

**CITY OF HANOVER
PLANNING COMMISSION MEETING
MARCH 26, 2018
OFFICIAL MINUTES**

Call to Order/Pledge of Allegiance

Stan Kolasa called the March 26, 2018, Planning Commission Meeting to order at 7:00 pm. Members present were Stan Kolasa, Jim Schendel, Michelle Armstrong, and Dean Kuitunen. Also present Council Liaison Doug Hammerseng, City Planner Cindy Nash, and Administrative Assistant Amy Biren. Absent: Mike Christenson. Guests present: Roger Swägger, Carl Robertson and Tyler Koivisto.

Approval of Agenda

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

Motion carried unanimously.

Approval of Minutes from the February 26, 2018 Regular Meeting

MOTION by Schendel to approve the February 26, 2018, minutes, seconded by Armstrong.

Motion carried unanimously.

Citizen's Forum

None

Public Hearing

None

Unfinished Business

None

New Business

Site Plan for 411 LaBeaux Avenue

Nash reviewed the memo for the proposed use of a dental office on the property located at 411 LaBeaux Avenue. The site plan includes the proposed building as well as an addition in the future. The site plan includes the architecture of the building along with the exterior materials, lighting, parking, and landscaping. Nash clarified that a lighting plan had been submitted so that condition would be updated for the memo to Council.

Carl Robertson, Sjoquist Architects, explained that the civil engineering requests made by the City Engineer, Justin Messner, would be updated as soon as their engineer is back from vacation. Robertson went on to explain that the exterior would be grey shades of Hardie board with the gables having vertical boards to provide contrast to the horizontal boards below. The trim would be white. The trash area would be enclosed with Trex materials. The columns at the front door would mimic the iron on the Historic Bridge in a reddish color.

Hammerseng asked if the back of the property is unusable. Nash replied that some of it may be usable, but there is a slope there. Robertson said they had not explored that section of the property.

Hammerseng said that the City is thrilled that they are coming to town and that this is a prime piece of real estate for Hanover. He then asked if they have the ability to move the location of the building in order to get more out of the property.

Robertson said that they did look at the idea of a small strip mall, but that parking and other requirements would limit the future expansion desired. The dentist also wants the building to have its own identity. Hammerseng asked about moving the building more to the south to utilize more of the southern part of the property. Robertson said that is where the addition is being planned.

Kolasa said that it looks nice and it would be good for the empty lot to be filled.

Armstrong commented that the building looks very plain from the front and would benefit by adding something to make it look richer. Kuitunen and Hammerseng agreed.

Tyler Koivisto said that he is planning to have a sign added to the gable end. He passed around his phone with the photo of the intended sign. Armstrong commented that the sign may look nicer in a different spot and reiterated that the first impression of the building did not convey a dental office.

Nash said that one doesn't typically see a sign located in such a position. She added that changing the landscaping may break up the expanse of the wall.

Kuitunen said the site plan is following all of the ordinance requirements, but that it doesn't look like what the Planning Commission envisioned. Armstrong restated that her thoughts are the same and that it does not look attractive.

Hammerseng said that the site plan is not using the property to its fullest extent. He went on to say that the Board is also looking toward the future and what else could also occupy the building.

Koivisto said that it is difficult to get into a dental space, so he is building his own space. He explained that the demand for dental space is high and should he decide to move out of the building in ten years, there would be another dentist that would snap it up.

Hammerseng asked if the proposed building was set up for one dentist. Koivisto said yes, and that the addition would be for a second dentist.

Armstrong asked if a window could be added to the front to break up the expansive wall. Robertson said that would take away from storage and storage was at a premium. She went on to ask if adding stone would be an option. Robertson replied that he had been given a budget and that he needs to be respectful of that budget. He does not want to design something more and then have to cut in other areas. He went on to say that the bids are coming in on Friday. Armstrong asked if the bids are lower than expected, would they be willing to make some changes. Koivisto said that may be possible and went on to say that the bank will only lend a certain amount of money.

Schendel asked if the pond can be eliminated and an underground system be substituted which he knows would entail extra costs. Kolasa asked if the pond could be moved. Nash replied that there is an existing sanitary sewer line that goes through the entire lot, so moving the pond would not be possible.

Hammerseng reiterated the possibility of moving the building closer to the southern property line. Schendel said the driveway would be a little longer.

Robertson said that the changes would involve more costs to the project and that he designed it as directed by his client.

Nash asked how much more budget would it take to dress up the front. Roger Swägger said that it may take between \$20,000-30,000.

Schendel said that if he was doing it, he would move the building either to the north or to the south to utilize the most space and make the best use of the property.

Kolasa asked if there were any other comments.

MOTION by Schendel to send the site plan for 411 LaBeaux Avenue forward to Council for approval, seconded by Kuitunen.

Motion carried unanimously.

Reports and Announcements:

Schendel reported that 632 pancake breakfasts were served at the FRA breakfast on Sunday.

Hammerseng reported that the City had received many donations for the Easter Egg Hunt and that Park Board Members have been appointed.

Nash said that the Environmental Assessment Worksheet for Crow River Heights West Third is in the process of being reviewed and that it will be open for comment soon. Backes Companies is also working on the preliminary plat for the second phase of the development. Paxmar is planning on bringing a revised concept plan for Hanover Cove back to Council later in April.

Biren let the Board know that the City of Corcoran is having a Planning Commission meeting on April 5th at 7 pm if any members wanted to attend to view their process. A senior development concept plan is being reviewed. Biren asked that if members are attending to please let her know so that Open Meeting Laws are not compromised and suggested if attending, not to sit together.

Adjournment

MOTION by Schendel to adjourn, seconded by Armstrong.

Motion carried unanimously.

Meeting adjourned at 7:53 pm.

ATTEST:

Amy L. Biren
Administrative Assistant