

CITY OF HASTINGS
DRAFT PLANNING COMMISSION MEETING MINUTES
October 2, 2017

Members present: Brehm, Benner, Tossava, Mansfield, Cusack, Maurer, Bowers, Hatfield.

Members absent: McLean.

Other staff present: Czarnecki, Hays, Harvey.

The meeting was called to order at 7:00 p.m. by Chairman Hatfield.

Roll call was taken by Hatfield.

Those present recited the Pledge of Allegiance.

Hatfield asked for comments regarding the draft agenda for tonight's meeting. No comments were forwarded. Motion by Bowers, second by Tossava to approve the agenda as submitted.

Motion carried.

Hatfield asked for comment regarding the draft minutes of the September 5, 2017 meeting of the Hastings Planning Commission, the draft minutes of the September 6, 2017 meeting of the Rutland Township Planning Commission, the draft minutes of the September 19, 2017 meeting of the Zoning Board of Appeals, the draft minutes of the September 21, 2017 meeting of the Downtown Development Authority, and the draft minutes of the September 28, 2017 meeting of the Local Development Finance Authority. Maurer asked that the references to him (Maurer) asking for additional comment from the public and Planning Commission members on page 9 of the minutes be changed to Hatfield asking for such comment. No other comment was forwarded.

Motion by Tossava, second by Bowers to approve the minutes of the September 5, 2017 meeting of the Hastings Planning Commission after revision to reflect that Hatfield asked for comment from the public and Planning Commission on page 9 of the minutes, and to receive and place on file the draft minutes of the September 6, 2017 meeting of the Rutland Township Planning Commission, the draft minutes of the September 19, 2017 meeting of the Zoning Board of Appeals, the draft minutes of the September 21, 2017 meeting of the Downtown Development Authority, and the draft minutes of the September 28, 2017 meeting of the Local Development Finance Authority.

Motion carried.

Hatfield stated that agenda item 6.A., further consideration of a request from Silver Cloud Management for a special use permit and approval of a related site plan for a foster care home for 7 or more adults to be located at 315 North Taffee Drive, would be considered tabled at tonight's meeting due to failure of the applicant to supply the additional information requested at last month's meeting of the Planning Commission.

Hatfield asked Mansfield to report on the activities of the JPA and JPC. Mansfield reported that neither the JPA nor the JPC had met in September. Mansfield stated that work on the new Hastings Fiberglass Products facility appeared to be progressing well, and that work on both the watermain and sanitary sewer mains to serve the facility had been completed. Mansfield stated that he expected the facility to be connected to public utilities in the next few weeks, triggering withdrawal of USEDA No. 3 from escrow and conditional transfer of the HFP site. Mansfield stated that he expected both the JPC and JPA to meet in October.

Hatfield asked Czarnecki to explain the status of the work tasks identified for completion by the Planning Commission in 2017. Czarnecki stated that no progress had been made during the past month in completing the work tasks, and that there was nothing new to report. Hatfield asked if any members of the Planning Commission had any suggestions for new tasks to be added to the list. No suggestions were forwarded. Hatfield stated that the list of work tasks would remain "as-is".

Hatfield asked Czarnecki if there was any report from the subcommittee working on an update of the City Comprehensive Community Plan. Czarnecki stated that there was nothing new to report.

Hatfield asked for a report on the possible amendments to the Code requested by the Code Compliance Officer. Czarnecki stated that the list of potential amendments was included in the packet. Czarnecki stated that the staff would be working on potential changes to the ordinances regulating parking in the City for presentation to the Planning Commission at the next meeting. Hatfield reminded the Planning Commission that they would only be involved in ordinance amendments applying to Chapter 90 of the Code (Zoning). Bowers questioned whether the ordinances regulating garbage containers in the City should be amended. Bowers and Tossava stated that they opposed garbage placed only in plastic bags being placed at the curb for collection.

Hatfield introduced discussion regarding a request from AR Engineering for site plan approval for a proposed Dollar General Store to be located at 1510 South Hanover Street. Czarnecki explained documentation distributed at tonight's meeting. Czarnecki noted that Hays and Harvey had prepared a joint staff report related to this request. Hays distributed an updated report prepared by Harvey and dated October 2, 2017.

Andrew Rossell introduced himself as the engineer for the project, and introduced Peter Olezuk as the potential buyer's representative for the project. Rossell stated that he had submitted a revised

site plan addressing nearly all of the items in Hays' and Harvey's staff report. Rossell stated that he had also provide stormwater calculations as requested in the report, and that Dollar General was requesting a variance from the parking requirements to allow only 30 parking spaces to be provided at the site instead of the 49 spaces required under the Code. Rossell stated that Dollar General believed 30 spaces to be adequate for their site based on similar facilities in other communities.

Tossava questioned if semi-trucks serving the site would have to back in off of South Hanover. Rossell stated that they would not, but that a wider drive entry of 40 feet was needed to serve such trucks.

Hatfield stated that 30 parking spaces may be sufficient to serve a Dollar General Store, but may not be sufficient to serve some future business occupying the building. Hatfield stated that he supported keeping the building as close to the street as possible. Hatfield asked if it was possible to have at least of a portion of the parking placed behind the building. Rossell stated that anything was possible, but that placing some of the parking behind the building created security concerns and that Dollar General wished to have all parking as close to the doors for the building as possible. Mansfield questioned if the Planning Commission would need to make some concessions from their normal more restrictive standards to encourage development on South Hanover Street.

Olezuk stated that Dollar General would not encourage traffic passing through the site to travel in the lane closest to the doors. Olezuk stated that the parking configuration proposed on the site plan would allow cross traffic to pass through the site in the eastern most lane closest to Hanover Street.

Tossava suggested that Dollar General may wish to install a backflow prevention device on their sanitary sewer lead.

Motion by Cusack, second by Tossava to approve the request from AR Engineering for site plan approval for a proposed Dollar General Store to be located at 1510 South Hanover Street. Mansfield questioned if all of Hays' and Harvey's concerns had been addressed. Hays and Harvey stated that the proposed building elevations did not meet the requirements in the Code. Hatfield asked Cusack and Tossava if they would amend their motion and support to indicate that AR and Dollar General would be required to amend the site plan and related documents to satisfy the terms in the Code subject to the approval of staff. Cusack and Tossava stated that they would amend their motion and support accordingly.

In favor: Brehm, Benner, Tossava, Mansfield, Cusack, Maurer, Bowers, Hatfield.

Opposed: None.

Absent: McLean.

Motion carried.

Hatfield asked Hays to provide a report on the status of the approval of a site plan for cellular equipment installation at 1303 West State Road. Hays stated that T-Mobile was the owner of the equipment, and that they upgraded their equipment annually. Hays stated that the site plan for the equipment installation qualified for administrative approval by the City staff, and that such administrative approval had been granted by the staff.

Hatfield asked for additional comments from the public. No comments were forwarded.

Hatfield asked for additional comments from the members of the Planning Commission. No comments were forwarded.

Motion by Bowers, second by Benner to adjourn at 7:27 p.m.

Motion carried.

Submitted by:

Jeff Mansfield
Secretary