

**CITY OF HANOVER  
PLANNING COMMISSION MEETING  
DECEMBER 12, 2017  
OFFICIAL MINUTES**

**Call to Order/Pledge of Allegiance**

Stan Kolasa called the December 12, 2017, Planning Commission Meeting to order at 6:30 pm. Members present were Stan Kolasa, Jim Schendel, Michelle Armstrong, Dean Kuitunen, and Mike Christenson. Also present Council Liaison Doug Hammerseng, City Planner Cindy Nash, and Administrative Assistant Amy Biren.

**Approval of Agenda**

**MOTION** by Schendel to approve the agenda as presented, seconded by Christenson.

**Motion carried unanimously.**

**Approval of Minutes from the November 27, 2017, Regular Meeting**

**MOTION** by Schendel to approve the November 27, 2017, minutes as presented, seconded by Kuitunen.

**Motion carried unanimously.**

**Citizen's Forum**

None

**Public Hearing**

None

**Unfinished Business**

**Amendments to the Zoning Ordinance Related to Mining and Extraction**

Nash reviewed the changes made to the Mining Ordinance as requested by the Planning Commission at the November 27<sup>th</sup> meeting:

- Addition of definitions
- A line will be added to the Use and Standards chart in Chapter 10 saying that mining will require an Interim Use Permit (IUP) in the zoning districts decided last month.
- Increased the explanation and requirements of haul roads. Prohibited travel through downtown Hanover as the streets are narrower. Mining operation companies will need to be very specific in identifying haul roads and if the road being used does not meet the required 10 ton, it will need to be brought up to that standard.
- Required viewshed analysis to be included with the application in order to guarantee proper screening.
- Increased the distance of paved streets from haul road to public highway, road, or street to 500 feet so it is consistent with other mining ordinances in Minnesota.
- Included the prohibition of blasting.

It was brought to the attention of Nash that the numbering is off and needs to be corrected.

**MOTION:** Armstrong moved to send the Mining and Extraction Ordinance forward to Council for approval with the changes as suggested, seconded by Kuitunen.

**Motion carried unanimously.**

## **New Business**

None

### **Reports:**

**Staff:** Biren let the members know that the Comprehensive Plan Review Meeting will be moving to the second Wednesday of the month starting between 6 and 6:30 pm. City Administrator Hagen sent out an email and would like members to respond to it. Biren, Nash and Hagen met with a potential developer and owners of the Duininck Pit to discuss development. Nash can speak more on that subject.

Nash said that the development being proposed for the Duininck Pit is at its very early stages, but that they are proposing different types and price points of housing. She said that an EAW, Environmental Assessment Worksheet, would be required for the parcel. She mentioned that the Hamblin Orchard property may also be a potential development.

**Council Liaison:** Hammerseng said that the staff reviews were approved at the last Council meeting and that Council is pleased with the staff and how well they work together. The budget for next year will be approved at the next meeting.

Kolasa wished everyone a Merry Christmas and the members returned the greeting.

### **Adjournment**

**MOTION** by Schendel to adjourn, seconded by Armstrong. **Motion carried unanimously.**  
Meeting adjourned at 6:55 pm.

### **ATTEST:**

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Amy L. Biren  
Administrative Assistant