

**CITY OF HANOVER
PLANNING COMMISSION MEETING
JULY 25, 2016
OFFICIAL MINUTES**

Call to Order/Pledge of Allegiance

Stan Kolasa called the July 25, 2016, 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 Administrative Assistant Amy Biren. Also present: David Phillips, Mike Straub, Bob Pink, Dan Heinecke, and Tom Jones. Absent: City Planner Cindy Nash and Council Liaison Doug Hammerseng.

Approval of Agenda

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

Approval of Minutes from the June 27, 2016, Regular Meeting and July 14, 2016, Workshop

MOTION by Armstrong to approve the June 27, 2016, and July 14, 2016, minutes as presented, seconded by Schendel. **Motion carried unanimously.**

Citizen's Forum

Tom Jones, 540 Kadler Avenue NE: Thanked the Planning Commission for their work done over the past few months. Presented a letter (see attached) he has sent to Council and staff regarding the orientation of homes in Hanover. He asked the Planning Commission and Council to look into this as this issue has not come up in the past. He referred to the definitions in the zoning ordinance and interprets them as homes should be facing the street. Jones believes this is an opportunity for the City to be proactive so as not to cause future builders and home owners additional costs if plans need to be changed.

Dan Heinecke, 560 Kadler Avenue NE: Thanked the Planning Commission for their work and wanted them to be aware that there are other neighbors concerned about the orientation of future homes even though they may not attend the meetings. Heinecke believes that if the orientation of a home is turned that it would look out of place in the neighborhood.

Public Hearing

See New Business below.

Unfinished Business

11103 River Road NE – Amendment to Conditional Use Permit for Outdoor Storage

Biren reviewed the memo from Nash and explained the changes that were a result of the previous meeting in June.

David Phillips and Mike Straub have worked with Nash regarding the changes and have reviewed the CUP. It is acceptable to them and would appreciate the Planning Commission's approval so that it would move on to Council. They also thanked the Planning Commission and staff for working with them.

Schendel asked if his neighbor was okay with this CUP. Bob Pink, 11107 River Road, stated that he is here to support his neighbor and understand the conditions of the CUP.

Hammerseng expressed via email his desire that the cars be limited to four (4) plus the forklift and flatbed.

Schendel says the CUP as written covers everything that the Planning Commission talked about.

MOTION by Armstrong to recommend approving Resolution No. XXX, Approving an Amendment to a Conditional Use Permit for the Sales and Warehousing of Automotive Parts as written, seconded by Schendel.

Motion carried unanimously.

Consideration of Amendments to the Performance Standards for Construction of Single Family Dwellings

Biren reviewed the proposed changes suggested by Nash and explained that the Public Hearing would not take place on this matter until the August meeting due to legal deadlines.

The members suggested a grammatical deletion, “contain above grade that”, in the definition of Floor Area and to include “crawl space” as an area not counted as part of the Floor Area.

New Business and Public Hearing

Ordinance 2016-5 Amending Chapter 10, Opting-Out of the Requirements of Minnesota Statutes, Section 462.3593

Biren explained the newly formed law that would allow caregivers to have a temporary tiny home on the property of a landowner and the timeline in which cities needed to act on the new law. Nash had provided the law, the guidance by the League of Minnesota Cities, and the Building Code for the members.

Kolasa closed the Planning Commission meeting and opened the Public Hearing at 7:26 pm. There were no members of the public present that wished to speak to this Amendment. Kuitunen said that he can see many problems with this law.

Kolasa closed the Public Hearing and reopened the Planning Commission meeting at 7:28 pm.

Motion by Armstrong to recommend Council approve Opting-Out of the Requirements of Minnesota Statutes, Section 462.3593, seconded by Christenson.

Motion carried unanimously.

Reports and Announcements:

Planning Commission:

Armstrong asked about the sign advertising lots in the Crow River Heights development and suggested that it be removed by the owner since it is no longer viable. Biren said she would look into it.

Kuitunen asked about erosion after the heavy rains and if builders were conforming to erosion control measures. Biren said that Metro West was enforcing the City’s erosion control regulations and that she would remind the inspector the next day to remind builders to have everything in place as rain was expected later in the week. She also covered some of the erosion issues that occurred with the recent projects in the City and that they were being taken care of by the contractors.

Kolasa reminded everyone of the Hanover Harvest Festival and that volunteers are still needed.

Staff Reports:

The Green House has broken ground and Biren will be at a footings inspection the next morning to check setbacks as a resident had voice concern that it was too close to the road.

Adjournment

MOTION by Schendel to adjourn, seconded by Armstrong. **Motion carried unanimously.**

Meeting adjourned at 7:37 pm.

ATTEST:

Amy L. Biren
Administrative Assistant