

**CITY OF HANOVER
PLANNING COMMISSION MEETING
NOVEMBER 25, 2019
OFFICIAL MINUTES**

Call to Order/Pledge of Allegiance

Stan Kolasa called the November 25, 2019, Planning Commission Meeting to order at 7:00 pm. Members present were Stan Kolasa, Jim Schendel, Michelle Armstrong, Dean Kuitunen, and Mike Christenson. Also present City Planner Cindy Nash, Council Member Doug Hammerseng and Administrative Assistant Amy Biren. Guest present: Chad Libby.

Approval of Agenda

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

Motion carried unanimously.

Approval of Minutes from the October 28, 2019, Regular Meeting

MOTION by Christenson to approve the October 28, 2019, minutes, seconded by Armstrong.

Motion carried unanimously.

Citizen's Forum

Chad Libby, 1315 Oakwood Lane: He is not opposed to the expansion of the Mahler Aggregate Mine, but is concerned with the status of 15th Street. He believes that it should be brought up to a 10-ton road. He expressed concern about the safety of kids and residents as they use that road to connect to the trails on either end of it. There is no shoulder and it is dangerous. He continued asking what is the plan for the infrastructure and that should be considered before the expansion of the mine. He thanked the Board for the work they are doing.

Public Hearing

Amendments to the Zoning Ordinance

Kolasa closed the Planning Commission meeting and opened the Public Hearing at 7:05 pm.

Nash reminded the Board that they had reviewed the majority of the changes at the last meeting and directed them to the memo proposing additional changes to the fence portion of the ordinance and the requirement for a land survey for some building projects.

Nash explained that the City requires a fence permit for any type of fence. A chain link fence is an administrative permit that is issued over the counter and any other fence six feet or higher is required to pull a building permit. The building permit fence is inspected by Metro West. She went on to say that fence permits do take up staff time to administer them and would the Board consider not requiring fence permits rather having a hand out similar to the one included in the packet that is from the City of Maple Grove.

Kuitunen said some people do not understand what their lot looks like, particularly if the lot is pie shaped, and can see issues arising without having a permit.

Christenson asked if it was possible to get signatures from owners of the neighboring lots in order to start a conversation and notify them that a project is planned. He said that sometimes people can be spiteful.

Hammerseng said that the Board has gone to the effort to fine-tune the fence ordinance and believes that it is worth the effort to have a permit. It also gives an opportunity to educate the resident and give the proper information.

Christenson mentioned that invisible fencing often crosses property lines and would like to see something added to the fence ordinance regarding this type of fencing. Nash said she would look for language regarding invisible fencing.

Kuitunen agreed with Hammerseng and does not want to have problems in the future.

Hammerseng asked if the \$50 charged for the administrative fence permit would be enough to cover the cost of inspection by Metro West and asked that it be confirmed.

Turning to the survey requirement for building projects, Nash explained that building permits required the project be located on a survey. Some of the surveys in the address files are older and have conflicting information from what the property owner would have on the building project plans. Examples of this include a proposed location of the home in relationship to where it was actually built and the location of well and septic on larger lots. The new developments now require an as-built survey showing the exact location of the foundation of the home. Requiring a new survey may be costly for the homeowner.

Nash explained that under certain circumstances, a survey does not need to be a requirement and explained the examples listed in the memo which showcased a deck being added to a house where the lot was wider in the rear yard than the front yard or an accessory building permit in the rural residential or agricultural districts.

Christenson asked the cost of a survey and Nash replied that it varies and depends on what is needed.

Armstrong said these cases seem reasonable.

Hammerseng said that it makes sense and it would seem punitive for some cases.

Nash said that scenarios would be created for easy guidance.

Hammerseng returned to the fence ordinance and said he would like to see some language in the fence ordinance that indicates that the City approval of the permit does not indicate that the survey was verified or the location of the fence.

Libby gave the example of his neighbor coming over to let him know they were building a fence. He said that sometimes a fence permit could be two neighbors combining fencing to the benefit of both neighbors.

Armstrong would like to see the phrase regarding covenants used in the Maple Grove hand out also included in the Hanover hand out.

Kolasa closed the Public Hearing and re-opened the Planning Commission meeting at 7:40 pm.

MOTION by Armstrong to accept the changes presented including the survey requirement exception and retaining fence permits and to send it forth to Council for final approval, seconded by Christenson.

Motion carried unanimously.

Unfinished Business

None

New Business

None

Reports and Announcements

Schendel thanked Public Works for painting the curb in Downtown and putting up the signs. He asked about a light for the public parking lot.

Christenson asked if the River Town Villas were done hauling dirt from the site. Schendel said they still had a lot of dirt to haul.

Hammerseng said that 15th Street was discussed at the Council meeting the previous week and no decisions were made. Kolasa added the comment that 16th Street in St. Michael is the designated haul road. Christenson said that other types of trucks are also using 15th Street. Hammerseng said that City Engineer Justin Messner indicated that the foundation of 15th Street is solid.

Biren asked that the Board members review the time cards in front of them so that the information may be entered for payroll.

The December meeting is scheduled for December 23rd and did the Board want to schedule it a different day? The Mahler Aggregate Mine Expansion is slated to be on the agenda. Nash said that earlier dates in December gave her and Messner a shorter time period to review the information if it came in. She would prefer keeping it on the 23rd or having it on December 30th. Board members decided to keep it on the date scheduled but to change the start time to 4 pm in the afternoon.

Armstrong told the Board that she is not applying for the position again and that she has enjoyed being a member.

Kolasa wished everyone a Happy Thanksgiving.

Adjournment

MOTION by Schendel to adjourn, seconded by Kuitunen.

Motion carried unanimously.

Meeting adjourned at 8:01 pm.

ATTEST:

Amy L. Biren
Administrative Assistant