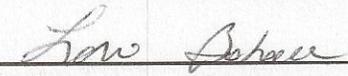


March 13th 2003
Special Annexation Meeting

Present: Dennis, Karen, Pam, Matt, Leander, Peter Tiede, Tom Salkowski, Tom Zins
Called to order at 9:35 a.m.

- Discussed the developer's plan for Wetter's property. The plan is for 2 ½ -acre lots with individual sewer & water systems, in which there are no plans from Hanover to provide sewer and water in this location in the near future. It seems that Hanover is going for density, with a "rural living" feel.
- Tom Salkowski informed the Board that 2 ½ -acre lots are not allowed in the current Township's land plan, and the County does not promote 2 ½ -acre lots. However there are some pre-limited acres where 2 ½ lots exist.
- Pam informed the group that Hanover received an application to annex a 60-acre chunk of Wetter property (no increased density) The City is not "maxed" out for capacity, and was not seeking the 60-acres, but was approached with the application. Hanover's Attorney suggested at a City Council meeting that the Council should talk with the Township before a Public Hearing is scheduled.
- Dennis inquired from Tom Salkowski since the eastern part of the Township is mostly shot for farming, would the County change the density. Tom S. did not see the County doing changes County wide, and said they will go Township by Township according to the land plans for changes.
- Peter Tiede gave a couple of approaches to annexation:
 1. Go through and make everything 2 ½ acres lots (County would not permit)
 2. Make zoning adjustment (within so many miles around the city, certain circumstances) and make the lots attractive such at cluster systems (sewer)
 3. Fight the annexation – odds of a successful case are rare
 4. Get an Annexation Agreement in place
 5. Think about possibly incorporating (become a city) this is an expensive process and the Township could loose a lot of land by starting the process.
- Not enough time to put an annexation agreement in place.
- If an agreement was made there could be "iron clad" stipulations in the agreement that the City would have to uphold.
- There is a moratorium in Hanover regarding any development until July of this year.
- Matt commented that if there were 2 ½ acre lots the Township would be able to maintain the roads in the development better than the city because the Township has the equipment. Matt also felt that small cluster sewer packages would be the way to go.
- Tom S. commented that the County supports the concerns of the Township, but was not going to change the land plan.
- It was mentioned that the Township Lawyer and the Board meet before the next City of Hanover's Council meeting. Pam called the City and set up a meeting 1-hour before their regular meeting, which will meet posting requirements for the Township. The Clerk will post the meeting today (March 13th 2003) for a meeting with Hanover's City Council on March 18th 2003 at 6:30 p.m. at the Hanover City Hall.

Annexation meeting was adjourned at 11:23 a.m.


Clerk