

**CITY OF HANOVER  
PLANNING COMMISSION MEETING  
NOVEMBER 23, 2015**

**CHAIR**  
**STAN KOLASA**

**COUNCIL LIAISON**  
**DOUG HAMMERSENG**

**BOARD MEMBERS**  
**JIM SCHENDEL**  
**REID RABON**  
**MICHELLE ARMSTRONG**  
**DEAN KUITUNEN**

- 1. Call to Order and Pledge of Allegiance: 7:00 p.m.**
- 2. Approval of Agenda**
- 3. Approval of Minutes from October 26, 2015, Regular Meeting**
- 4. Citizen's Forum**
- 5. Public Hearings**
  - a. Amending Chapter 10 Related to the B-1, Downtown River Commercial District**
- 6. Unfinished Business**
  - a. Landscaping and Photometry Plans for 10875 Settlers Lane**
- 7. New Business**
- 8. Reports and Announcements**
  - a. Planning Commission Reports**
  - b. Liaison Report**
  - c. Staff Reports**
- 9. Adjournment**

**CITY OF HANOVER  
PLANNING COMMISSION MEETING  
OCTOBER 26, 2015**

**Call to Order/Pledge of Allegiance**

Chair Kolasa called the October 26, 2015, Planning Commission Meeting to order at 7:01 pm. Members present were Chair Stan Kolasa, Jim Schendel, Reid Rabon, Michelle Armstrong and Dean Kuitunen. Also present were Council Liaison Doug Hammerseng, City Planner Cindy Nash, City Engineer Justin Messner, and Administrative Assistant Amy Biren. Also present: Scott Cole for Bradford Development and members of the public.

**Approval of Agenda**

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

**Approval of Minutes from the July 27, 2015, Regular Meeting**

**MOTION** by Schendel to approve the July 27, 2015, minutes as presented, seconded by Kuitunen. **Motion carried unanimously.**

**Citizen's Forum**

None.

**Public Hearing**

**10875 Settlers Lane—Application for Conditional Use Permit and amendment to Planned Unit Development (PUD) of a 24-unit Senior Living Facility (Green House)**

Kolasa closed the regular meeting and opened the Public Hearing at 7:02 pm. City Planner Cindy Nash gave a brief history of what originally had been planned for this site and explained the applicant's smaller project of a 24-unit facility rather than the 75-unit facility in the original PUD. Since the current proposal is different than the original, an amendment to the PUD was needed. Nash invited Scott Cole to speak.

Scott Cole explained that the proposed facility was affiliated with the Green House movement of elder care which provides a living community on each floor set up as a "house." There would be 12 residents per floor with nursing and medical care available 24 hours a day. The concept is that care is provided from the time of arriving at the facility until the time of passing.

Cole then answered questions from the Board and members of the audience:

Hammerseng: Are there any couples at the facility?

SC: Yes, on each floor there is one unit that houses a couple.

Rabon: What is the minimum age?

SC: 55 years old.

Rabon: How many staff people would be working during the day?

SC: There are 18-19 staff people during the day with staggered shifts.

Nash: There are 21 parking spaces aligned with the pond and there will landscaping as well.

Rabon: Will there be a second building?

SC: No, a second building is not planned. That area will become a grassy park.

Messner: The building needs to be situated on the site as shown because of the proper conditions needed for building. The soil needs to be able to support it. In cases where the soil is not ideal for building, there needs to be alternate building methods which can be costly.

Concerns were raised by several residents about the amount of traffic such as visitors to residents, delivery trucks, and ambulances. Cole responded that there shouldn't be a problem handling the amount of visitors. The delivery trucks drive to the back of the building to the garage areas as does any ambulances. When asked how often ambulances are called to a facility, Cole said that in the past 12 months in Mankato, only three ambulances have been called to the facility.

Nash also stated that there is a condition in the use permit that addresses the need for additional parking in that Council may require more parking as needed.

A resident asked if the facility was a locked facility. Cole replied that each floor is secured and a multiple-digit code needs to be entered in order for it to be accessed.

Concerns were expressed about the changing appearance of the building including making it a two-story facility and that there is vinyl siding where there should be Hardieboard siding.

Kolasa called on the residents who had asked to speak:

Collin Kingston, 10888 Settlers Lane: He was told that the facility was going to be behind a berm and he was concerned about his property value. Armstrong replied that as a seasoned realtor, this would affect his property value little if at all.

Jeff Grupp, 10600 108<sup>th</sup> Avenue: He has visited the Mankato facility. He is concerned about the amount of traffic approaching the blind intersection and suggested adding stop signs. He asked about the lighting plan so that the parking area lights wouldn't be shining into neighboring homes. Cole replied that the lighting will be low intensity projecting downward instead of outward to the sky. Grupp asked about how the trail would connect to the trail system already in place. Nash answered him that there was a short distance between where the trail stops at the townhouses and where the senior living property starts that would need to be completed. The section of trail from the senior living property to the CSAH 19 area is a different project. Grupp also asked if the sign outside of the facility would be lighted. Cole said that the sign would not be lighted.

Paul Reschke, 10787 Settlers Lane: He recently moved into the area and had no idea that this facility was being planned. He would like it to be a 12-unit facility.

Another resident asked if the facility could be moved to a different area of Hanover. Nash replied that Hanover's ordinances guides senior living facilities to be in residential areas, not commercial or industrial areas. The Green House model is much less institutionalized-looking than what people commonly think of as senior facilities. Also, this was part of the Council's vision when this development was planned.

Lenny Knotz, 10750 108<sup>th</sup> Avenue, remarked that there seems to be changes happening from one meeting to the next and wondered what would be next?

Jason Barrett, 10580 106<sup>th</sup> Ave, asked if the City would consider doing another traffic impact study since the building is now two stories. Messner replied that although the building is two stories, the number of residents did not change so doing another study would not be beneficial.

Rabon asked about why was the siding changed to vinyl. Cole replied that the architect probably has changed it as a cost-saving measure. Cole said that they would be willing to change it to the Hardieboard siding that is in the neighborhood. Rabon also inquired about the head lights shining into neighboring homes. Both Cole and Nash explained that the lighting and landscaping plans had not been set yet and that there were landscaping methods and vegetation that could be used to help block the glare of the headlights.

It was asked on what was the construction schedule for the facility. Cole replied that they would like to start in November or December with a 10-11 month construction period depending on how severe the winter will be.

Kolasa closed the public hearing at 8:33 pm and reopened the regular meeting.

Nash stated that Staff would like to amend the recommendations presented to include the following:

- Reinforce the condition that if additional parking is needed, Council has the authority to do so.
- Change the siding to Hardieboard siding instead of vinyl.
- Have the photometric (lighting) plan approved at the same time as the landscaping plan.
- Amend the landscaping plan to include measures to minimize head light glare from the driveway.
- Approve the use of the construction driveway throughout the period of construction.

Hammerseng asked about the construction driveway. Nash said that the easement agreement goes until October 2016 and that it would be added to the recommendations.

**MOTION:** Schendel moved to follow the recommendations presented by Nash including the additions discussed at this meeting, and to forward it for Council's approval, seconded by Armstrong. **Voting Aye: Kolasa, Schendel, Armstrong, Kuitunen. Voting Nay: Rabon. Motion carried.**

**Unfinished Business**

None

**New Business**

None

**Reports:**

**Planning Commission:**

Kolasa said that the intersection at 109<sup>th</sup> and Settlers Lane is dangerous as there is only one stop sign coming out of the development. Board members agreed and said that at one time, there had been two and then someone took it down. Staff was asked to research it and request another stop sign.

Rabon agreed and said that another area is at the junction of CSAH 19 and 117 with northbound traffic having the right away, but that some drivers are unfamiliar with the area and think it is a four-way stop. This junction is controlled by Hennepin County, so it may be challenging to find a solution.

**Liaison Report:**

None

**Staff Reports:**

Messner informed the Board on a variety of projects. The CSAH 19 Trail is finished and MNDOT will be performing a walk-through the following morning. The Beebe Lake Trail has been fog-sealed. The rehabilitation project on the Historic Bridge is underway. The deck has been removed and the abutment is being prepared for tuck pointing. The 10 acres that the City owns had soil hauled on-site in conjunction with a contractor that will be purchasing half of the site.

Biren updated members on some of the challenging lots in Crow River Heights. Staff received notice that a wetland delineation has been done on 580 Kadler and that potential buyers have been inquiring about what is required for 520 Kadler. She also said that there will be text amendments to some of the ordinances that will need to be reviewed by the Planning Commission in relationship to Hanover becoming a MS4 city. She asked Messner to address what this means. Messner told the Board that MS4 is a federal mandate through the Minnesota Pollution Control Agency. It protects the environment through controlling and maintenance of stormwater systems. WSB will be working with Public Works to design a maintenance program and checklists conforming to these standards.

**Adjournment**

**MOTION** by Schendel to adjourn, seconded by Rabon. **Motion carried unanimously.** Meeting adjourned at 9:17 pm.

**ATTEST:**

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Amy L. Biren, Administrative Assistant

## ***Collaborative Planning, LLC***

PO Box 251  
Medina, MN 55340  
763-473-0569

### Memorandum

Date: November 18, 2015  
To: Planning Commission  
From: Cindy Nash, City Planner  
RE: Greenhouse Landscaping and Lighting – 10875 Settlers Lane North

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Per the approval of the City Council, the landscaping and lighting plan were required to be resubmitted for the review of the Planning Commission.

#### **Photometry**

All lighting proposed is “full cut off” lighting, which do not allow light to be emitted above the fixture and the fixture also reduces glare. A statement sent from the project engineer says the following:

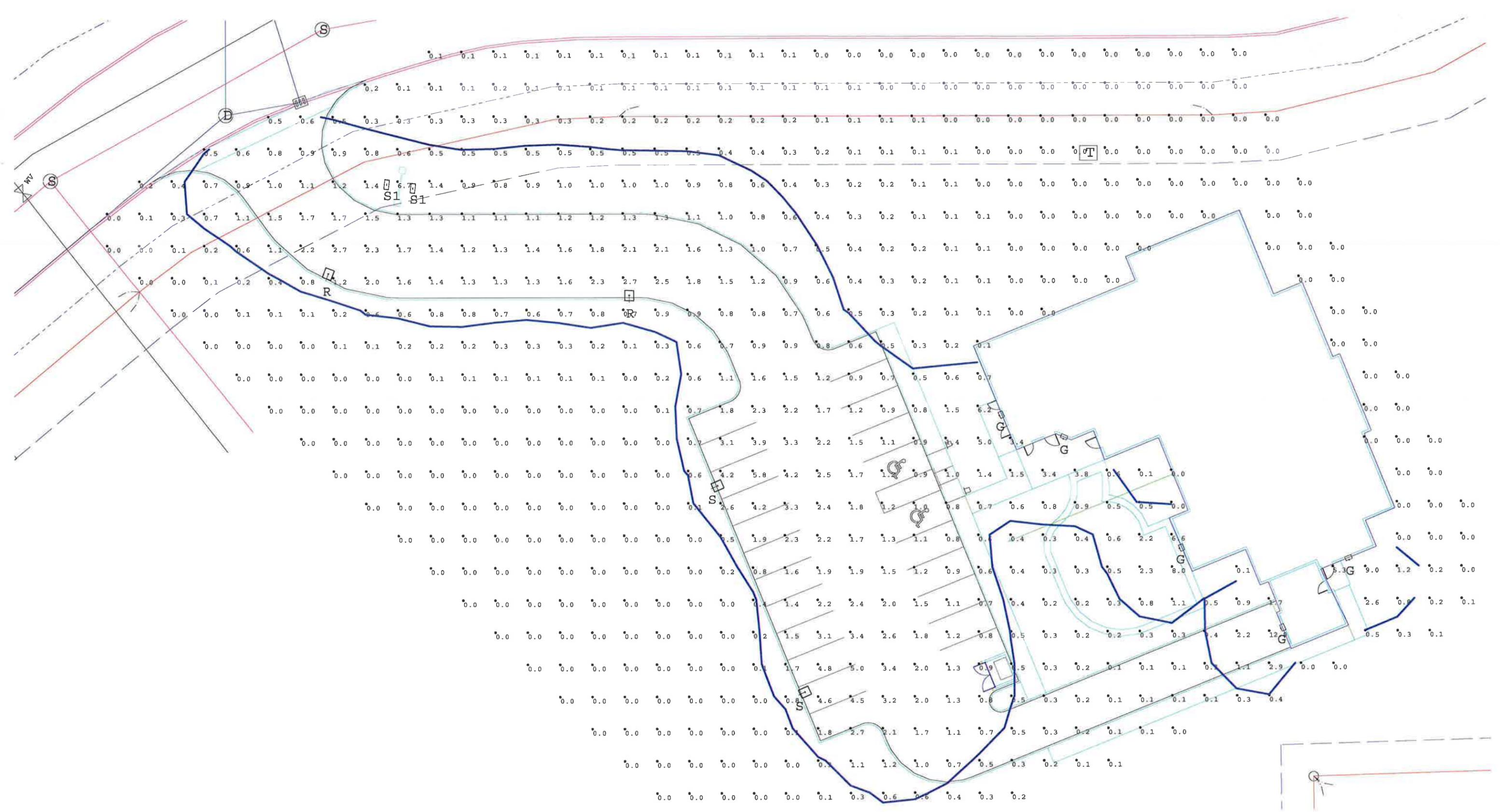
*I have attached a drawing with the 0.5 footcandle (FC) contour line. This is the heavy dark line that surrounds the parking lot. This line represents the shared light levels from each site lighting pole included on the Hanover site. The 0.5 FC is the minimum recommended standard for parking lots. The Dark Sky Society has set guidelines for light fixtures for situations as this. The fixtures ISG has specified will meet the Dark Sky Society and are full cut off compliant.*

*FOOTCANDLE: ("FC") – Is the basic unit of illuminance (the amount of light falling on a surface). Footcandle measurement is taken with a hand held light meter. One footcandle is equivalent to the illuminance produced on one square foot of surface area by a source of one candle at a distance of one foot. Horizontal footcandles measure the illumination striking a horizontal plane. Footcandle values can be measured directly with certain handheld incident light meters.*

*"Full Cut Off" fixtures are independently certified by the manufacturers, and do not allow light to be emitted above the fixture and the fixture reduces glare by limiting the light output to less than 10% at and below 10 degrees below the horizontal.*

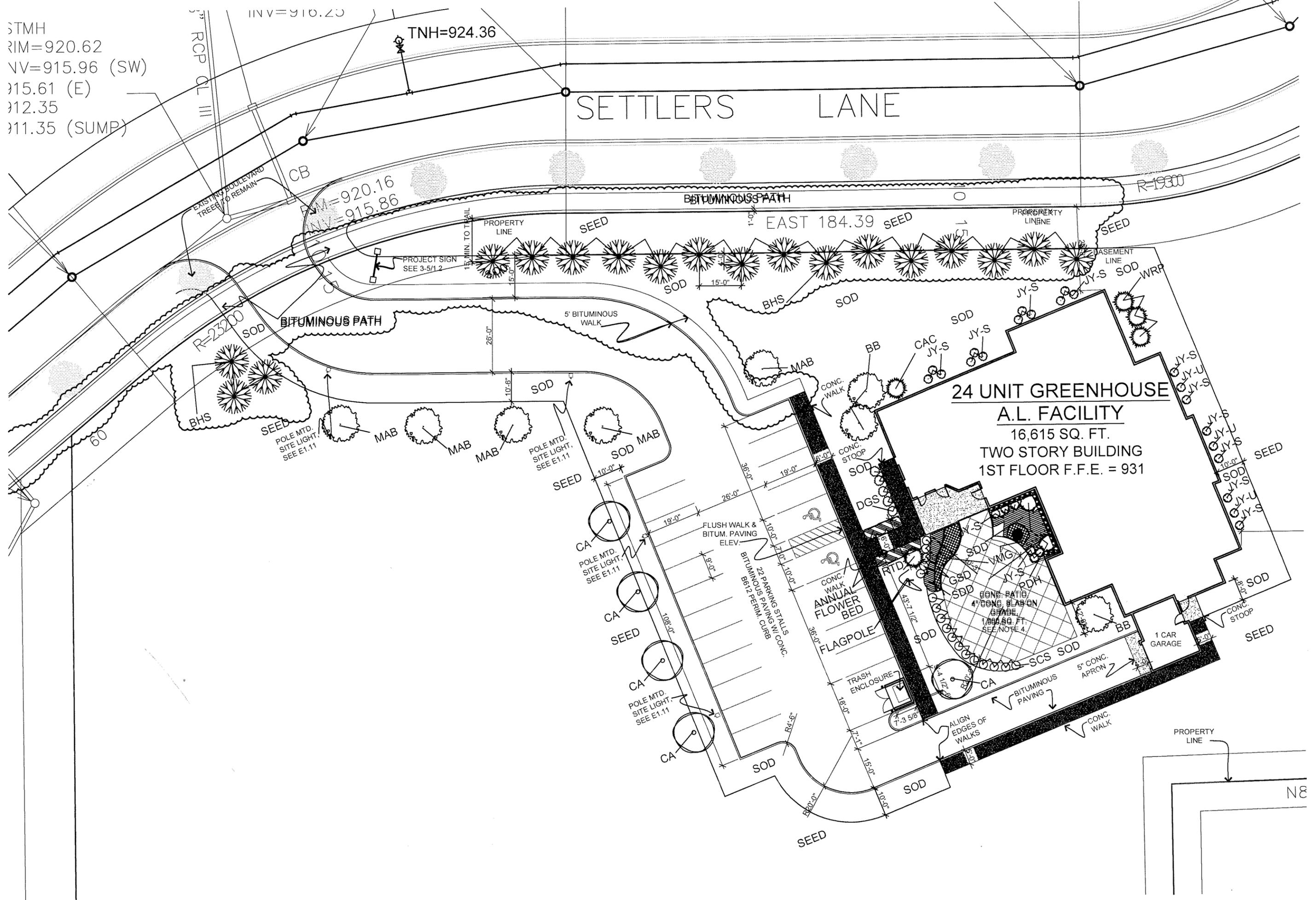
#### **Landscaping**

The revised landscaping plan has also been submitted by the Developer and is included in the packet. The Developer provided additional screening between Settlers Lane and the building to address comments that were provided. The landscaping plan also shows the trail. It should be noted that since the landscaping plan does not show the entire property that there will be a need for seeding or sod on the remainder of the property, and the trail will also need to be constructed across the entire front footage of the subject property.



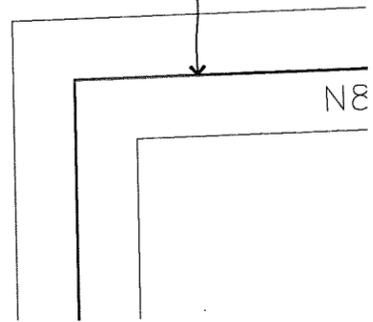


STMH  
RIM=920.62  
NV=915.96 (SW)  
15.61 (E)  
12.35  
11.35 (SUMP)



# SETTLERS LANE

**24 UNIT GREENHOUSE  
A.L. FACILITY**  
16,615 SQ. FT.  
TWO STORY BUILDING  
1ST FLOOR F.F.E. = 931



***Collaborative Planning, LLC***

PO Box 251  
Medina, MN 55340  
763-473-0569

Memorandum

Date: November 18, 2015  
To: Planning Commission  
From: Cindy Nash, City Planner  
RE: Ordinance Amendment

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The City had adopted an ordinance amendment in 2012 related to allowing Limited Industrial uses as a permitted use in the B-1 zoning district. A copy of the staff memo relating to that previous ordinance amendment and explaining the rationale for the amendment is attached.

When the City updated and recodified the zoning ordinance in 2013, this amendment was not included. Staff is requesting that the ordinance be amended at this time to incorporate that change to the uses in the B-1 district from 2012.

Attachments:

1. Draft Ordinance amendment
2. Memo dated January 2012

**CITY OF HANOVER  
COUNTIES OF WRIGHT AND HENNEPIN  
STATE OF MINNESOTA**

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING CHAPTER 10 RELATED TO THE B-1, DOWNTOWN RIVER  
COMMERCIAL DISTRICT**

THE CITY COUNCIL OF THE CITY OF HANOVER ORDAINS AS FOLLOWS:

**Section 1.** Section 10.27 of Chapter 10 of the Hanover City Code is hereby amended to add a new use entitled "Limited Industrial" as a Conditional Use in the B-1 zoning district with the qualifier "subject to conditions listed following table".

**Section 2.** A new Section 10.27 B. is hereby added as follows.

**B. Conditions Related to Uses Subject to Conditional Use Permit**

Limited Industrial. Certain types of Limited Industrial use may be permitted by Conditional Use Permit in the B-1 zoning district provided that:

1. The Limited Industrial uses that may be permitted are limited to office, wholesale, retail trade, warehousing, display of goods or products and limited processing. Manufacturing and fabricating may not be permitted in this district.
2. Street Access. The site and related parking and service entrances are served by a street of sufficient capacity to accommodate the type of traffic that will be generated.
3. The total square footage of the buildings on the property subject to the Conditional Use Permit shall not exceed 10,000 square feet.
4. The Limited Industrial uses must not operate later than 9:00 p.m. nor earlier than 6:00 a.m.
5. No outside storage is permitted.
6. The use must be contained inside the building.
7. Hazardous materials may not be used on the premises.

**Section 2.** This Ordinance shall be effective following its passage and publication.

Adopted by the Hanover City Council this \_\_\_\_th day of \_\_\_\_\_, 2015.

**CITY OF HANOVER**

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Chris Kauffman, Mayor

Attest:

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Brian Hagen, City Administrator

C:\Users\Cynthia\Dropbox\Hanover\Ordinance Amendments\2015\2015\ordinanceamend b1CUP draft1.docx  
First Draft 11/7/2015

***Collaborative Planning, LLC***

821 Meander Court  
Medina, MN 55340  
763-473-0569

## Memorandum

Date: January 12, 2012  
To: Honorable Mayor and Council  
From: Cindy Nash, City Planner  
RE: Ordinance Amending Article 52

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Attached please find for your consideration an ordinance amending Article 52 pertaining to the B-1 Zoning District.

The B-1 Zoning District contains buildings and existing businesses that are most closely associated with a limited industrial use. This type of use is not permitted under the B-1 Zoning District. Existing properties may be grandfathered in for this type of use, depending on when they started operating with a limited industrial use. Expansions and new limited industrial uses may not currently be permitted.

This ordinance amendment is proposed to allow for both expansion and new limited industrial uses under a Conditional Use Permit.

The Planning Commission considered this ordinance and held a public hearing on January 9, 2012. A representative from PHS West was present but did not provide comments on the ordinance. No other members of the public were present. The Planning Commission had significant discussion and recommended approval of the ordinance amendment on a 3-2 vote. Dissenting members of the Planning Commission were of the opinion that the vision for the downtown and B-1 district was to have retail/service uses rather than any limited industrial uses.