

**CITY OF HASTINGS**  
**DRAFT PLANNING COMMISSION MEETING MINUTES**  
**May 7, 2018**

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

Members absent: Cusack.

Other staff present: King, 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. Hatfield noted that the applicant had requested that agenda item 7.B. be withdrawn from the agenda. Motion by Bowers, second by Maurer to approve the agenda for tonight's meeting as amended.

Motion carried.

Hatfield asked for comment regarding the draft minutes of the April 2, 2018 regular meeting and April 16, 2018 special meeting of the Hastings Planning Commission, the April 4, 2018 Draft Rutland Township Planning Commission Meeting Minutes, the notice of the cancellation of the April 17, 2018 Zoning Board of Appeals meeting, the April 19, 2018 Draft Downtown Development Authority Meeting Minutes, the April 26, 2018 Draft LDFA Meeting Minutes, and the notice of the cancellation of the April 2018 Draft Joint Planning Alliance meeting and the April 18, 2018 Draft Joint Planning Commission meeting. No comment was forwarded.

Motion by Bowers, second by Benner to approve the minutes of the April 2, 2018 regular meeting and April 16, 2018 special meeting of the Hastings Planning Commission, and to receive and place on file the April 4, 2018 Draft Rutland Township Planning Commission Meeting Minutes, the notice of the cancellation of the April 17, 2018 Zoning Board of Appeals meeting, the April 19, 2018 Draft Downtown Development Authority Meeting Minutes, the April 26, 2018 Draft LDFA Meeting Minutes, and the notice of the cancellation of the April 2018 Draft Joint Planning Alliance meeting and the April 18, 2018 Draft Joint Planning Commission meeting.

Motion carried.

Hatfield introduced discussion regarding a draft ordinance to amend the regulations applying to churches in the City. King briefly explained that the ordinance was drafted in response to a request for permission to use an existing building in a commercial zone for a church use. King explained that the proposed ordinance would allow churches in additional commercial zoning districts in the City.

Hatfield opened the public hearing to solicit comment on the draft ordinance and asked for comment from the public. No comment was forwarded. Hatfield closed the public hearing.

Motion by McLean, second by Brehm to tentatively approve the draft ordinance to amend the regulations applying to churches in the City, and to forward the draft ordinance to the City Council with the recommendation that it be approved.

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

Opposed: None.

Absent: Cusack.

Motion carried.

Hatfield introduced discussion regarding a draft ordinance to amend the rules applying to temporary storage enclosures in the City. King briefly explained the draft ordinance.

Hatfield opened the public hearing to solicit comment on the draft ordinance and asked for comment from the public. No comment was forwarded. Hatfield closed the public hearing.

Motion by Brehm, second by Bowers to tentatively approve the draft ordinance to amend the rules applying to temporary storage enclosures in the City, and to forward the draft ordinance to the City Council with the recommendation that the ordinance be approved.

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

Opposed: None.

Absent: Cusack.

Motion carried.

Hatfield asked Mansfield to report on the activities of the JPA and JPC. Mansfield stated neither the JPC nor the JPA had met in April, so there was little to report. Mansfield stated that the work with Rutland Township related to the Urban Service Agreements was progressing very well.

Hatfield noted that there was nothing new to report on the status of the list of tasks to be completed by the Planning Commission in 2018. Hatfield suggested that work on any new tasks be delayed until after the work on the Master Plan update was completed. The Planning Commission concurred.

Hatfield introduced discussion regarding the current status of the Master Plan update. Harvey stated that the Steering Committee intended to meet next week. Harvey stated that McKenna was compiling the input from the recent focus group meeting for presentation to the the Steering Committee. Harvey stated that McKenna would be preparing a summary of the input from the meeting, along with draft goals and objectives for the Master Plan update. Harvey stated that McKenna expected to have a draft update of the Master Plan in front of the Planning Commission in July. Harvey stated that McKenna was preparing a page for the City's website intended to explain the Master Plan update and solicit public input. Harvey stated that the website page would also solicit input via Facebook, Twitter and other social media.

Hatfield asked for Harvey's impressions related to the focus group meetings. Harvey stated that McKenna's representatives were impressed with the turnout at the meeting, as well as the level of interest and the comments received. Harvey stated that the focus group meetings were a very successful endeavor. Bowers noted that she participated in the "downtown" focus group, and that some negative comments had been forwarded at that session. Hatfield explained that there was a diverse range of opinions held by various parties involved in the downtown, and that the current retail environment was challenging.

Hatfield introduced discussion regarding a draft ordinance to allow transitional housing as a special use certain zoning districts in the City. King explained that this ordinance had been drafted by McKenna in response to the request from Randy Van Liere and Judge McDowell received at the April meeting of the Planning Commission. The Planning Commission asked that the draft ordinance be amended by McKenna to include more specific regulations applying to the uses in question, and be returned for review by the Planning Commission at their June meeting.

Hatfield introduced discussion regarding possible amendments to the ordinance to regulate the outdoor vending of merchandise in the commercial districts in the City. The Planning Commission discussed specific examples of such uses, and the differences and similarities between relatively incidental outdoor vending uses and the outdoor display and sale of merchandise on a larger scale. Harvey to draft an ordinance amendment to permit certain types of incidental outdoor vending where such vending did not impact parking or reflect on the approved site plan, and present the draft ordinance to the Planning Commission at the June meeting.

Hatfield asked for comments from the public.

Lisa Whiteman stated that she owned a home located at 525 East Thorn Street. Whiteman stated that she had recently discovered that this home was located in a D-1 Industrial Zoning District. Whiteman stated that the home was for sale, and the industrial zoning had prevented a recent buyer from obtaining a mortgage to purchase the home. Whiteman stated that the D-1 Zoning also impacted her ability to insure the home for its full value. Whiteman noted that several other properties in the area being used for residential purposes were also zoned in whole or in part for industrial use. Hatfield suggested that Whiteman apply for rezoning of her property, and discuss rezoning of other properties in the area with the property owners. John Resseguie stated that he also owned a home in the area that was on a lot zoned in part for industrial use, and that he too would like to have the zoning changed to residential.

Al Jarvis stated that he understood that Judge McDowell's Hope House group was no longer considering purchasing the home that they were considering when they attended the April meeting of the Planning Commission. Jarvis stated that the group had determined that they needed separate bedrooms for each occupant.

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

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

Motion by Bowers, second by McLean to adjourn at 8:25 p.m.

Motion carried.

Submitted by:

Jeff Mansfield  
Secretary