

AGENDA
HANOVER CITY COUNCIL & PLANNING COMMISSION
NOVEMBER 27, 2017

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- 1. Call to Order: 6:30 p.m.**
- 2. Approval of Agenda**
- 3. Comprehensive Plan Amendment**
 - a. Review of Future Land Use Map**
 - b. Review of Demographics**
- 4. Adjournment**

Collaborative Planning, LLC

Memorandum

Date: November 20, 2017
To: City Council and Planning Commission
From: Cindy Nash, City Planner
RE: November Meeting

Future Land Use Map

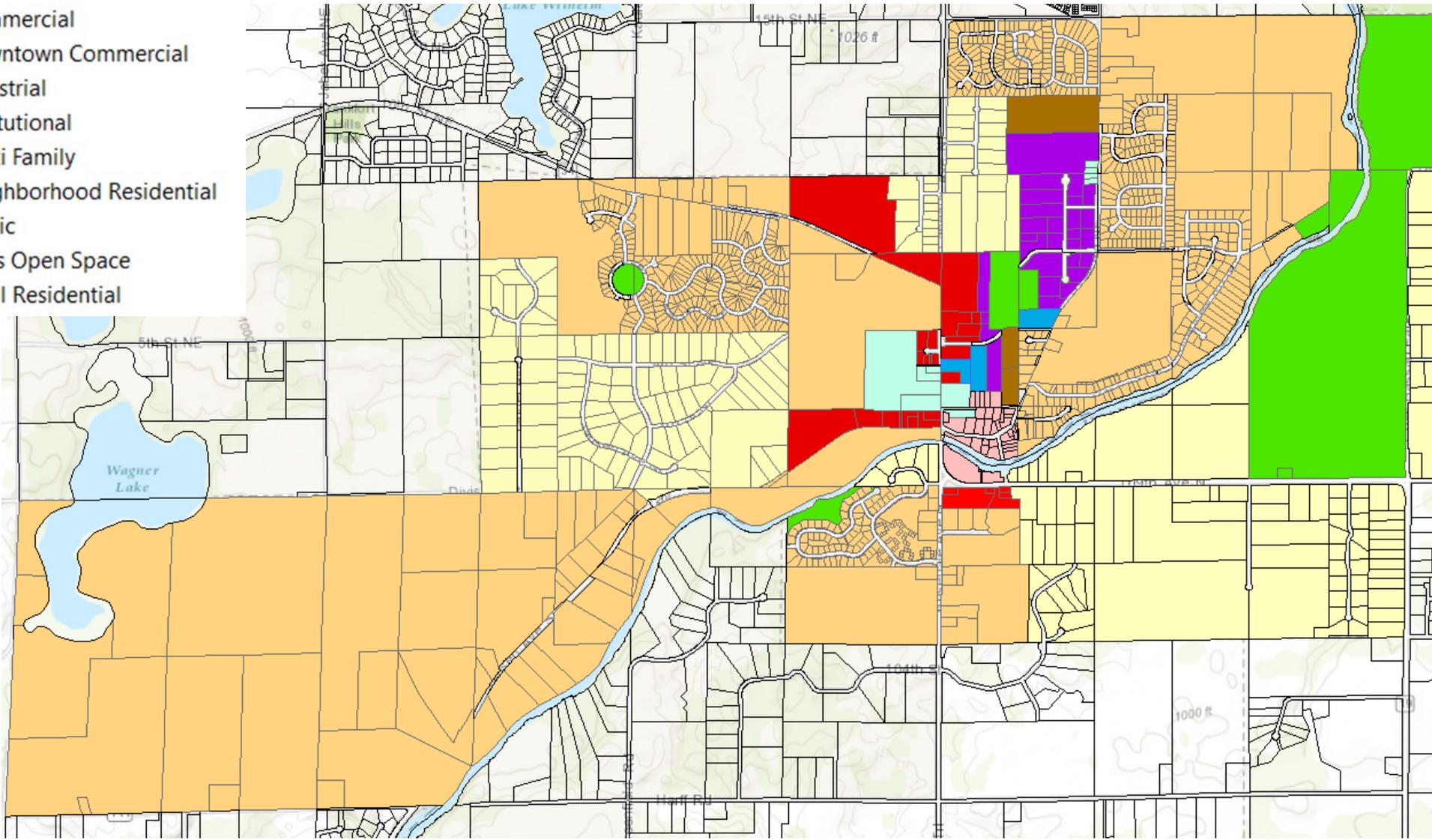
The map was reviewed with the Hanover EDA at its meeting in November. They recommended changing the tomahawk parcel to Downtown. They felt this was a too prominent of a location to guide as residential without considering it within the greater contexts of the Downtown area to ensure that the development was compatible with the gateway status of the parcel.

A draft of the map is attached for review and consideration. Also attached is a list of the proposed land uses, including a description of what each district means.

Demographics Section

Attached for review is a draft demographics section of the Comp Plan.

- Commercial
- Downtown Commercial
- Industrial
- Institutional
- Multi Family
- Neighborhood Residential
- Public
- Parks Open Space
- Rural Residential



- 1) **Parks and Open Space** - A designation for the preservation of publicly-owned lands, parks, environmentally sensitive lands, wetlands, unique resources, historic sites, and land set aside as part of the development process.
- 2) **Rural Residential** - A designation for properties that are have developed, or are suitable to be developed, to preserve the rural character of the area. Lot sizes would be greater than Neighborhood Residential, typically with an average lot size of 2.5 acres. This designation is intended to allow space for very low-density residential and hobby farm living typically without full provision of municipal services. Schools, parks, playgrounds, and other similar uses would be permitted within this district. This area is also intended to prevent the establishment of various commercial, industrial, and higher density residential developments that will conflict with the character of the area.
- 3) **Neighborhood Residential** – A designation for properties that have developed, or are suitable to be developed, in a moderate-density residential neighborhood with full provision of necessary urban services. Net density (land area excluding collector road right of way, ponding, wetlands, bluff, and permanently protected environmental resources) shall be between 2 and 4 units per acre. This area is also intended to prevent the establishment of various commercial, industrial, and higher density residential developments that will conflict with the character of the area.
- 4) **Multi-Family Residential** – This designation consists of properties that have developed, or are suitable to be developed, in a higher-density residential neighborhood with full provision of urban services. Typical housing styles would be apartments and townhomes. Net density (land area excluding collector road right of way, ponding, wetlands, bluff, and permanently protected environmental resources) shall be greater than 4 units per acre and less than twelve units per acre.
- 5) **Commercial** – A designation for property that is best suited for auto-oriented commercial development requiring access to infrastructure services. Types of uses in this area can include offices, trucking businesses, light manufacturing, grocery stores, and other similar uses.
- 6) **Downtown River District Commercial** – The purpose of this category is to identify portions of Hanover that contain businesses arranged in a pattern that is pedestrian oriented. Businesses in this area do not have their own parking lots, but rather is characterized by the presence of on-street parking, or municipal lots, sidewalks, and trails. The majority of the uses are commercial in nature, but some residential uses, such as an apartment above a storefront, may be mixed into the fabric.
- 7) **Industrial** – A designation for property that is best suited for light industrial uses, with and without outdoor storage. These uses have good access to infrastructure services.
- 8) **Public** – A designation for those properties that are owned by the City of Hanover, but that are not parks.
- 9) **Institutional** – This designation contains uses that are public or non-profit but that are not owned by the City of Hanover. Typical uses are schools and churches.

III. CURRENT INVENTORY & ANALYSIS

As the City of Hanover prepares for its future, it must consider where the community has been as well as what is happening outside of the community's borders and how that might impact the community itself. The review and analysis of these figures ensures that the City is prepared to handle all potential future growth and development in a manner that maintains the core values and priorities of the community.

Demographic Characteristics

In order to plan for the future of a community, it is important to understand the past and track historical trends, as well as look at projections for how the City of Hanover is likely to change. In addition, as Hanover contemplates property annexation of a selected area of Rockford Township, it should consider growth trends both within and outside its borders to fully understand the implications of such a change.

The information presented in the tables, figures, and maps in the plan area is gathered from a variety of sources including the U. S. Census Bureau, the Minnesota Demographer's Office, the City of Hanover, and other sources.

Population Change

Table 1 displays the population change for Hanover and the surrounding area from 1970 to 2010. Since 1970, Hanover experienced rapid growth in population from 1990 to 2010, as the population increased by 273%. This trend is projected to continue and is largely influenced by the City's location in the North Star Corridor along the I-94 corridor just northwest of the Twin Cities Metropolitan Area.

Based on the population figures from 1970 to 2010, the City of Hanover has increased in population by over 705% in that 40-year period. This growth pattern puts Hanover among the fastest growing communities in Central Minnesota. By 2010, the City had 2,938 residents, representing a 117% increase in population in just ten years and exceeding the projected population growth rate cited by the Minnesota State Demographer. By 2030, the City of Hanover is projected to have an expected population of about 5,585 residents.

The City of Hanover, being located in both Hennepin and Wright Counties, is influenced by overall regional trends in both counties. While Hennepin County has a much larger population than Wright County, it is Wright County that has been experiencing a surge in population in recent years which is evidenced in St. Michael, where the population has grown 554% since 1990. The City of Greenfield, in Hennepin County, also saw an increase in its population, growing 92% since 1990. This rapid growth has implications for Hanover, which is bordered on the north and west by the city of St. Michael and on the south by the cities of Greenfield and Corcoran. For instance, how will this rapid growth affect existing infrastructure and future infrastructure capacity issues? Rapidly growing communities like Hanover will need to address things such as wastewater, stormwater runoff and the need for new roads and other transportation infrastructure against any potential negative impacts to the natural environment.

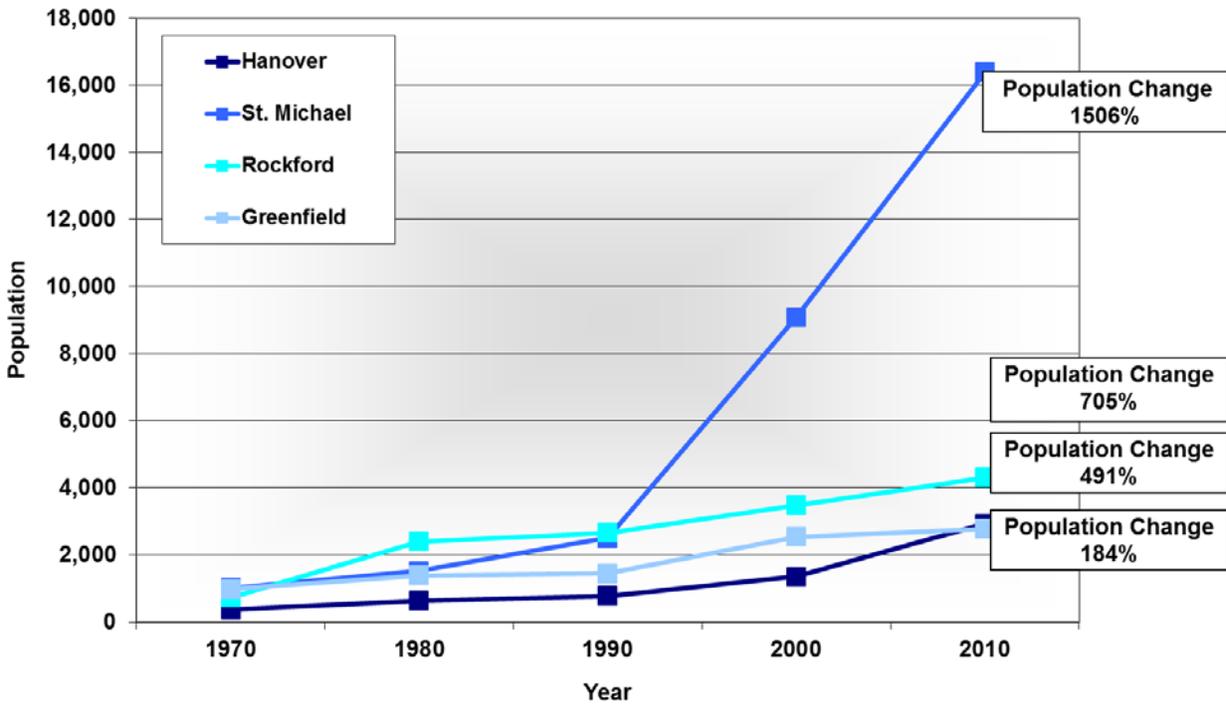
Table 1: Population, 1970 - 2010

	1970	1980	1990	2000	2010	% Change 1970- 2010
Hanover	365	647	787	1,355	2,938	705%
St. Michael	1,021	1,519	2,506	9,099	16,399	1506%
Rockford	730	2,408	2,665	3,484	4,316	491%
Greenfield	977	1,391	1,450	2,544	2,777	184%
Hennepin County	960,080	941,411	1,032,431	1,116,200	1,152,425	20%
Wright County	38,933	58,681	68,710	89,986	124,700	220%

Source: Minnesota State Demographer, U.S. Census Bureau

**Historic Population & Percent Changes:
Hanover & Surrounding Communities 1970 - 2010**

Source: Minnesota State Demographer & U.S. Census Bureau



Population Structure

While the overall population in the City of Hanover grew 117% from 2000 to 2010, the largest increase was of children under 5 and adults age 60 to 64. Large increases in actual numbers of children under 9 and adults age 25 to 34 suggest that more families are moving to the City. Changes in population structure are important to note as the City moves forward in planning to serve the community. The increase in the number of children will have a significant impact on the local school system, as well as on the recreational resources available in the community. There has been a shift in recreational demand from passive opportunities to more active opportunities, such as playgrounds, bike trails, and ball fields. The City has actively worked to address these issues through the application of park dedication requirements for new proposed planned unit developments and standard subdivisions.

Interestingly, two segments of the population are not growing at the same pace as the other segments. Those segments are the young adults (20 to 24) and the 75 and older cohorts. The reasons for this lack of growth in these two cohorts is not specifically known. Those residents that are 75 and older may be having a difficult time remaining in Hanover for a variety of reasons potentially including lack of suitable housing to meet their current needs while others may be choosing to spend their retirement in other locations. The lack of young adults is similar to that experienced in other similar communities as they leave their family home for college and other opportunities.

Table 2: Population Age Structure for Hanover, 2000 – 2010

Age	2000		2010		% Change 2000 - 2010
	Persons	%	Persons	%	
Under 5	104	8%	339	12%	226%
5 to 9	141	10%	316	11%	124%
10 to 14	138	10%	238	8%	72%
15 to 19	104	8%	181	6%	74%
20 to 24	64	5%	89	3%	39%
25 to 34	163	12%	463	16%	184%
35 to 44	325	24%	545	19%	68%
45 to 54	180	13%	443	15%	146%
55 to 59	55	4%	128	4%	133%
60 to 64	18	1%	93	3%	417%
65 to 74	32	2%	68	2%	113%
75 to 84	25	2%	27	1%	8%
85+	6	0%	8	0%	33%
TOTAL	1355	1	2,938	100%	117%

Sources: US Census Bureau

The 2000 U.S. Census showed that the 35-44 and the 45-54 age groups experienced the largest increases in population from 1990 to 2000. People in these age groups are viewed as the next generation of community leaders and established business owners. Their children are present in the school system, ranging in grades from Kindergarten to seniors in high school. People in these age groups tend to be active in the community and demand high quality of service for their children and families. In contrast, the 2010 Census showed the highest growth in the 25 to 34 and corresponding under 9-year-old age groups signifying that Hanover is attracting younger couples and families. This influx of new students will be entering the school system in the next 5 years which will have an impact on the school system.

Median Age

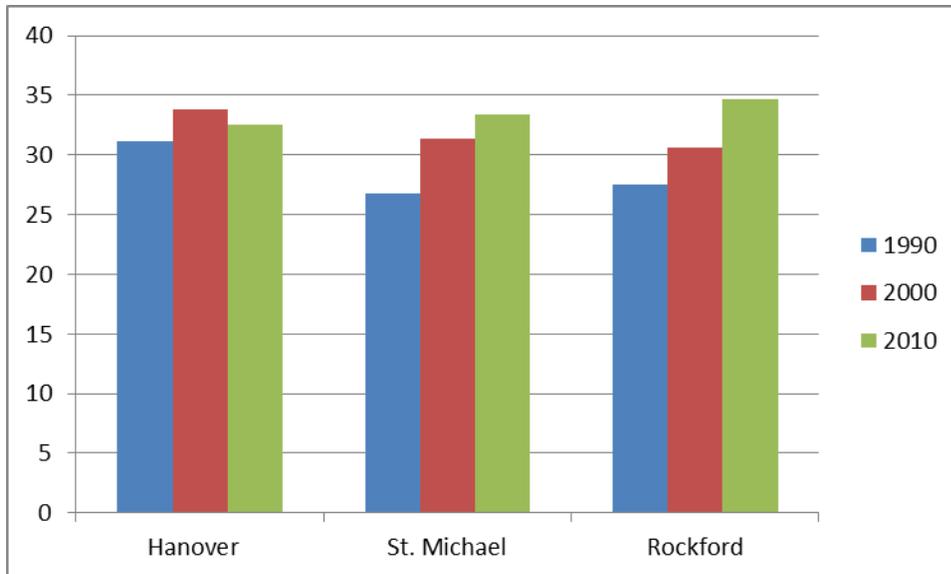
Median age is the age in a community in which half of the community's population is older than that age and half is younger than that age. Using the median age, rather than average age, allows the community to obtain a better picture of the population, as the median age is not skewed by a handful of outliers, as can happen when calculating the average age.

The comparison of the median age in the community from 1990 to 2010 can provide insight on how the population has been changing as a whole. The median age for Hanover in 1990 was 31.21 years, with a slight increase to 33.8 years by the year 2000, followed by a decrease to 32.5 years in 2010. Compared to the entire State of Minnesota for the year 2000, the City of Hanover is relatively young.

As discussed in the previous section on Population Structure, the City has experienced significant growth in the youth and young adult segments of the population, while maintaining a stable but generally not increasing rate of growth in the 75 and up age group. The increase in Hanover's median age may be attributed to not only the significant growth of young families, but also the tendency for the older age cohorts to not age-in-place in Hanover.

Hanover's median age is somewhat dissimilar to the age trends in neighboring communities. All of the other area communities have experienced an overall increase in median population age, while Hanover's median age have been relatively stable. On the whole, the communities in the Hanover area are relatively young as compared to the State's median age, but the majority of these communities have all seen similar increases in median age as the statewide balance trends towards a higher median age.

Median Age, 1990-2010



Source: U.S. Census

As evidenced previously, these changes in median age show the City that it should be prepared to continue to provide service to a younger population as well as to a population of young families with children. The challenge for the City is to ensure that the needs of all age groups are fulfilled in an efficient, cost-effective manner that fully implements the principles of Conservation Design, as described in Section IV of this Plan.

Housing

The Hanover area has been established as a desirable place to live, boasting access to the core cities of the Twin Cities Metropolitan Area and beautiful natural resources set in an otherwise rural landscape. As discussed previously, Hanover, along with area communities, has experienced a growth in population over the last 30 years, and those new residents will continue to need housing to suit their needs.

According to the U.S. Census Bureau, a household includes all the persons who occupy a housing unit. While a housing unit is defined as a house, apartment, mobile homes, groups of rooms, or a single room that is occupied, or intended for occupation, as separate living quarters. Separate living quarters are those in which the occupants live and dine separately from any other persons in the building and which have direct access from the outside of the building or through a common hall, and so excludes buildings like dormitories on college campuses.

From 2000 to 2010, the City experienced a 110% increase in the number of households in the City. This rate of growth in the number of households closely followed the population growth rate, being slightly lower than the overall population growth rate of 117% for that same time period. Hanover's population growth rate was more similar to that of Wright County than Hennepin County for the time period between 1990 and 2000.

Table 3: Household Change, 1990-2010

	1990	2000	2010	Growth Rate	
				1990-2000	2000-2010
Hanover	263	440	926	67%	110%
St. Michael	800	2,926	5,239	266%	79%
Rockford	980	1,296	1,622	32%	25%
Hennepin County	41,900	456,129	475,913	989%	4%
Wright County	23,013	31,465	44,473	37%	41%
Source: U.S. Census					

The difference between Hanover's population growth rate and the household growth rate can be attributed to the increase in the number of people per household. In 2000, Hanover had an average of 3.08 people per household, but by 2010, the average number of people per household had increased to 3.17. This increase in household size is reflective of the burgeoning population of young families in the community.

Table 4: Household Size, 1990-2010

	1990	2000	2010
Hanover	2.99	3.08	3.17
St. Michael	3.13	3.09	3.13
Rockford	2.72	2.69	2.66
Hennepin County	2.41	2.39	2.37
Wright County	2.95	2.83	2.78
Source: U.S. Census			

The Hanover area will continue to draw new residents in the 25-44 age group from the nearby Metropolitan Area, being a mix of young families and single person households. The household size may increase or hold steady as these young families move into the community. From 2010-2020, the total household size will likely remain similar to the current average size as younger families continue to move into Hanover. Starting around 2020, the household size is anticipated to start decreasing as these households move into the empty nest stage where the children start to leave their family home.

The growth in the total number of housing units within the communities in the Hanover area closely mirrors the total household growth in the respective communities. The fact that the total number of housing units grew at a rate similar to the total number of households shows that new housing construction has kept pace with the population growth, without far exceeding or falling short of the demand for new units. The differences between households and housing units can be attributed to vacant housing units. Many communities, particularly previously rapidly growing ones, are seeing an increase in the number of vacant housing units as a result of the recent recession.

	1990	2000	2010	Growth Rate	
				1990-2000	2000-2010
Hanover	268	456	950	70%	108%
St. Michael	830	3,058	5,482	268%	79%
Rockford	1016	1,333	1,693	31%	27%
Hennepin County	444,987	471,315	509,469	6%	8%
Wright County	27,353	34,355	49,000	26%	43%
Source: U.S. Census					

As is typical for communities similar to Hanover, the majority of housing units in the community are owner occupied, constituting 93.2% of the housing stock in the City in 2010. The composition of housing units is similar to that of other communities in the area, which also have over 90% of their housing stock as owner occupied. Renter-occupied housing in Hanover comprised 6.8% of the housing stock.