

**CITY OF HANOVER
PLANNING COMMISSION MEETING
APRIL 24, 2017**

CHAIR
STAN KOLASA

COUNCIL LIAISON
DOUG HAMMERSENG

BOARD MEMBERS
JIM SCHENDEL
MICHAEL CHRISTENSON
MICHELLE ARMSTRONG
DEAN KUITUNEN

- 1. Call to Order and Pledge of Allegiance: 7: p.m.**
- 2. Approval of Agenda**
- 3. Approval of Minutes from February 27, 2017, Regular Meeting**
- 4. Citizen's Forum**
- 5. Public Hearing**
- 6. Unfinished Business**
 - a. Accessory Building Located to the Front and Side of the House**
- 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
FEBRUARY 27, 2017
DRAFT MINUTES**

Call to Order/Pledge of Allegiance

Stan Kolasa called the February 27, 2017, Planning Commission Meeting to order at 7:15 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. Guests present: Michael Kehn, Rod and Lucy Bechtold, Ben and Jaime Lange, Brian Franzen, Christopher Leines, Ed Sjolin, Karen Kaul, Butch Cox, Lyle Wagner, and Todd Polzin.

Approval of Agenda

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

Approval of Minutes from the January 23, 2017, Regular Meeting

MOTION by Schendel to approve the January 23, 2017, minutes as presented, seconded by Armstrong. **Motion carried unanimously.**

Citizen's Forum

None

Public Hearing

Accessory Building Located to the Front and Side of the House

Kolasa closed the Planning Commission meeting and opened the Public Hearing at 7:17 pm.

Nash explained that Ben Lange, 311, Jansen Avenue NE, is requesting a variance in order to construct an accessory building in the front side yard. She reviewed the information supplied by Lange. Nash explained the options the Planning Commission could consider: If inclined to recommend approval, then the applicant should submit architectural drawings of the accessory building to be reviewed as part of the application and subsequent condition of approval; or if the Board is inclined to recommend denial, then staff would prepare findings of facts for the next meeting. Nash recommends tabling the application until the next meeting no matter which way the Board decides and taking no action of approval or denial at this evening's meeting.

Nash went on to say that there is difficulty with the site in the location of the house and the septic not allowing for much choice in the location of the accessory building. She asked the chair to allow the applicant to present.

Ben Lange, 311 Jansen Avenue NE: He confirmed Nash's evaluation of the site, explaining that his house sits at a 45 degree angle and everything is packed into the back because of the topography of the parcel and the location of the trees. He went on to explain that he would like to have the accessory building match the house with steel siding and stonework, along with a deep overhanging roof line. He is planning on adding a driveway of his existing one in order to access the building. He showed on his survey the proposed location of the accessory building indicating that it was at the edge of the existing woods. Some of the scrub trees would need to be cleared.

Karen Kaul, 320 Jansen Avenue NE: She explained that she lives directly across from the Langes. She asked if they would be planting trees to screen the building. Lange replied yes, and that he didn't want the accessory building to be so obvious and would plant trees and shrubs.

Todd Polzin, 260 Jansen Avenue NE: His main concern is that the building would match the house and blend into the surroundings. Hammerseng asked about Polzin's accessory building and its location. Polzin replied that it was located on the side north of his garage parallel to his home.

Kaul added that she is comfortable with the proposed accessory building because since moving in to the neighborhood, the Langes have done a nice job on everything they have updated such as the stonework and the landscaping. She has faith that they will make the building look attractive.

Hammerseng stated that it appears that the proposed building is located slightly behind the house and not directly parallel. He wondered how much of the area is wooded based on the picture included in the public hearing notice and the memo. Lange replied that he would have to clear out much of the brush and take down some scrub trees.

Kuitunen asked if the neighbors to the south were present at the meeting. Lange said no, Scott and Julie Stumpfl were not present, but that he had explained what he wanted to do and that they were fine with it. Polzin added that he had also spoken with the Stumpfls. Polzin said that their main concern was that they didn't want to look out their window and see the building. This would not be the case as the proposed location is not in their direct line of site.

Hammerseng concurred that Lange has worked very hard at maintaining and improving his property. His only concern is that the proposed building look nice and fit in with the neighborhood.

Armstrong asked how long the driveway to the building would be and whether both driveways would be visible from the road. Lange said he has not stepped off the length of the driveway and did not think it would be visible from the road.

Christenson asked if there was a lot of traffic on the road. Lange replied no.

Armstrong admitted that she was having a hard time with this request because when she and her husband built their accessory building, they had to make adjustments and follow the rules.

Hammerseng asked if the building could be moved. Lange said that he would like to stay away from the property lines. Christenson asked if Lange would make it smaller. Lange replied yes. Armstrong stated that it is going to be very visible.

Kaul said that she would rather look at an accessory building than a mound septic system. She also added her concern of the road being damaged by heavy weight loads. Staff and audience members reminded her that there are road restrictions in place currently to prevent something like that from occurring.

Hammerseng asked what it would take to get some drawings of the building done. Lange said that he hasn't spoken with a builder yet, but that he would be willing to get them done.

Kolasa used another accessory building in the area that had been met with resistance, but doesn't appear out of the ordinary now. He asked for input from members that had not spoken. Kuitunen said that he was in favor of tabling the application and asking for architectural drawings of the proposed building. Christensen said that he was not opposed to the building.

Nash asked that the survey be updated to include the location of the second driveway to the proposed building; have Paul Otto moved the building closer to the house and that she would get Lange the information on how close it could be; and to have plantings located on the survey. Nash said these things could be part of the conditions.

Armstrong agreed with exploring moving the building closer to the house and going further back.

Kolasa closed the Public Hearing at 7:39 pm and reopened the Planning Commission meeting.

MOTION: Christenson moved to table the application until the requested materials as stated by Nash be presented to the Board, seconded by Kuitunen.

Motion carried unanimously.

Amendment to Zoning Ordinance Related to Principal Uses and Structures and Building Eligibilities

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

Nash reviewed the revised ordinance based on discussions and questions raised over the last two months: The principal use and building in the Residential districts will be limited to one; Commercial and Industrial districts will be allowed to have more than one principal use and buildings, and that same principal uses may be occur in multiple buildings; and parcels with more than one building eligibility should be subdivided. She explained that an additional public hearing was required as the previous one did not advertise some of the items discussed. Nash pointed out the addition of Section 10.17 (C) which explains that a building eligibility subdivision would not require City water and sewer be brought to the parcel.

Christopher Leines, Loretto: He owns two parcels of the old Wetter Farm that are 60 and 100 acres respectively and he would like to know how the new language would affect his properties. He currently farms the parcels. He added that he had requested a letter from the City stating the number of building eligibilities on the parcels and had received one that did not state the eligibilities and a suggestion to attend tonight's meeting. He understands the intent behind the amendment, but doesn't necessarily agree with the language.

Nash explained the new language does not take away any building eligibilities that currently exist and would not require subdivision in order to have the eligibilities. She also went on to explain that it is difficult for a City to make the determination of eligibilities based on a GIS photo and that a survey was truly needed to make that determination. Often times a property owner does not want to have a new survey completed as it is an expensive process. When a city is asked about building eligibilities, they will often restate the current ordinance without giving a definitive answer. This is done to prevent misinterpretation by future staff. Leines said that it is frustrating when the City government cannot provide answers.

Hammerseng added that this amendment was being provided in order to clarify building eligibility subdivision versus developmental subdivisions which would require water and sewer be brought to the subdivided parcels. He referred back to larger lot developments being a topic for the Comprehensive Plan Review.

Kolasa closed the Public Hearing and reopened the Planning Commission meeting at 7:55 pm.

MOTION: Kuitunen moved to recommend moving the amendments forward to Council for approval subject to the review by the City Attorney, seconded by Armstrong.

Motion carried unanimously.

Unfinished Business

None

New Business

None

Reports

Liaison: Hammerseng reviewed the main topics from the previous Council meeting: the Settler's Park Ballfield and the Public Works Facility site. He explained that the donation from the Hanover Athletic Association had not been accepted because the vote did not meet Minnesota State Statute and that they were still working on the project. At the Public Works Facility site, more soil correction is needed before construction can start.

Staff: Nash stated that as the Board knows, vacant lots in Hanover are at an all-time low. However, she has spoken with two interested parties for further development in Hanover. Schendel replied that he is glad there is interest because in the past, developers were gun shy about working in Hanover. Nash agreed that developers do not like uncertainty.

Biren reminded the Board that the assisted living senior facility, The BridgeWater at Hanover, would be having an open house on Thursday, March 2, from 2-6 pm. Elders will be moving in the following Monday. A photo of the complete Planning Commission Board was taken to use on the City website.

Hammerseng announced that at 7:36 pm this evening he became a grandpa again with a grandson named Calvin.

Adjournment

MOTION by Schendel to adjourn, seconded by Armstrong. **Motion carried unanimously.**
Meeting adjourned at 8:10 pm.

ATTEST:

Amy L. Biren
Administrative Assistant

Collaborative Planning, LLC

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

Memorandum

Meeting Date: April 24, 2017
To: Planning Commission
From: Cindy Nash, City Planner
RE: Variance for an Accessory Building within a Front
Yard – 311 Jansen

Overview of Request

The subject property is currently zoned R-A (Residential Agriculture District) and an application has been received for a variance to allow an accessory building in the front yard. The property is located at 311 Jansen.

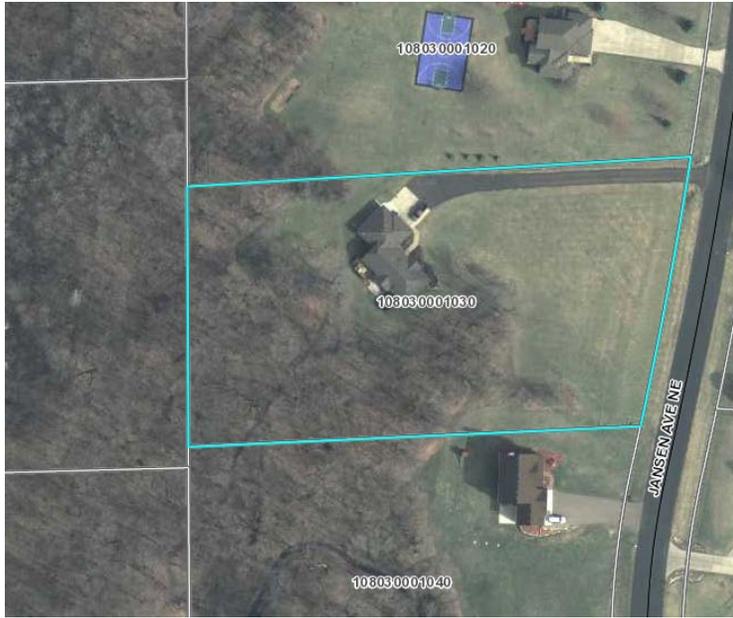
The application is included in your packets and contains their proposed request.

Evaluation of Request

The applicant is seeking permission to construct a shed in their front yard. The placement of an accessory building in the rear yard is permitted, and in the side yard is permitted only with the issuance of a Conditional Use Permit. Accessory buildings in the front yard are not permitted.

The existing home is situated at an angle on the lot and set back significantly from the street as compared to other homes nearby. The rear portion of the lot also contains numerous existing trees and slopes. The proposed shed as shown on the survey is 31 feet by 50 feet and would be setback 167 feet from Jansen Avenue and 58 feet from the nearest side lot line. On the new survey, the size of the shed as well as its setbacks remain the same as the survey previously provided. This is different from the proposed shed as shown on the architecture, which is 30 by 52.5, plus an overhang area that extends another 8 feet. The proposed architecture dimensions should match that shown on the survey.

The applicant has provided architecture for how the shed would appear from various angles.

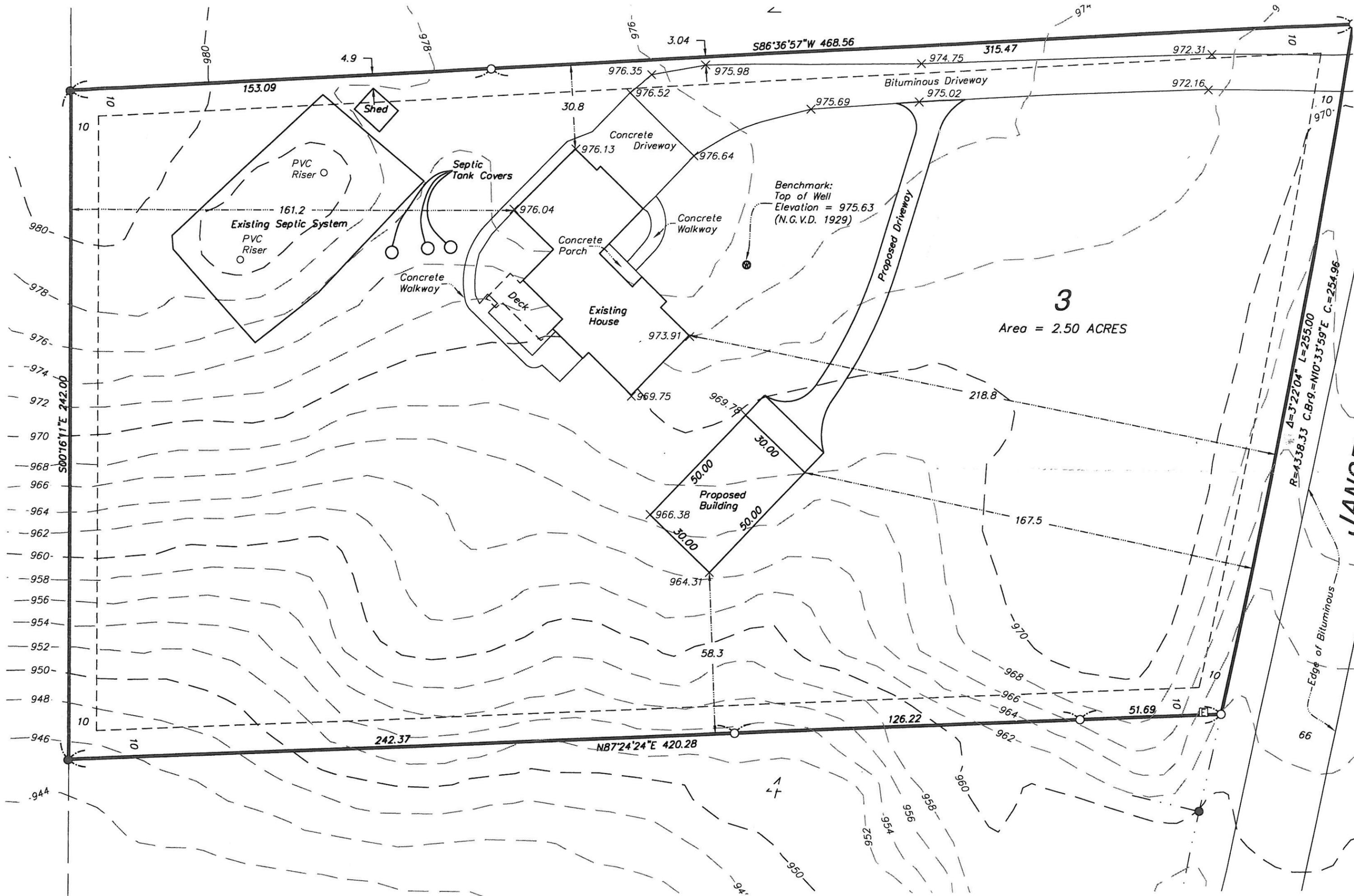


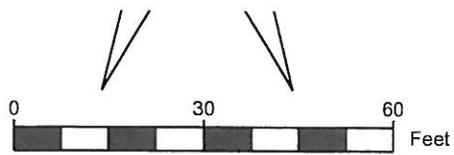
Recommendation

Following the public hearing, the City Planner recommends that the Planning Commission make a recommendation. The difference in shape and size of the building between the survey and architecture must be reconciled. If the Planning Commission is inclined to recommend approval, then the following conditions are suggested:

1. The shed shall not be closer than _____ feet to the side property line, and _____ feet to the front property line. The dimensions of the shed shall not exceed _____ feet wide by _____ feet long.
2. The shed and driveway shall be constructed in substantial conformance with the plans prepared by Otto Associates and dated _____, 2017.
3. The architecture of the shed shall be constructed in substantial conformance with the plans prepared by Wright Lumber and Millwork dated _____, 2017.

Because the dimensions of the shed as shown on the survey and the architecture do not match, these documents should be updated to be in conformance with each other prior to this item being placed on a city council agenda.





LEGEND

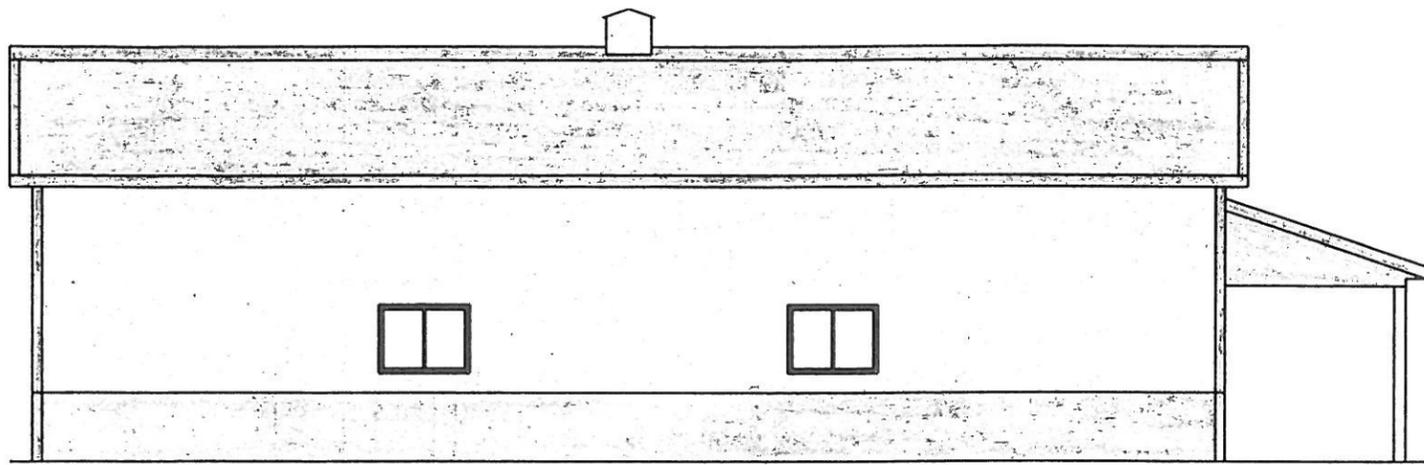
- 978 — denotes Existing Contour per Wright County LIDAR MAP
- 972.00 X denotes Existing Spot Elevation
- [E] denotes Electric Pedestal
- - - - denotes Drainage and Utility Easement per the plat HANOVER HILLS

EXISTING HARDCOVER CALCULATIONS:

Area of Lot 3 =	109101.5488	S.F.
	<u>AREA</u>	
Existing House	2655	S.F.
Shed	124	S.F.
Concrete Porch	85	S.F.
Concrete Walk	742	S.F.
Concrete Drive	920	S.F.
Bituminous Drive	4023	S.F.
TOTAL	8549	S.F.
% HARDCOVER	7.8	%

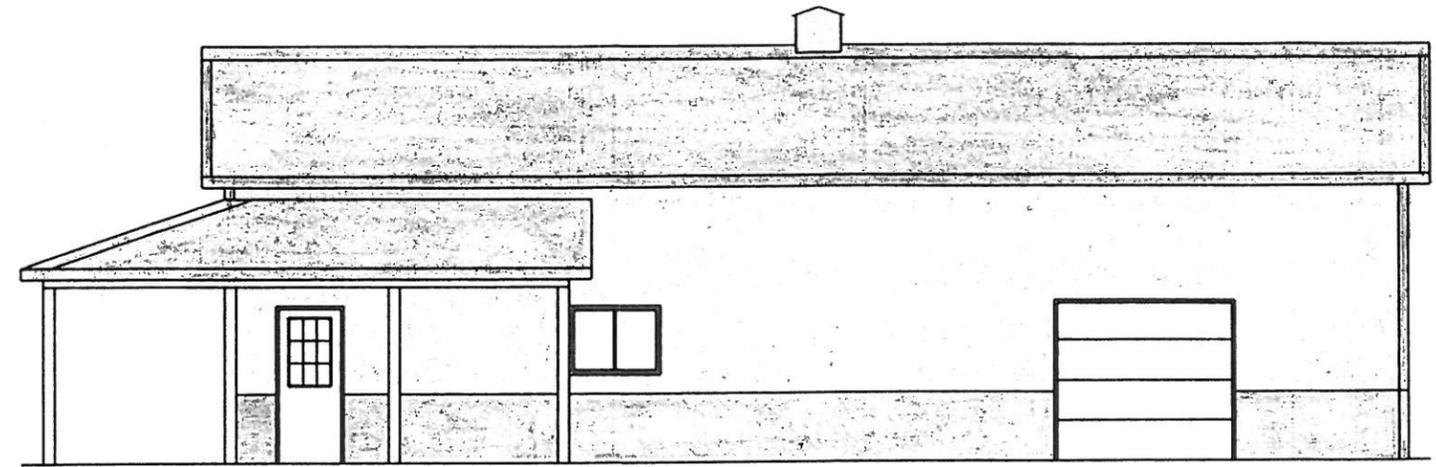
PROPOSED HARDCOVER CALCULATIONS:

Area of Lot 3 =	109101.5488	S.F.
	<u>AREA</u>	
Proposed Building	1550	S.F.
Proposed Driveway	1485	S.F.
Existing House	2655	S.F.
Shed	124	S.F.
Concrete Porch	85	S.F.
Concrete Walk	742	S.F.
Concrete Drive	920	S.F.
Bituminous Drive	4023	S.F.
TOTAL	11584	S.F.
% HARDCOVER	10.6	%



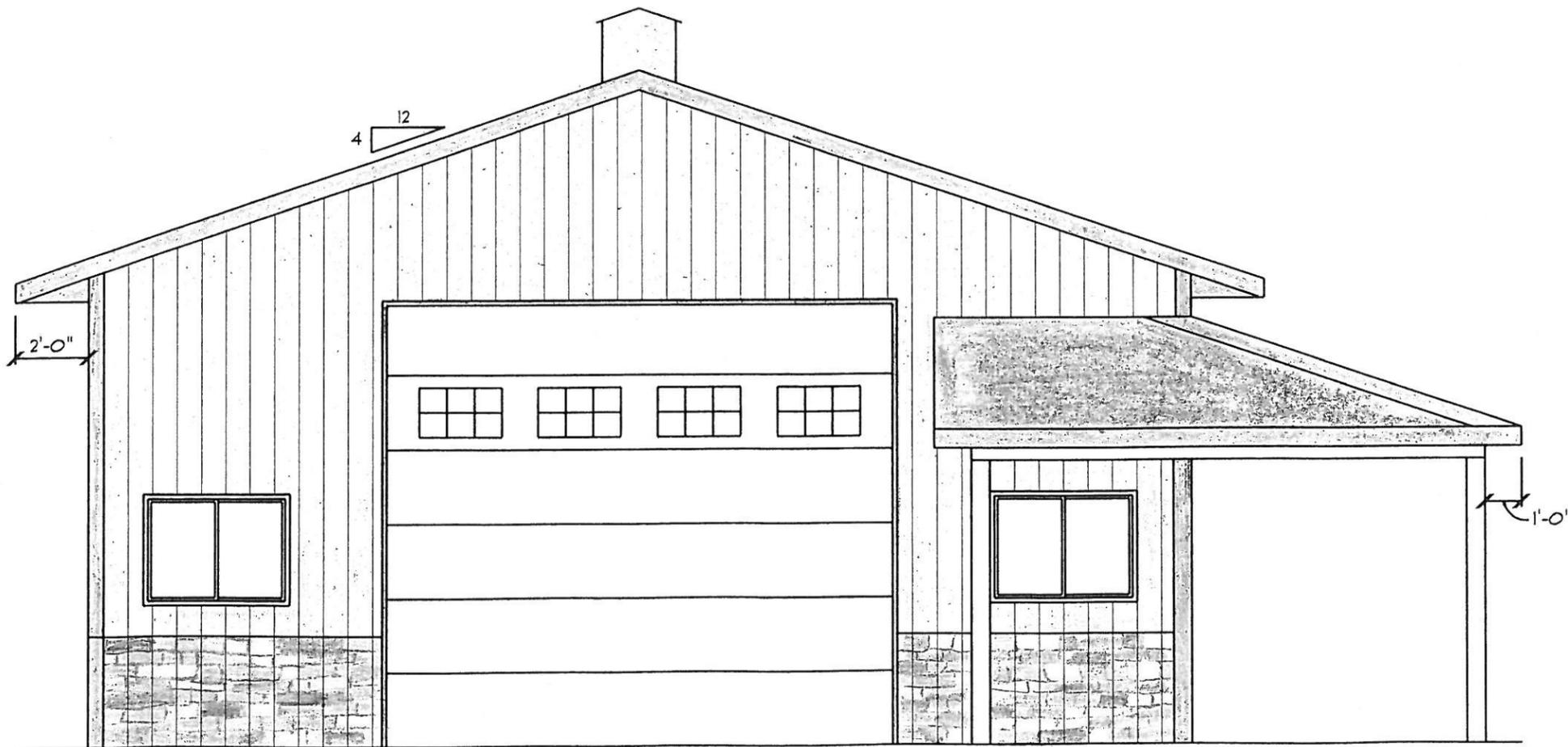
LEFT ELEVATION

SCALE: 1/8"=1'-0"

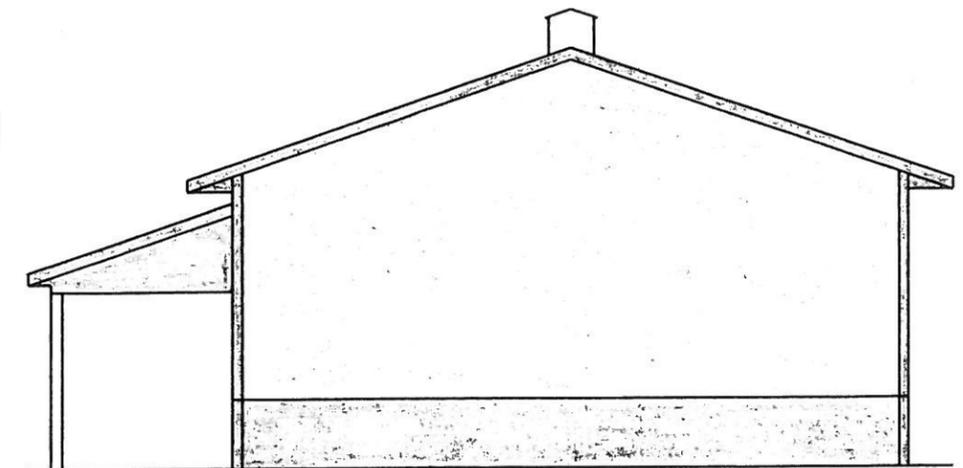


RIGHT ELEVATION

SCALE: 1/8"=1'-0"



FRONT ELEVATION

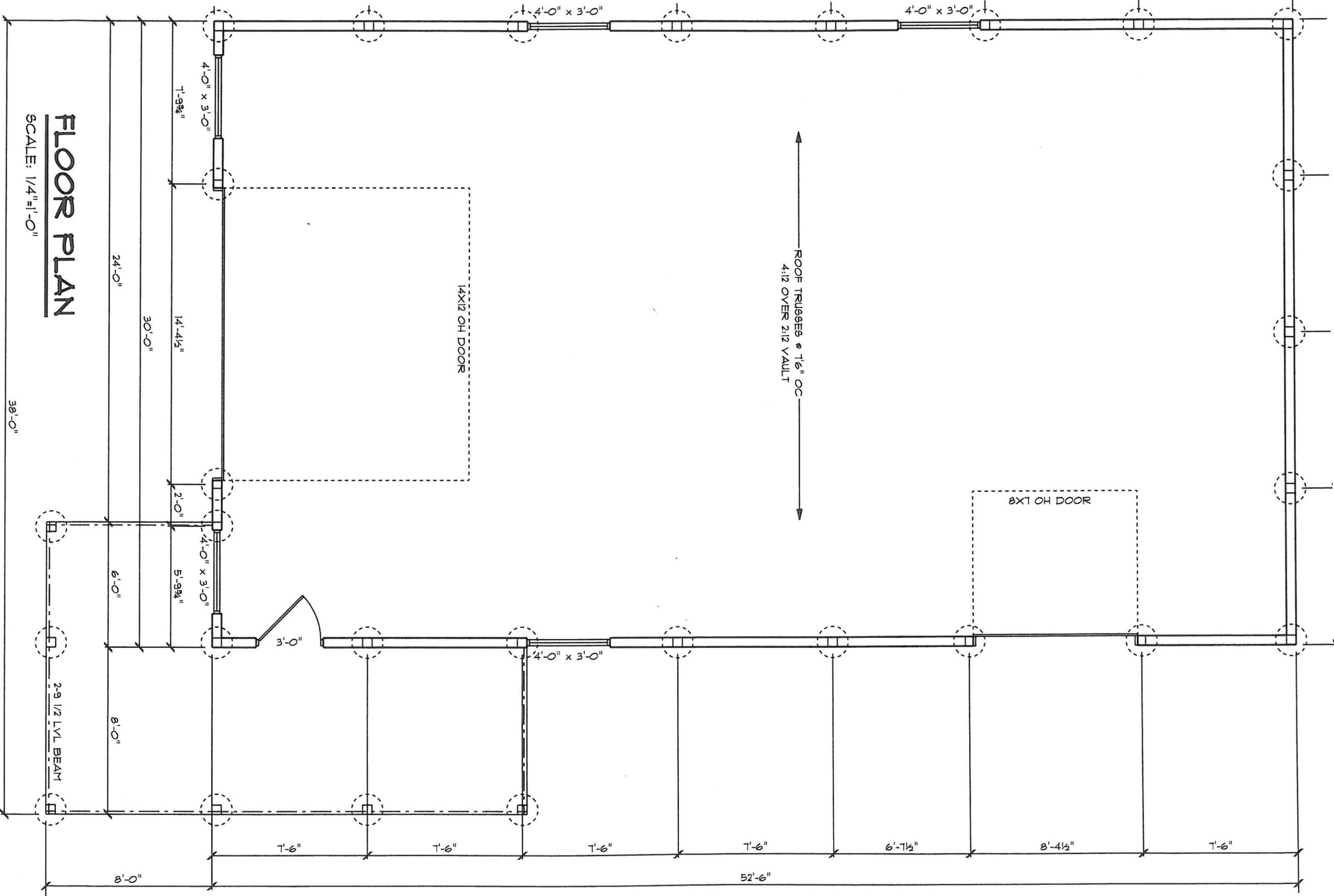


BACK ELEVATION

SCALE: 1/8"=1'-0"

FLOOR PLAN

SCALE: 1/4"=1'-0"



D,

REVISED BY



ALTHOUGH THESE PLANS HAVE BEEN PREPARED WITH UTMOST CONSIDERATION PREPARER OR WRIGHT LUMBER & MILLWORK INC. WILL NOT BE RESPONSIBLE FOR ANY ERROR, OMISSION OR DAMAGES RESULTING FROM SAID PLANS AND BE RESPONSIBLE FOR THE SAME.

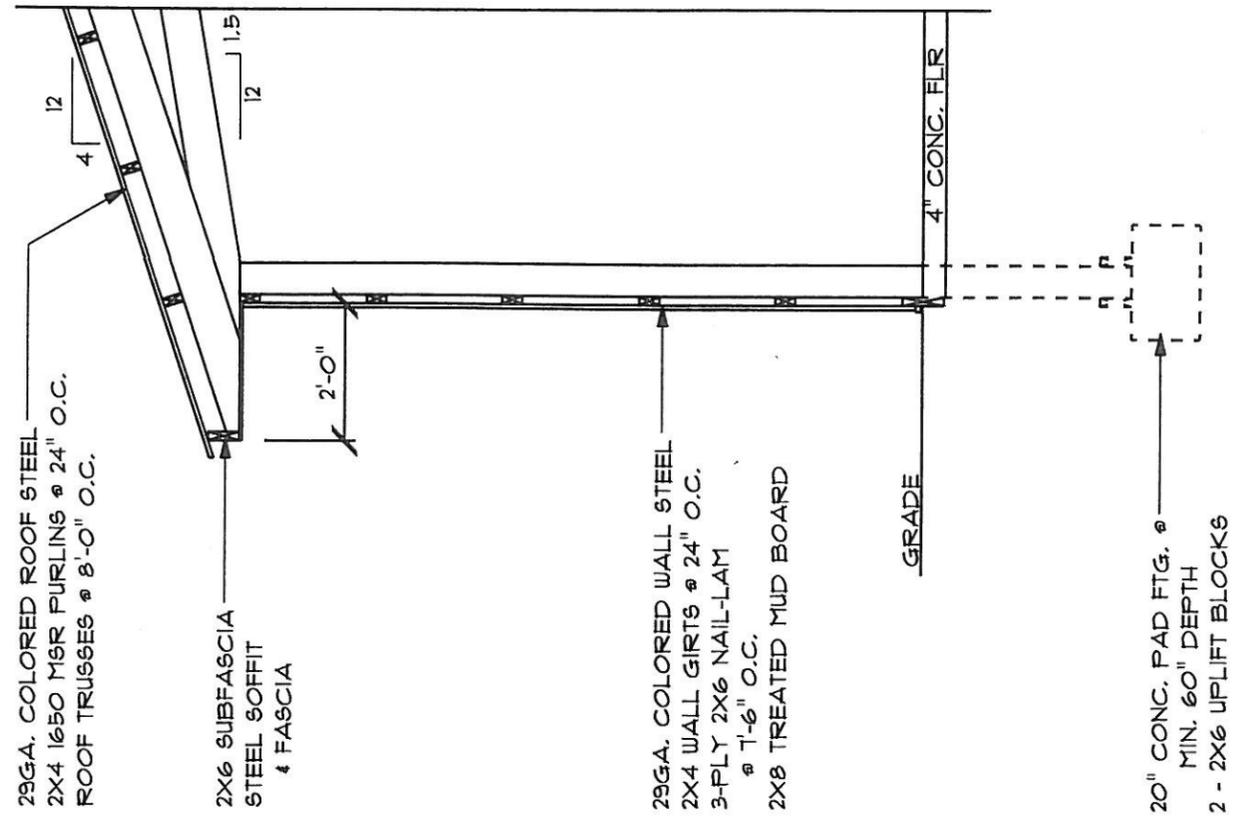
BEN LANGE	MODEL: POLE BARN	BUILDER: BY CONST.
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DATE PRINTED:
3/8/2017

DRAWN BY:
DAN

PLANS

SHEET
2 OF 2



SECTION
SCALE: 3/8"=1'-0"