

**CITY OF HANOVER
PLANNING COMMISSION MEETING
SEPTEMBER 25, 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: 7:30 p.m.**
- 2. Approval of Agenda**
- 3. Approval of Minutes from June 26, 2017, Regular Meeting**
- 4. Citizen's Forum**
- 5. Public Hearing**
 - a. Conditional Use Permit for Manufacturing/Assembly to Allow Welding and Fabrication**
- 6. Unfinished Business**
- 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
JUNE 26, 2017
DRAFT MINUTES**

Call to Order/Pledge of Allegiance

Stan Kolasa called the June 26, 2017, Planning Commission Meeting to order at 7:30 pm. Members present were Stan Kolasa, Michelle Armstrong, Dean Kuitunen, and Mike Christenson. Also present Council Liaison Doug Hammerseng, City Planner Cindy Nash, Administrative Assistant Amy Biren and City Administrator Brian Hagen. Absent: Jim Schendel. Guests present: Don Legatt, Thomas Jones, Jolene Nelson, Maxine Ladda, Todd McLouth, Dennis Backes, Jason Werlinger, Chuck Ylitalo, Kim Daniel, Clark Lee, Matt Lee, Phil Jean, and Josh Pomerleau.

Approval of Agenda

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

Approval of Minutes from the May 22, 2017, Regular Meeting

MOTION by Armstrong to approve the May 22, 2017, minutes as presented, seconded by Kuitunen.
Motion carried unanimously.

Citizen's Forum

None

Public Hearing

Variance to Construct an Accessory Building in the Side Yard and to Construct a Second Driveway on the Same Street Frontage

Kolasa closed the Planning Commission meeting and opened the Public Hearing at 7:32 pm.

Nash reviewed the application from Don Legatt, 11045 10th Street NE, to build an accessory building in the side yard with an access drive to the building on the same road frontage as the house driveway.

Hammerseng inquired about the primary and secondary sites indicated on the survey. Nash responded that these were the septic locations. The location of these sites would make it difficult to put an accessory building or access drive in this area of the property.

Hammerseng also went on to ask about what hardship was being shown in order to grant a variance. Nash replied that there is a practical difficulty to meet the standards of the ordinance: it would be difficult to have access from Ladyslipper Lane.

Armstrong asked why this location was selected and its proximity to CSAH 19. Legatt responded that the location of the proposed building is at the top of a slope and that it was not desirable to locate an access drive in the middle of the yard. He also said that there is a row of trees that will screen it from the county road. Nash also stated that it does meet the setbacks from the county road.

Legatt was asked what the intended use of the building would be and he replied that it was going to be for storage and nothing else. The driveway was needed for access, but that it would be used infrequently.

Hammerseng asked about the style and color matching the house. Biren stated that the color details were included in the packet and referred to the color choices marked. Legatt confirmed this saying he had chosen colors that would coordinate with the colors of the house.

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

MOTION: Armstrong moved to recommend approval of the variance as presented with the two staff recommendations of the building conforming to required setbacks and being to the rear of the primary structure as well as the access drive conforming to plans prepared by Willis L. Gilliard, and send it to Council for final approval, seconded by Kuitunen.

Motion carried unanimously.

Comprehensive Plan Amendment, Planned Unit Development, and Preliminary and Final Plat Approval

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

Nash explained that typically a preliminary and final plat would not be done at the same time, but in this situation, the developer is using pre-existing components and it is fairly simple.

Nash reviewed the need for an amendment to the Comprehensive Plan related to density within Hanover. Currently, the Plan requires larger lots and the density figures do not match. Most of the developments that have been built in Hanover do not meet the density requirement, and are denser than what is allowed. By amending the Plan, it will make these and future developments more consistent. She also went on to say that this would have eventually been presented as a result of the Comprehensive Plan Review that is taking place, but since the opportunity arose with the new development, it is being presented earlier.

She went on to explain that calculations for density have to take into consideration items such as wetlands, etc. that are not buildable and will be subtracted from the total area to be developed. That will leave usable land which will need to include not only the homes, but also infrastructure, so the lots tend to be smaller and therefore have a higher density.

Nash explained that the stormwater ponds were also proposed to be handled differently than in previous Crow River Heights developments. The stormwater ponds are proposed to be in an outlot owned by the City rather than be part of personally owned property.

Hammerseng asked about the previous preliminary plat. Nash said that the developer is trying to use what has already been previously graded and this doesn't shrink the usable size of the lots as compared to homes already constructed.

Matt Lee, 9840 Jasmine Avenue NE, asked why this change needed to be done (Comprehensive Plan Amendment) and what will the City do with the ponds and if things would be stored on the outlot.

Hagen asked the chair if he may reply to the questions. Kolasa consented. Hagen explained the purpose of the stormwater ponds is to collect stormwater as well as act as a filter before the water makes its way into the Crow River. Long grasses are encouraged in the ponds to help with filtration of phosphorus. Ponds in outlots are more easily accessible for maintenance. Regular maintenance such as removing invasive species such as willows is done more often than dredging a pond to remove silt build up. The City does not plan on storing anything on outlots.

Clark Lee, 525 Kadler Avenue NE, commented on how well his neighbors work together to maintain the pond located in their rear yards. Hagen asked if it was a natural pond and Lee replied yes. Hagen went on to explain that natural ponds are part of the stormwater system, but are handled differently than manmade stormwater ponds.

Maxine Ladda, 9859 Beebe Lake Road, commented on how steep the ravine is behind her property and that it was dangerous for children. She wondered if that was going to be fixed during the development. This was answered later in the discussion when it was explained that not all of the work on the stormwater ponds had been completed and this was one area that had not been previously completed.

M. Lee said that people are dumping on the vacant property and using it as a compost site. He is concerned that when the City owns the outlot, this will continue and be unsightly. Nash responded that ponds are usually located behind lots and it is usually the residents around the pond that are the ones dumping grass and other items.

C. Lee asked if there would be liability to the City if someone was ice skating on the stormwater pond and fell through. Hagen responded that the City doesn't encourage residents to use stormwater ponds. Nash also responded that even if the pond is considered part of personally owned property, the City would still have a drainage and utility easement and a claim could still be made against the City.

Jolene Nelson, 1020 James Avenue NE, St. Michael, commented about the smaller lot sizes and really large homes being built on them.

Kuitunen and Armstrong both asked if the Comprehensive Plan Amendment will affect everyone. Nash confirmed this and said that it will also make the existing lots legally conforming. She went on to say that even if this is part of a development agreement, the lots still need to come into a future land use guidance that allows it.

Kuitunen commented that this also helps encourage developers to build in Hanover. Nash said yes it would and that this is a very common density size in surrounding areas. Kuitunen went on to say if the City did not change this, it would make Hanover unfriendly to builders. Nash replied yes. Kuitunen went to ask if there would be any problems if the change was made. Nash replied no.

Nash went on to explain that when an area is being developed, the cost of the land and infrastructure needs to be spread out amongst the number of lots in the development. If there are not enough lots, it is not feasible and makes the property difficult to develop.

Thomas Jones, 540 Kadler Avenue, referenced the 20,000 square foot lot size in the Comprehensive Plan and the lot size per the zoning ordinance in Crow River Heights being smaller. Nash replied that there is a disconnect between the zoning ordinances and the Comprehensive Plan. The Comprehensive Plan is the document that guides everything else and the zoning needs to be consistent with it. She went on to say that lots may seem to be larger, but there are parts that are not usable. The usable area of the lots is what needs to be considered.

Ladda said that she is the last resident in Hanover located on Beebe Lake Road and is at the end of the water line. She has constant problems with the water being stagnant and making everything black. The line needs to be looped in order for the water to flow and wondered if that was part of the planned development. Nash replied that she needs more information and would consult with the city engineer.

Ladda went on to say that some people purchased two lots and combined them in order to have more space and build the type of house they preferred.

Nelson commented on the lack of green space if the houses are built so close together.

C. Lee made a comment about bringing the size of the lots down to nothing in the Comprehensive Plan. Nash said that it is more common for a density rate to be included rather than a lot size.

Kuitunen said that we are not putting Hanover at risk by making this change and thinks it is a good idea.

M. Lee asked if the size could be put at 12,000 square feet so that it would match the densest zone. Nash responded that if the size would be reduced to that, it would preclude other types of housing that want to be developed such as cluster lots, villas, etc. It doesn't give the buildability for a developer to meet different market goals and population segments.

Nelson asked how many lots are being planned for the second phase of this development. Nash said that is not known at this time. All of that will be addressed in the near future with another preliminary plat and Environmental Assessment Worksheet (EAW).

C. Lee asked the following questions:

Was the 80 acres re-delineated for wetlands? McLouth answered that it was and the current 30 lots being discussed had a “No Wetland Determination”.

My understanding is that an EAW is not being required for the 30 lots, but that one will be done on the rest of the parcel. Nash replied that Council was leaning towards that decision.

Why are the side setbacks being changed from 10 feet to seven feet? Are there any changes to the front or rear yard setbacks? Nash replied that there will be a “build to” line for the front yard setback for the coving and that six lots have a change to the rear yard setback due to the pond being in an outlot. The build to line will guarantee there is a setback from the property line.

Nash said that since the questions have migrated into the Planned Unit Development (PUD) part of the Public Hearing, she would review that next.

In this PUD, Nash has called out where there are changes and made very specific conditions so as to avoid any misunderstandings in the future. She then went over the variances from the Zoning Ordinance that was included in the packet. She pointed out that three lots will be built as shown as they are at a slight angle and may not be considered to meet the current ordinance for building orientation.

C. Lee said that with the side yard setbacks down to seven feet, it appears to be encouraging the garage being the focus in the front of the house with a small section of house showing. He feels that this is taking advantage of the City.

Jones said that why would this need to be changed as it is beautiful as it currently stands.

Armstrong stated that we are dealing with building pads that are already in place. While it may not be her favorite scenario, Hanover needs a development.

Nash said that the plans are taken from the original PUD and it appears that there is a six-foot easement and a 10-foot setback on a typical lot. It is difficult to determine without more information if some lots had reduced setbacks.

C. Lee said that an EAW should be required for the 30 lots as well. He is afraid that if one isn't done, that when an Environmental Impact Statement (EIS) is required on the other part, the developer will back out.

Nash went on to the next item of business which was the approval of the preliminary and final plats. She reviewed the items outlined in the memo. She explained that the original preliminary plat was approved in 2000 and expired in 2010. The developer is trying to build it similarly with modifications due to the current standards.

Dennis Backes, developer and applicant, said that he developed the Esterly Oaks area so he is familiar with Hanover. He is taking the original plan and doing something similarly. The grading is in place as well as the building pads. If he had to start from scratch, it would not be economically feasible to develop.

Chuck Ylitalo, 9715 10th Street, St. Michael, asked about the area marked “stockpile”. McLouth responded that the ponds that were created do not meet today's standards and will need to be fixed. This will create a stockpile of dirt that will be used in the rest of the development. It is not a permanent item.

Hammerseng asked if this would help resolve the steep ravine that Ladda had mentioned. Nash responded yes.

Nash said that the developer is using the building pads that are currently existing. If the 10-foot side setback was enforced, this would create a smaller house that the residents have said they do not wish to have in their neighborhood.

McLouth said that when they looked at the previous preliminary plat, there were lots that would not be acceptable by today's standards, so in effect, Backes is not proposing any more lots than originally planned, but less lots.

Christenson asked what determines a building pad. Nash replied that if a developer is starting from scratch, then there are many options for what can be done. A building pad is compacted soil that meets the requirements for building a house. If the building pad is shifted, the soil is not compacted and may require soil corrections which would increase the cost of the house.

Christenson went on to say that living in the Esterly Oaks subdivision, he understands the residents' concerns about the side setback. Once landscaping is done it is sometimes hard to access the rear yard with only a small side setback.

Backes said that the homes built will be consistent with the neighborhood around them.

M. Lee said that tightly spaced houses will look out of place in Hanover.

Kolasa closed the Public Hearing at 9:07 pm and reopened the Planning Commission meeting.

Kuitunen said that he was worried about the seven-foot side setback, but that the building pads are already in place. If the side setback is taken away and change the house, it is not economical.

Christenson said that he will support it if it means getting a development and he is comfortable with it in the case of the 30 homes because it makes sense to use what is already there. In a bigger development, he would be opposed to such a small side setback.

Kolasa asked for clarification on the number of motions that would be needed. Nash replied that a total of four motions would be needed, one for each item discussed.

M. Lee asked to speak and Kolasa consented. Lee said the building pad should include a 10-foot side setback.

Armstrong responded by saying that such a side setback would cause a smaller house to be built. She said that you will prefer a larger, attractive house that is closer together than the reverse. This also gives flexibility to what can be built.

MOTION: Kuitunen moved to recommend approval of the Comprehensive Plan Amendment as stated, sending it to Council for final approval, seconded by Armstrong.

Motion carried unanimously.

Kuitunen asked about the 10 shrubs that would be required in the front yard. Armstrong agreed that 10 shrubs seemed to be a lot. Nash said that gives the homeowner some flexibility in choosing shrubs. She also stated that the developer had a specific list from which to choose, but that it was being recommended that the homeowner did not need to follow that specific list. Kuitunen said that many shrubs may be too many for someone to take care of and then the property would appear unkept.

MOTION: Armstrong moved to recommend approval of the Planned Unit Development of Crow River Heights West 3rd Addition with the eight recommendations by staff with the exception of Number Seven requiring only five shrubs in the front yard instead of 10, sending it forward to Council for final approval, seconded by Kuitunen.

Motion carried unanimously.

MOTION: Kuitunen moved to recommend the approval of the preliminary plat for Crow River Heights West 3rd Addition as shown and outlined with the 19 conditions, sending it forward to Council for final approval, seconded by Armstrong.

Motion carried unanimously.

MOTION: Christenson moved to recommend the approval of the final plat for Crow River Heights West 3rd Addition with the 19 conditions listed, sending it forward to Council for final approval, seconded by Kuitunen.

Motion carried unanimously.

Amendments to the Zoning Ordinance Related to Site Plan Amendments

Kolasa closed the Planning Commission meeting at 9:24 pm and opened the Public Hearing.

Nash reviewed the site plan ordinance. Staff is recommending minor changes to be approved by the city administrator as long as it met all of the ordinance requirements. This would make the process more efficient and timely.

There were no comments from the public. Board members had discussed this previously at the May meeting.

Kolasa closed the Public Hearing and reopened the Planning Commission meeting at 9:27 pm.

MOTION: Kuitunen moved to recommend approval of the amendment related to site plans as recommended by staff, sending it forward to Council for final approval, seconded by Armstrong.

Motion carried unanimously.

Amendments to the Subdivision Regulations Related to Administrative Subdivisions

Kolasa closed the Planning Commission meeting at 9:28 pm and opened the Public Hearing.

Nash explained that currently Planning Commission does not review administrative subdivisions, instead it goes directly to Council for action. The recommendation is for simple lot line adjustments, lot combinations, or splits, to be approved by staff rather than Council. The action desired must meet ordinance requirements. It would streamline the process, lessen the burden on the applicant, and make it less costly.

C. Lee asked if this would be also include variances and such. Nash replied no.

Board members had discussed this at the May meeting.

Kolasa closed the Public Hearing and reopened the Planning Commission meeting at 9:30 pm.

MOTION: Armstrong moved to recommend approval and send it forward to Council for final approval regarding amendments to the subdivision regulations related to administrative subdivisions, seconded by Christenson.

Motion carried unanimously.

Amendment to Zoning Ordinance Related to Design Review Guidelines

Kolasa closed the Planning Commission meeting at 9:31 pm and opened the Public Hearing.

Nash said that this amendment is proposed by staff upon reviewing the design guidelines. It was determined that the guidelines currently do not apply to the B-2 District and to multi-family dwellings. The amendment would ensure architecturally balanced appearances.

There were no comments from the public or Board members.

Kolasa closed the Public Hearing and reopened the Planning Commission meeting at 9:33 pm.

MOTION: Armstrong moved to recommend approval of the changes to the design guidelines to include the B-2 District and multi-family dwellings, sending it forward to Council for final approval, seconded by Kuitunen.

Motion carried unanimously.

Unfinished Business

None

New Business

None

Reports:

Liaison: Hammerseng said that Council had the bid openings for the public works facility and that went well. Also before Council is a proposal regarding the Methodist Church on River Road. The church will be closing and has approached the City about assuming responsibility of the cemetery. The Hanover Historical Society is interested in the building.

Staff: None

Board: None

Armstrong had a question about how a property was mowed. Biren explained the bank-owned property didn't realize that a portion of the property was actually theirs and needed to be mowed. As the bank has been notified about mowing the property, if it is not taken care of, the City may go in and take care of it.

Kolasa stated that the ballfield looks good.

Adjournment

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

Meeting adjourned at 9:37 pm.

ATTEST:

Amy L. Biren
Administrative Assistant

Collaborative Planning, LLC

Memorandum

Date: September 21, 2017
To: Planning Commission
From: Cindy Nash, City Planner
RE: GP Welding Conditional Use Permit

Overview of Request

The subject property is currently zoned B-1 (Downtown River Commercial District) and an application has been received for a Conditional Use Permit. The property is located at 11238 River Road NE.

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

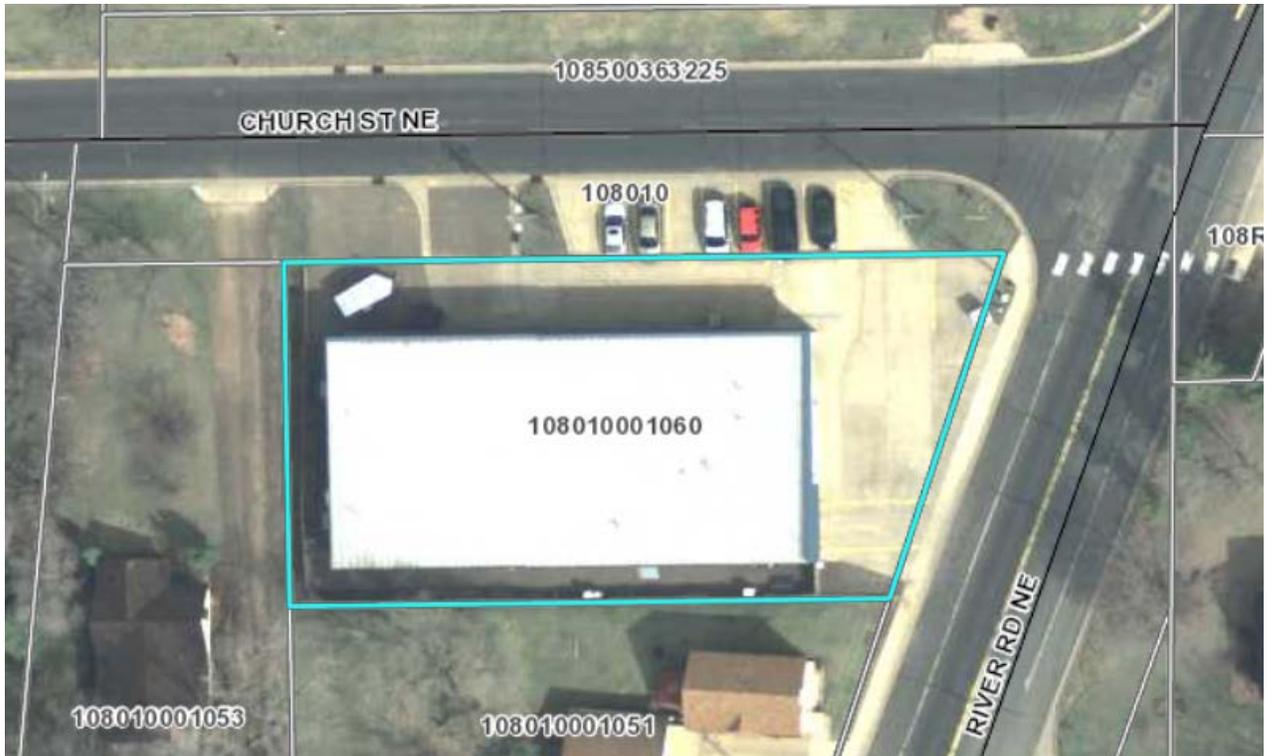
Evaluation of Request

The applicant is requesting a conditional use permit for manufacturing/assembly to allow welding and fabrication. Manufacturing/assembly is a Conditional Use Permit in the B-1 zoning district.

Previous uses of the building have been reported by the applicant to utilize welding processes as a part of the manufacturing operations. As reported by the applicant, the building has existing ventilation for this type of use inside the building. However, the building has not been utilized for this type of use for several years. For the past several years, the building has been utilized by Comfort Matters, which sells and installs heating and cooling systems. Utilizing the property for a welding/manufacturing use is not grandfathered, and is thus subject to the request for a Conditional Use Permit. In addition, if the use is permitted, Building Inspections will need to review if the proposed use constitutes a change of use under the Building Code which may require modifications to the building prior to occupancy for this use.

Open and outdoor storage is not permitted in the B-1 District, nor is any proposed.

No exterior changes are proposed to the building. A copy of the site plan is included in the packet, and the aerial photograph showing the existing property is included below.



Noise is minimally regulated by the Hanover Zoning Ordinance as follows for all uses:

SEC. 10.55 NOISE AND VIBRATION

A. Noises emanating from any use shall be in compliance with and regulated by the standards of the state pollution control agency. Any use established or remodeled after the effective date of the ordinance from which this section is derived shall be so operated as to prevent vibration discernable at any point beyond the lot line of the site on which such use is located. The city may also limit the hours of operation of outdoor noise if it is deemed necessary to reduce impacts on the surrounding neighborhood.

Odor is minimally regulated by the Hanover Zoning Ordinance as follows for all uses:

SEC. 10.57 ODOR

No use shall produce unreasonable or disturbing odors beyond the property line exceeding applicable regulations established by the state pollution control agency. Any use creating periodic odors, such as what may be created from incinerators and chemical processes, shall be prohibited if such odors are perceptible beyond the lot line of the site on which the use is located.

As this use is adjacent to existing residences and service businesses, the Planning Commission and Council may wish to consider conditions related specifically to noise and odor that could potentially be generated by the proposed use of the property.

Criteria for Granting Conditional Use Permits

In granting a conditional use permit, the City Council shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use upon the health, safety, morals and general welfare of occupants of surrounding lands. Among other things, the City Council shall make the following findings where applicable:

1. The use will not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
2. The use will be sufficiently compatible or separated by distance or screening from adjacent agricultural or residentially zoned or used land so that existing homes will not be depreciated in value and there will be no deterrence to development of vacant land.
3. The structure and site shall have an appearance that will not have an adverse effect upon adjacent residential properties.
4. The use, in the opinion of the City Council, is reasonably related to the overall needs of the City and to the existing land use.
5. The use is consistent with the purposes of the zoning code and the purposes of the zoning district in which the applicant intends to locate the proposed use.
6. The use is not in conflict with the Comprehensive Plan of the City.
7. The use will not cause traffic hazard or congestion.
8. Existing homes and/or businesses nearby will not be adversely affected because of curtailment of customer trade brought about by intrusion of noise, glare or general unsightliness.

Recommendation

If the Planning Commission recommends approval of the use, the following conditions are recommended to be included:

1. The property shall operate in conformance with the ALTA survey prepared by Otto Associates dated August 17, 2017 attached hereto as Exhibit "A".
2. The City, at its discretion, may require a periodic review of the Conditional Use Permit as permitted in Section 10.11 of the Zoning Ordinance, as amended from time to time.
3. Welding and fabricating processes are permitted between the hours of 7:30 a.m. and 6:00 p.m. Monday through Friday. Doors to the building shall not be left in an open position while these processes are occurring except for opening as necessary to permit deliveries of materials.
4. Office uses and other accessory uses that do not create odor, smoke or noise are permitted at any time.
5. Not earlier than the first periodic review (if commenced by the City), or a request for annual review (if requested by the Property Owner), the Property Owner may request a modification to the hours permitted for the welding and fabricating processes.
6. Odors produced by processes and uses on the property that are perceptible beyond the property line of the Subject Property are not permitted.
7. The use shall be operated in a manner to prevent noise and vibration discernible at any point beyond the property line of the Subject Property.
8. No open or outdoor storage is permitted.
9. This Conditional Use Permit does not become effective until and unless a Certificate of Occupancy has been issued for the proposed use. The issuance of the CUP does not in any way provide approval or acceptance of plans or submissions required for a building permit and certificate of occupancy.
10. The use and site shall be in compliance with any Federal, State or County law or regulation that is applicable and any related permits shall be obtained and documented to the City.
11. All permits and licenses required for any aspect of the operations on the site shall be acquired and maintained.

12. The property shall remain in substantial conformance with all performance standards contained within the City Zoning Ordinance and City Code.
13. The owner shall, upon reasonable advance notice, provide City staff and/or its agents with access to the property for inspection for compliance with this Conditional Use Permit and other relevant codes.
14. A lapse of one year during which the premises are not used for the purposes provided for in this permit shall cause the permit to expire and be of no further consequence.



Hanover, MN 55341-0278
 Phone: 763.497.3777 fax: 763.497.1873
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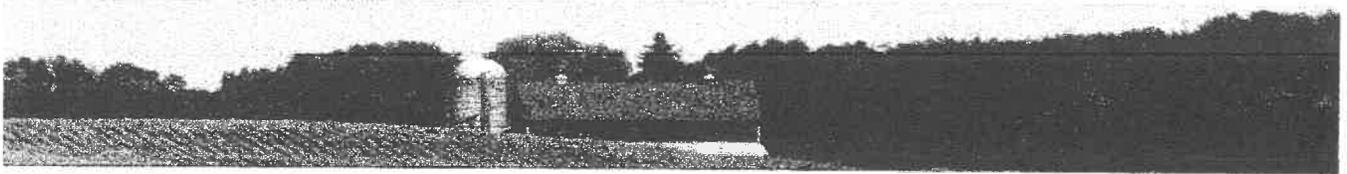
For Office Use Only	
Case Number:	
Fee Paid:	
Received by:	
Date Filed:	
Date Complete:	
Base Fee:	Escrow:

DEVELOPMENT APPLICATION

TYPE OF APPLICATION		
<input type="checkbox"/> Annexation <input type="checkbox"/> Appeal <input type="checkbox"/> Comprehensive Plan Amendment <input type="checkbox"/> Ordinance Amendment (Text or Map) <input type="checkbox"/> Planned Unit Development (Concept/Gen)	<input type="checkbox"/> Site Plan & Building Plan <input type="checkbox"/> Sketch Plan <input checked="" type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Vacation	<input type="checkbox"/> Simple Land Division <input type="checkbox"/> Subdivision Sketch Plan <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Other
PROPERTY INFORMATION		
Street Address: <u>11238 RIVER Rd NE Hanover, MN 55341</u>		
Property Identification Number (PIN#): <u>108010001060</u>		
Legal Description (Attach if necessary): <u>see attached</u>		
APPLICANT INFORMATION		
Name: <u>Ted Giese</u>	Business Name: <u>GP Welding</u>	
Address: <u>10452 61st St. NE</u>		
City: <u>Albertville</u>	State: <u>MN</u>	Zip Code: <u>55301</u>
Telephone: <u>763-286-8707</u>	Fax:	E-mail: <u>Ted@gp-welding.com</u>
Contact: <u>Ted Giese</u>		Title: <u>Owner</u>
OWNER INFORMATION (if different from applicant)		
Name: <u>JAMU</u>		
Address:		
City:	State:	Zip Code:
Telephone:	Fax:	E-mail:
Contact:		Title:
DESCRIPTION OF REQUEST (attach additional information if needed)		
Existing Use of Property: <u>Heating and cooling, welding and fabrication</u>		
Nature of Proposed Use: <u>Welding and Fabrication</u>		
Reason(s) to Approve Request: <u>New Owner - of building - growing Business GP Welding</u>		
PREVIOUS APPLICATIONS PERTAINING TO THE SUBJECT SITE		
Project Name:		Date of Application:
Nature of Request:		
NOTE: Applications only accepted with ALL required support documents. See Application Instructions and City Code		



Wright County MINNESOTA



Property Tax Search/Payments

The property information database is updated daily. Last updated: 6/15/2017 3:00 AM

- [New Search](#)
- [Parcel Data](#)
- [Tax Summary](#)
- [Tax Statements](#)
- [Assessment](#)
- [Appraisal](#)
- [Sales Detail](#)
- [Pay Taxes](#)

Property ID: 108-010-001060

Tax Year: 2017

Property Address: 11238 RIVER RD NE HANOVER MN 55341	Municipality: CITY OF HANOVER School Dist : 0877- SD 0877 BUFFALO
Owner Name: CUMMINGS PROPERTY MGMT I LLC	Taxpayer Name & Address: CUMMINGS PROPERTY MGMT I LLC 6540 JANSEN AVE NE ALBERTVILLE MN 55301-9685

Lot: Block: 00A	Section: 36 Township: 120 Range: 024	Plat Name: ORIGINAL PLAT HANOVER
Deeded Acre: 0		
Legal Description: LOT 6 BLK A&TH PRT OF LT5 DES COM NW COR OF LT6 TH SLY ALG W LN OF SD LT6 124.75FT TO SW COR OF LT6 TH WLY PAR/W N LN OF LT5 40FT TH NLY PAR/W W LN 124.75FT TO N LN OF LT5 TH ELY ALG SD N LN 40FT TO POB EX N33FT TH OF FOR RD		
<i>Note: Legal descriptions here are for tax purposes only. Do not use them for recording purposes.</i>		

[New Search](#) :: [Parcel Data](#) :: [Tax Summary](#) :: [Tax Statements](#) :: [Assessment](#) :: [Appraisal](#) :: [Sales Detail](#) :: [Pay Taxes](#)

As a public service Wright County is providing access to information maintained by Wright County for individual parcels of property. This information is to be used for reference purposes only. Although reasonable efforts are taken to publish the most current property information, Wright County does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretations.

APPLICATION FEES AND EXPENSES:

The City of Hanover required all applicants to reimburse the City for any and all costs incurred by the City to review and act upon applications.

The application fee includes administrative costs which are necessary to process the application. The escrow fee will include all charges for staff time by the City Planner, City Engineer, City Attorney, and/or any other consultants as needed to process the application.

The City will track all consultant costs associated with the application. If these costs are projected to exceed the money initially deposited to your escrow account, you will be notified in the manner that you have identified below that additional monies are required in order for your application process to continue. If you choose to terminate the application (notice must be in writing), you will be responsible for all costs incurred to that point. If you choose to continue the process you will be billed for the additional monies and an explanation of expenses will be furnished. Remittance of these additional fees will be due within thirty (30) days from the date the invoice is mailed. If payment is not received as required by this agreement, the City may approve a special assessment for which the property owner specifically agrees to be to be assessed for 100 percent per annum and waives any and all appeals under Minnesota Statutes Section 429.081 as amended. **All fees and expenses are due whether the application is approved or denied.**

With my signature below, I hereby acknowledge that I have read this agreement in its entirety and understand the terms herein. **I agree to pay to the City all costs incurred during the review process as set forth in this Agreement.** This includes any and all expenses that exceed the initial Escrow Deposit to be paid within 30 days of billing notification. I further understand that the application process will be terminated if payment is not made and application may be denied for failure to reimburse City for costs. I further understand that the City may approve a special assessment against my property for any unpaid escrows and that I specifically waive any and all appeals under Minnesota Statutes 429.081, as amended.

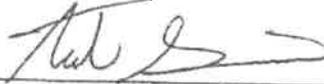
I wish to be notified of additional costs in the following manner:

E-mail Ted@GP-Welding.com Fax _____ USPS -- Certified Mail

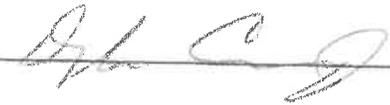
I, the undersigned, hereby apply for the considerations described above and declare that the information and materials submitted in support of this application are in compliance with adopted City policy and ordinance requirements are complete to the best of my knowledge.

I acknowledge that I have read the statement entitled "Application Fees and Expenses" as listed above.

I understand that this application will be processed in accordance with established City review procedures and Minnesota Statutes Section 15.99 as amended, at such time as it is determined to be complete. Pursuant to Minnesota Statutes Section 15.99, the City will notify the applicant within fifteen (15) business days from the filing date of any incomplete or other information necessary to complete the application. Failure on my part to supply all necessary information as requested by the City may be cause for denying this application.

Applicant: 

Date: 6-29-17

Owner: 

Date: 6/30/17

NOTE: Applications only accepted with ALL required support documents. See Application Checklist and City Code



SUPPLEMENTAL APPLICATION - CONDITIONAL USE PERMIT

Name: Ted Giese Phone: 763-286-8707
Address: 11238 River Rd. NE. Hanover, MN. PID #: 108010001060
55341

1. Present zoning of above described property: B1 Industrial
2. Application made for Conditional Use Permit to conduct: New business, Welding and Fabrication.
3. Is the proposed use compatible with present and future land use(s) of the area? Please explain.
Yes it is. When the building was originally built in 1999 the blue prints show welding and fabrication/assembly areas. My use for this building is exactly what it was intended for.
4. Will the proposed use depreciate the area in which it is proposed? Please explain.
No, inside of the building there are ventilation fans and extractors, meant for welding smoke. There are also fully equipped sprinkler systems set up throughout the building. Office and doors have 1 hour fire proof protection.
5. Can the proposed use be accommodated with existing City services without overburdening the system? Please explain. Yes, the previous owner has 2-200 amp services 3 phase power. This is far more than adequate for my business.
6. Are local streets capable of handling traffic which is generated by the proposed use? Please explain. Absolutely, GP welding does not generate traffic. There will be minimum traffic throughout the neighboring streets. Shipments will also not block traffic.
7. Attach to this application a site plan illustrating curb cut locations, access to a public street, location of buildings and their square footage, location of easements, parking utilities and sidewalks.
8. Attach information specified in the "Required Material Submission Checklist" for CUP applications.

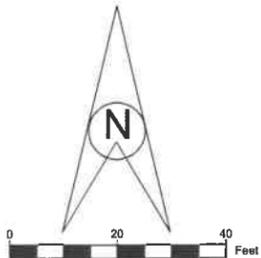
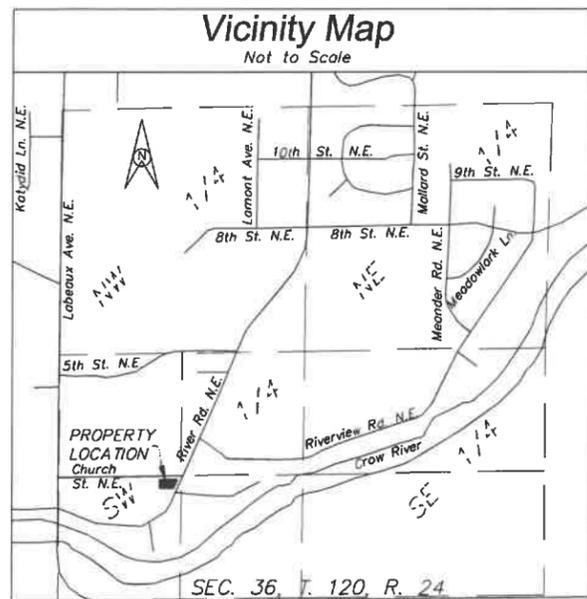
Applicant Signature: [Signature] Date: 6-29-17
Owner Signature: [Signature] Date: 6/30/17

The every day flow of GP Welding starts at 9AM. We are currently open to the public and get approximately 1-5 customers in a day with small projects they trust us to get done. Most of our work at GP Welding is contracted. We have a semi or flat bed truck drop off metal 1-2 times every other week. We also have a 20 foot trailer that we go pick up our own metal as well. GP Welding is capable of creating designs, repairing work, fabrication, assembly and all welding processes. We weld food grade stainless. This requires a very clean work place. Our customers usually pick up with a dock truck, once a week. We currently are a two person shop with myself as full time and the other person comes in once a week for book work. We would like to hire 1-5 people in the next few years. Hours of operation can very depending on work load. We maybe there working from 6AM to 9PM Monday through Saturday but only open to the public from 9AM to 5PM. I take a great deal of pride in my business and known by all my customers as a very clean and organized operation. I look forward to moving my business to your city of Hanover.

Thank you,

Ted Giese

ALTA/NSPS Land Title Survey



- LEGEND**
- denotes Handicap Parking
 - denotes Gas Meter
 - denotes Electrical Meter
 - denotes Air Conditioner Unit
 - denotes Telephone Pedestal
 - denotes Bollard
 - denotes Guy Wire
 - denotes Power Pole
 - denotes Catch Basin
 - denotes Fence Line
 - denotes Overhead Electric Line
 - denotes Storm Sewer Line

To GP Manufacturing, LLC; Cummings Property Management I, LLC, a Minnesota limited liability company; and First American Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 16, and 18 of Table A thereof. The field work was completed on 08-17-17.

Date of Map: 8-29-17

Paul E. Otto
Paul E. Otto, Land Surveyor (paul@ottoassociates.com)
Minnesota License No. 40062

PROPERTY DESCRIPTION

Lot 6, Block A of the TOWNSITE OF HANOVER, Wright County, Minnesota. Together with that part of Lot 5 of said Block A described as beginning at the Northwest corner of said Block 6; thence Southerly along the West line of said Lot 6, a distance of 124.75 feet to the Southwest corner of said Lot 5; thence Westerly, parallel with the North line of said Lot 5, a distance of 40.00 feet; thence Northerly, parallel with the West line of said Lot 6, a distance of 124.75 feet to the North line of said Lot 5; thence Easterly along said North line of Lot 5 a distance of 40.00 feet to the point of beginning.

EXCEPTING THEREFROM the North 33.00 feet thereof for road.

GENERAL NOTES

According to Title Commitment No. 170821 prepared by First American Title Insurance Company and dated June 30, 2017 at 8:00 a.m., this property is subject to the following:

- A) Order Granting Variance dated November 17, 1998; filed May 21, 1999 as Document No. 678815. (10 foot setback - not mapped)
- B) Resolution #03-99-11 dated November 3, 1999; filed May 9, 2000 as Document No. 708501. (10 foot setback - not mapped)

SURVEYOR NOTES

- 1) The property address is 11238 River Road Northeast, Hanover, Minnesota.
- 2) According to Flood Insurance Rate Map No. 270540 0018 F dated November 4, 2016, this property is located in Flood Zone X.
- 3) There are 2 painted parking stalls on the property and 8 painted parking stalls within Church Street right-of-way.
- 4) There is no visible evidence of current earth moving work, building construction, and parking lot construction.
- 5) There appears to be a typographical error in the legal description - beginning at the Northwest corner of said "Block 6" should be "Lot 6".
- 6) The plat of TOWNSITE OF HANOVER was created in 1981 and lacks dimensions and bearings to recalculate. As such, there could be different interpretations of the boundary. I have written a suggested revised property description that is based upon the section to correct this.

SUGGESTED REVISED PROPERTY DESCRIPTION:

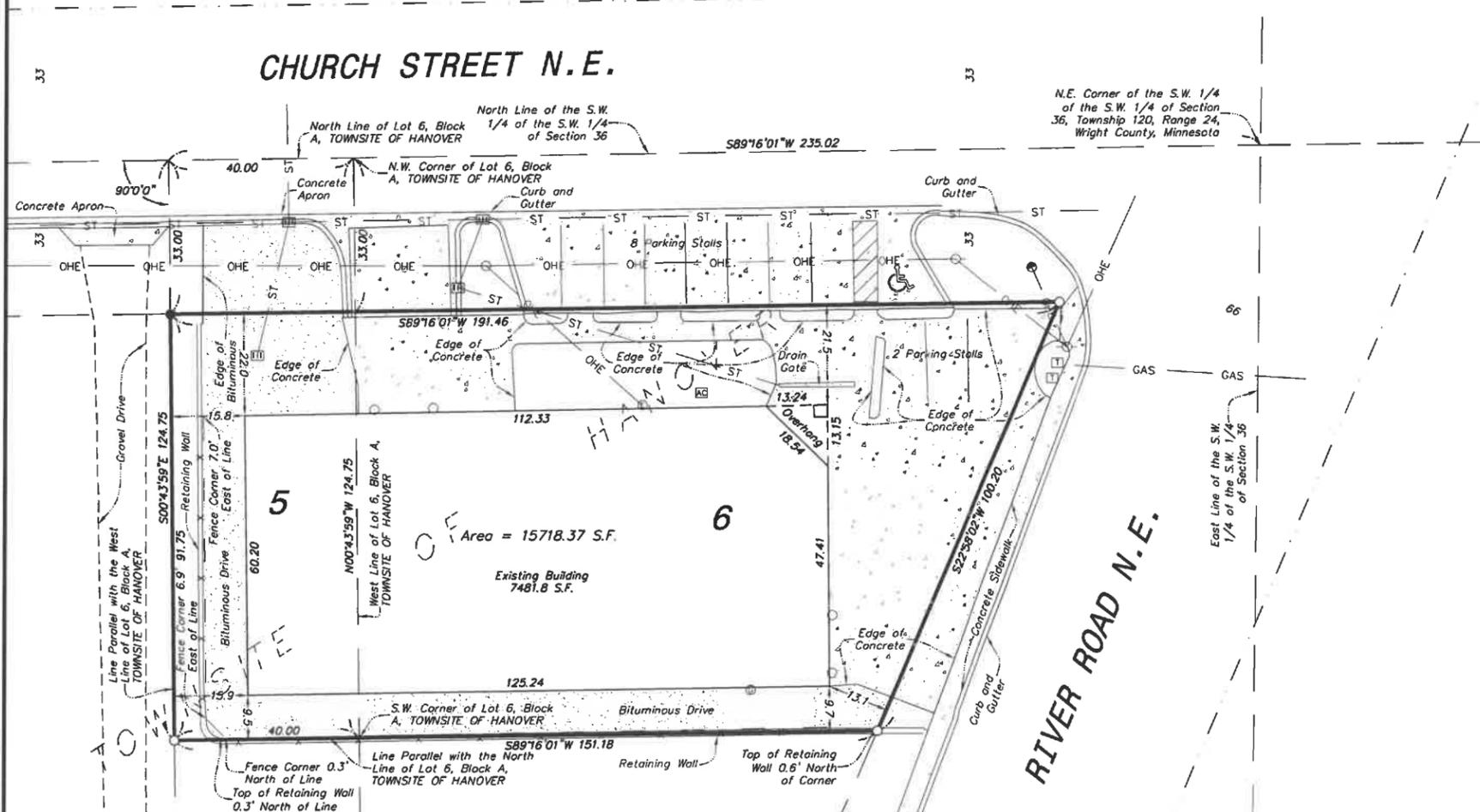
That part of Lots 5 and 6, Block A, TOWNSITE OF HANOVER, Wright County, Minnesota, according to the recorded plat thereof, described as follows:

Commencing at the Northeast corner of the Southwest Quarter of the Southwest Quarter of Section 36, Township 120, Range 26, Wright County, Minnesota; thence West along the North line of said Southwest Quarter of the Southwest Quarter, a distance of 235.02 feet to the point of beginning; thence South deflecting 90 degrees, a distance of 124.75 feet; thence East deflecting 90 degrees, a distance of 151.18 feet to the Westerly right of way of River Road; thence Northeasterly along said West line to the North line of said Southwest Quarter of the Southwest Quarter; thence West along said North line a distance of 205.94 feet to the point of beginning.

Except therefrom the North 33.00 feet.

RECORDING DATA

PLAT	DOC. NO.
Townsite of Hanover	A11837



ALTA/NSPS Land Title Survey on Lot 6 and Part of Lot 5, Block A, TOWNSITE OF HANOVER, Wright County, Minnesota

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Requested By:

Doug Cummings/Ted Giese



www.ottoassociates.com
9 West Division Street
Buffalo, MN 55313
(763)682-4727
Fax: (763)682-3522

- denotes iron monument found cap #40062
- denotes 1/2 inch by 14 inch iron pipe set and marked by License #40062

Revised:

Paul E. Otto
Paul E. Otto
License #40062 Date: 8-29-17

Date: 8-17-17 Drawn By: S.O.S. Scale: 1"=20' Checked By: P.E.O.

Project No. 17-0425

Engineers & Land Surveyors, Inc.