

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

Call to Order/Pledge of Allegiance

Stan Kolasa called the April 24, 2017, 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 Council Liaison Doug Hammerseng, City Planner Cindy Nash, and Administrative Assistant Amy Biren. Guests present: Ben and Jaime Lange.

Approval of Agenda

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

Motion carried unanimously.

Approval of Minutes from the February 27, 2017, Regular Meeting

MOTION by Schendel to approve the February 27, 2017, minutes as presented, seconded by Christenson.

Motion carried unanimously.

Citizen's Forum

None

Public Hearing

Point of clarification: The public hearing for the Accessory Building Located to the Front and Side of the House was closed at the February 27, 2017, meeting. Once closed, the Planning Commission moved to table a recommendation decision and requested of the applicant specific items to be completed before returning to the Board. Per the League of Minnesota Cities Informational Memo on Public Hearings, if a recommendation decision was not made, "the matter may also be continued for further consideration".

The summary of the continued discussion and review of additional information will be placed under Unfinished Business as was indicated on the approved agenda.

Unfinished Business

Accessory Building Located to the Front and Side of the House

Nash reviewed the requested materials submitted by Lange: the extension of the driveway going to the proposed accessory building, the new survey, and the renderings of the building. She explained that she left some parts of the recommendation blank so as to fill them in after the recommendations of the Planning Commission and the dates when the survey and plans are finalized. She explained to the members that the variance needs to be specific in its details.

Lange explained that when meeting with the builder, the larger size was suggested as it would be more cost effective. He would be willing to go smaller than what was indicated on the plans (52 x 30 feet). The awning was added to enhance the look of the shed.

Armstrong asked if the addition of the extended driveway still met impervious surface requirements. Nash took time during the discussions following to look it up. Nash revealed that the driveway extension would not exceed the impervious surface requirement. Armstrong also gave the Board members a perspective on the size of the shed by showing how much of the Community Hall would be taken up by the size of the shed.

Hammerseng asked about the height of the walls. Lange replied that they were 12 feet and the roof pitch was 4:12. Hammerseng also asked if it met the requirements for size per the ordinance. Armstrong stated that it did and confirmed it with Biren.

Armstrong inquired about the landscaping that would be planned as screening. Lange said it would depend on what trees that currently exist could be saved. He does plan on planting additional trees if needed for screening.

Armstrong asked about the color of the shed. Jaime Lange answered that they first looked at tan colors as the house is that color, but decided that grey would be a better choice with a lighter grey on the top and a darker gray on the lower half (wainscoting). Armstrong asked Nash if the ordinance required it to be the same as the house. Nash replied that it needs to be in keeping with the neighborhood, but does not require it to match the house. Armstrong expressed concern about it looking like a pole shed especially if it is approved at the larger size. Schendel replied that once it was screened with trees, it would be less obvious. Hammerseng said that as Lange's neighbor, he knows it will be well maintained, but was concerned about the look of the shed.

Lange was asked about the purpose of the shed. He replied that it would be used to store vehicles, snowmobiles, the fish house, four wheelers, etc.

Christenson asked Lange if he would be opposed to dropping it down to the next smaller size. Lange said that 45 feet long would be okay. He added he may have to have two doors instead of one large one. Kolasa said that was the approximate size of one of the buildings at the Hanover Athletic Association's property and that it did not seem as large when in location.

Kuitunen commented that he was concerned about setting a precedent and what would happen in the future. Nash replied that Lange is asking for a variance from the ordinance and that the Planning Commission can ask for changes in size, location, trees for screening, etc. She went on to say that if the length is shortened, it can be pushed back and the side of the shed would not be as noticeable from the street.

Kolasa asked the members for their comments:

Hammerseng: He would be more comfortable with it if it was closer to 40 feet in length.

Christenson: He is fine with 45 feet in length.

Kuitunen: He was fine with 50 feet in length, but added that if it was shortened and pushed back, it would be better for the neighborhood.

Armstrong: She is concerned with the look for the neighborhood. She went on to use a shed that had been built on Third Street and how Norway Pines were used for screening. The pines grew quickly and made the shed less noticeable. She would be fine with the 50 foot length if it could be moved back further and had coniferous trees for screening. She also thought the awning was a nice touch and liked having it on the plan.

Schendel: Abstained from commenting.

Kolasa: He would like it kept under 50 feet in length to keep it tucked back and thought it should match the siding of the house.

Nash said that she heard a lot of different things from the Board. No matter what is decided, adjustments to the survey and the shed plans need to be made before sending it to Council. The members need to make a motion and can consider the following items: the size of the building; the location of the building; door location on the side/awning; and screening. The members can make a motion for recommendation at this meeting and then Nash will create a memo and resolution after receiving the asked for modifications.

Armstrong asked what the distance between the house and proposed shed was. Nash said about 35 feet without counting the awning area.

MOTION: Armstrong moved recommending approval of the variance to Council with the shed not being closer than 58 feet to the side property line, and 168 feet to the front property line; and the dimensions of the shed not to exceed 30 feet wide and 46 feet long. Seconded by Kuitunen.

Motion carried with Kolasa, Armstrong, Kuitunen, and Christenson voting in favor. Schendel abstained from voting.

New Business

None

Reports

Staff: Nash informed the members that the City met with a developer for the rest of the Crow River Heights development who was days away from signing a purchase agreement. He would like to start construction yet this year and is hoping to use some of the existing grading from the expired preliminary plat. An Environmental Assessment Worksheet (EAW) will need to be done. The developer has already selected builders for the project. The City will be working with him to make the process as efficient as possible. She was unsure whether or not the deadline would be met in order to bring something to the May Planning Commission meeting, but there would be something for sure at the June meeting.

Biren said that near half of the 500 compost site keys have been given out to residents. The staff has been busy with permits—mainly decks, sheds, and fences. She has been working with buyers interested in lots on Kadler Avenue and Church Street. Staff also met with a buyer with a contingency on a lot in the industrial park to answer questions and work through what is possible on the lot.

Planning Commission: None.

Liaison: Hammerseng informed the members that the bids for the new public works facility will be going out soon. The Wright County Sheriff's Department gave a presentation to Council on policing Hanover. At that same meeting, Council is looking at opportunities to beef up parking in the downtown area.

Adjournment

MOTION by Armstrong to adjourn, seconded by Christenson. **Motion carried unanimously.**
Meeting adjourned at 8:13 pm.

ATTEST:

Amy L. Biren
Administrative Assistant