

CITY OF HASTINGS
DRAFT PLANNING COMMISSION MEETING MINUTES
June 4, 2018

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

Members absent: Cusack.

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. Hatfield suggested that an item 6.F. be added to the agenda to allow the Planning Commission to discuss the request from the City Council for the Planning Commission to reconsider the terms of the draft ordinance allowing churches as a special use in certain business zoning districts. Hatfield also asked that agenda items 7.B and 7.A under New Business be moved ahead of Old Business on the agenda to accommodate those present in the audience to discuss these agenda items.

Motion by Brehm, second by Maurer to approve the agenda for tonight's meeting after revision per Hatfield's recommendations.

Motion carried.

Hatfield asked for comment regarding the draft minutes of the May 7, 2018 regular meeting of the Hastings Planning Commission, the May 2, 2018 Draft Rutland Township Planning Commission Meeting Minutes, the notice of the cancellation of the May 15, 2018 Zoning Board of Appeals meeting, the draft agenda for the May 17, 2018 Downtown Development Authority Meeting, the draft agenda for the May 24, 2018 LDFA Meeting, and the notice of the cancellation of the May 21, 2018 Draft Joint Planning Alliance meeting and the May 16, 2018 Draft Joint Planning Commission meeting. No comment was forwarded.

Motion by Bowers, second by Benner to approve the minutes of the May 7, 2018 regular meeting of the Hastings Planning Commission, and to receive and place on file the May 2, 2018 Draft

Rutland Township Planning Commission Meeting Minutes, the notice of the cancellation of the May 15, 2018 Zoning Board of Appeals meeting, the draft agenda for the May 17, 2018 Downtown Development Authority Meeting, the draft agenda for the May 24, 2018 LDFA Meeting, and the notice of the cancellation of the May 21, 2018 Draft Joint Planning Alliance meeting and the May 16, 2018 Draft Joint Planning Commission meeting.

Motion carried.

Hatfield introduced discussion regarding a request from DAJESTAS LLC Jeffrey Storrs for rezoning of a parcel of land located in the northeast quadrant of the Country Club Drive – Woodlawn Avenue intersection from A-1 Apartment to R-R Rural Residential. Steve Storrs explained the request. Storrs stated that they wished to divide the subject property into three lots, and construct a single family residence on each lot.

Hays explained that the current A-1 zoning of the site required that all buildings be connected to public water and sewer. Hays explained the difficulty and cost of connection the residences proposed by Storrs to public water and sewer. Hays noted that connection to public water and sewer would not be required if the property was rezoned to R-R. Hays stated that even if the property was rezoned to R-R, there would still be concerns related to the requirements in the Code specifying the minimum frontage on a public street for each lot. Hays noted that the code also limited the maximum length of a “dead-end” public street, and that Country Club Drive currently exceeded this maximum length. Hays stated that he believed that County Club Drive would have to be extended to provide the frontage required for the lot splits proposed by Storrs, further extending the street beyond the maximum allowable length. Hays suggested that County Club Drive and Woodlawn Avenue be connected, but noted that this would likely result in a lot of additional traffic on both streets. Hays noted that County Club Drive would likely need to be paved due to this higher traffic load.

Harvey stated that Hays had done a very good job identifying concerns related to the development of the subject site, but that the Planning Commission could consider the request for rezoning of the property without attempting to resolve the concerns identified by Hays. Harvey stated that it was not the Planning Commission’s responsibility to resolve these matters, although they would need to be addressed to accommodate the proposed development. Harvey stated that the Planning Commission could discuss concerns related to the development of the site under the proposed zoning (R-R) after hearing comment during the public hearing. Harvey stated that the Planning Commission should consider procedural matters related to the requested rezoning, such as whether to consider additional parcels for rezoning at this time, and whether the rezoning was consistent with the approved Master Plan. Harvey stated that it did not appear as though any additional parcels in the area should be considered for rezoning at this time, and that the proposed rezoning was consistent with the Master Plan.

Motion by Mansfield, second by McLean to schedule a public hearing for 7:00 p.m. at the next regular meeting of the Planning Commission on July 2, 2018 to solicit comment regarding a request from DAJESTAS LLC Jeffrey Storrs for rezoning of a parcel of land located in the northeast quadrant of the Country Club Drive – Woodlawn Avenue intersection from A-1 Apartment to R-R Rural Residential.

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

Opposed: None.

Absent: Cusack.

Motion carried.

Hatfield introduced discussion regarding a request from Brian Whiteman to rezone a parcel located at 525 East Thorn Street from D-1 Industrial to R-2 One Family Residential. King explained the request. King stated that there were four parcels currently used for residential purposes near the west terminus of the 500 block of East Thorn Street that were split by the boundary line between the D-1 and R-2 districts, including the Whiteman's property. King explained that these four parcels were owned by three property owners (Whiteman, Resseguie and Van Otteren) and that all three had indicated that they wished to have their properties completely within the R-2 district. King described the parcels being considered for rezoning.

Motion by Brehm, second by Maurer to schedule a public hearing for 7:00 p.m. at the next regular meeting of the Planning Commission on July 2, 2018 to solicit comment regarding possible rezoning of the parcels as described by King in the 500 block of East Thorn Street.

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

Opposed: None.

Absent: Cusack.

Motion carried.

Hatfield asked Mansfield to provide an update on the recent activities of the Joint Planning Alliance and Joint Planning Commission. Mansfield stated that neither the JPC nor the JPA had met in May. Mansfield stated that the City and Rutland Township were currently working to establish consistent fee and permit requirements for areas within the JPC Zoning District.

Hatfield asked for any additions to the list of work tasks to be accomplished by the Planning Commission in 2018. King stated that he had no additions. Hatfield reminded those present that

he had requested that the Planning Commission delay adding or working on the work tasks until the work on the Master Plan update was complete.

Hatfield introduced discussion regarding the latest version of the draft ordinance to allow transitional or emergency housing as a special use in certain zones. Harvey explained the latest version of this draft ordinance, and the changes she had made to this draft based on comments from the Planning Commission at their last meeting. Planning Commission members offered suggestions for revisions to the conditions listed in Section 90-1092 of the draft ordinance. Harvey to incorporate these suggestions into the draft ordinance and provide a revised version of the ordinance for the Planning Commission to consider further at their July meeting.

Hatfield introduced discussion regarding possible amendments to the code related to outdoor display and vending of merchandise in commercial zones. Harvey presented and explained correspondence she had prepared related to this matter and dated May 25, 2018. Hatfield suggested that conditions related to the placement of drop boxes for deposit of donated materials be added to the proposed ordinance amendment. Harvey to prepare a draft ordinance based on the memo and comments at tonight's meeting and present it to the Planning Commission at their July meeting for further review and consideration.

Hatfield introduced discussion regarding the status of the Master Plan update. Harvey explained the work currently being completed by McKenna related to the Master Plan. Harvey stated that she expected McKenna to have a preliminary draft of Part 1 of the Master Plan ready for review by the Master Plan steering committee by the end of June. Harvey explained that the steering committee had decided to reconvene the focus groups and present the preliminary version of Part 1 of Master Plan to the focus groups for their consideration and input. Harvey stated that the preliminary version of Part 1 of the Master Plan would likely be presented to the Planning Commission at the July meeting, and then a final version would be prepared incorporating the input from all parties. Harvey stated that the web and social media based solicitation of input from the public would begin in the near future. Harvey stated that McKenna's staff had been working with the City's Community Development staff recently to initiate these efforts.

Hatfield introduced discussion regarding the request from the City Council that the Planning Commission reconsider the terms contained in the draft ordinance allowing churches as special uses in various B (Business) zoning districts. Hatfield explained that the City Council had expressed concerns related to the potential adverse of impacts of allowing churches to locate in the downtown, including reduction of the tax base, the use of otherwise valuable commercial property, and the adverse impacts of increased traffic and reduced parking in the downtown. Hatfield offered to attend a City Council meeting in the near future to discuss the draft ordinance with the Council and explain the control afforded to the Planning Commission by the special use permit process, and how that control can be used to reduce or eliminate the adverse impacts

described by the City Council. Motion by Brehm, second by Maurer that Hatfield explain to the City Council how the control afforded by the special use process can be used by the Planning Commission to minimize or eliminate the adverse impacts of churches in the commercial zones.

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

Opposed: None.

Absent: Cusack.

Motion carried.

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 8:28 p.m.

Motion carried.

Submitted by:

Jeff Mansfield
Secretary