasmine Ave NE – CUP Request for Accessory Structure in Side Yard

Item removed from agenda due to the withdraw of the application.

New Business

Ordinance Amendment on Driveway Regulations

Hagen outlined why this change is in front of the Planning Commission: Staff has been working on clearing up zoning violations and how an existing violation concerning two driveways on one property has been handled. Hagen further stated that the City Council has directed the Planning Commission to revisit the regulations on driveways and look at the possibility of amending the ordinance to allow two driveways in certain circumstances such as a corner lot or if a lot is of a larger size.

Armstrong asked for clarification on what was being asked of the Planning Commission. Hammerseng provided more information regarding the existing violation and why the conditions at the property are somewhat unusual.

Hagen discussed current requirements for driveways, grandfathered driveways, and the absence of a driveway permit. Discussion from the members included: lot size; corner lots; RA district versus residential; shape of driveway (horseshoe); configuration of land/lot; whether or not there should be a structure at the end of the driveway; how the driveway is used (a way to a structure versus using as a parking space); whether or not a second driveway should match an existing driveway; material used for the second driveway and culvert necessity; assessments of lots; and remodeled garages to living areas.

Reports and Announcements

Update on the Greenhouse: Nash said that the City is negotiating a purchase agreement and hopefully sending it to the City Council at the November meeting. A development plan would be completed early 2015 and break ground sometime next year. This is assuming everything goes smoothly.

Hammerseng gave an overview of the October meetings of the City Council: pavement management, public works building, and plans for electricity and amenities in Settlers Park.

Hagen updated the members on the Historic Bridge Grant. The grant is near agreement and hope to have a start date for construction in early June.

Hagen answered a question regarding the Hennepin County trail and stated that bids are currently being submitted. He also reported on the condition of the Wright County/Beebe Lake Trail and stated that the State has not inspected it yet.

Adjournment

MOTION by Schendel to adjourn at 7:56pm, and seconded by Rabon. **Motion carried unanimously.**

ATTEST:

Brian Hagen, Administrative Assistant