

CITY OF HASTINGS
DRAFT PLANNING COMMISSION MEETING MINUTES
February 5, 2018

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

Members absent: None.

Other staff present: King, 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 Brehm to approve the agenda for tonight's meeting as submitted.

Motion carried.

Hatfield asked for comment regarding the draft minutes of the January 2, 2018 meeting of the Hastings Planning Commission, the draft minutes of the January 3, 2018 meeting of the Rutland Township Planning Commission, the Communication regarding the cancellation of the January 16, 2018 meeting of the Zoning Board of Appeals, the draft minutes of the January 18, 2018 meeting of the Downtown Development Authority, the draft minutes for the January 25, 2018 meeting of the Local Development Finance Authority, and the draft minutes of the January 15, 2018 meeting of the Joint Planning Alliance. No comment was forwarded.

Motion by Cusack, second by Tossava to approve the minutes of the January 2, 2018 meeting of the Hastings Planning Commission, and to receive and place on file the draft minutes of the January 3, 2018 meeting of the Rutland Township Planning Commission, the Communication regarding the cancellation of the January 16, 2018 meeting of the Zoning Board of Appeals, the draft minutes of the January 18, 2018 meeting of the Downtown Development Authority, the draft minutes for the January 25, 2018 meeting of the Local Development Finance Authority, and the draft minutes of the January 15, 2018 meeting of the Joint Planning Alliance.

Motion carried.

Hatfield asked Mansfield to report on the activities of the JPA and JPC. Mansfield stated that the minutes of the January meeting of the JPA were included in tonight's packet, and that the JPC did not meet in January. Mansfield stated that there was not much new to report on either board's behalf. Mansfield stated that sanitary sewer service for the new HFP facility was expected to be complete within the next few weeks. Hays stated that HFP had been issued a temporary occupancy permit for the facility, and that they expected to move into the new facility in April.

Hatfield asked King to provide an update on the status of the list of tasks to be completed by the Planning Commission in 2018. King stated that the most recent list of work tasks was included in the packet. Hatfield asked if those present knew of any new tasks to be added to the list. No new tasks were forwarded. Hatfield stated that the list of work tasks would stand as submitted in the packet.

Hatfield introduced discussion regarding the current status of the Master Plan update. Hatfield noted that an updated proposal from McKenna for services related to the update was included in the packet for tonight's meeting. King explained the proposal. Hatfield stated that the subcommittee agreed that item 1 under Public Involvement on page 2 of the proposal was unnecessary. McLean stated that she supported the use of Facebook and Twitter to solicit comment from the public. McLean questioned who would participate in the focus groups. Harvey stated that that was yet to be determined, but that the focus groups would likely include participants who had an interest in the major topic areas previously identified by the subcommittee. Consensus of the Planning Commission was to move the planning process forward. Hatfield asked that McKenna submit a price proposal for their services for review and approval by the City Council.

Hatfield introduced discussion regarding the revised ordinance to amend the regulations applying to temporary storage enclosures. Harvey explained the latest revisions to the draft ordinance. Mansfield explained the current status of enforcement efforts related to temporary storage enclosures, and the possible challenges in enforcing the proposed code. Hatfield noted that the proposed code essentially treated such structure as permanent structures, unless they deteriorated to an unacceptable condition. Mansfield noted that to his knowledge, the City had not issued any permits for any of the existing temporary storage enclosures. Mansfield offered to provide the pictures of numerous existing temporary storage enclosures taken by the Code Compliance Officer at the next Planning Commission meeting. Mansfield stated that he would also ask the officer to comment regarding whether the existing structures would be compliant with the new Code.

Hatfield introduced discussion regarding a request from Gospel Light Church to amend the code to allow churches as a special use in the B-6 Zoning District. King explained the request. King stated that the Church wished to use a building in the B-6 zone as a church. Harvey explained the regulations in the current code. Harvey stated that the Planning Commission could consider whether to allow churches as special uses in a variety of zones, and what regulations should be

imposed upon such use. Harvey offered to work with the City staff to prepare a draft ordinance for review and further consideration by the Planning Commission at the next meeting.

Hatfield introduced discussion regarding administrative approval of a site plan for a small testing building at 210 Industrial Park Drive. Hays noted that the site plan for the facility met the requirements for administrative approval, and that it had been granted as noted in the documents provided for tonight's meeting.

Hatfield asked for 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 Maurer to adjourn at 7:48 p.m.

Motion carried.

Submitted by:

Jeff Mansfield
Secretary