

CITY OF HASTINGS
DRAFT PLANNING COMMISSION MEETING MINUTES
July 1, 2019

Members present: Brehm, Foster, Tossava, Czarnecki, Bowers, Resseguie, Maurer, McLean, Hatfield.

Members absent: None.

Other staff present: King, Gergen, Harvey.

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

Hatfield called the roll.

Hatfield welcomed Jerry Czarnecki as new City Manager. Czarnecki introduced Matt Gergen as the new Director of Public Services for the City of Hastings.

Those present recited the Pledge of Allegiance.

Hatfield asked for comment regarding the draft agenda for tonight's meeting.

Motion by Bowers, second by McLean to approve the agenda for tonight's meeting as submitted.

Motion carried.

Hatfield asked for comment regarding the draft minutes of the June 3, 2019 regular meeting of the Hastings Planning Commission, the draft minutes of the June 5, 2019 meeting of the Rutland Township Planning Commission, the draft minutes of the June 18, 2019 Zoning Board of Appeals meeting, the draft minutes for the June 20, 2019 Downtown Development Authority meeting, the agenda of the June 27, 2019 meeting of the Local Development Finance Authority, the draft minutes of the May 20, 2019 meeting of the Joint Planning Alliance, the draft minutes of the May 15, 2019 and June 19, 2019 meetings of the Joint Planning Commission. No comment was forwarded.

Motion by Foster, second by Bowers to approve and place on file the draft minutes of the June 3, 2019 regular meeting of the Hastings Planning Commission, the draft minutes of the June 5, 2019 meeting of the Rutland Township Planning Commission, the draft minutes of the June 18, 2019 Zoning Board of Appeals meeting, the draft minutes for the June 20, 2019 Downtown Development

Authority meeting, the agenda of the June 27, 2019 meeting of the Local Development Finance Authority, the draft minutes of the May 20, 2019 meeting of the Joint Planning Alliance, the draft minutes of the May 15, 2019 and June 19, 2019 meetings of the Joint Planning Commission.

Motion carried.

Hatfield noted that there were no public hearings scheduled for tonight's meeting.

Hatfield asked Czarnecki to comment on the activities of the JPA and JPC. Czarnecki stated that there was not a Joint Planning Alliance meeting in June. The Joint Planning Commission is planning a public hearing to hear comment on an ordinance that deals with electronic billboards. This ordinance will mirror the ordinance that was recently adopted by Rutland Township.

Hatfield asked if there were any comments on the work tasks identified by the Planning Commission for completion in 2019. King stated that items #16 & #17 had been added when it was noticed that there was text that referenced the incorrect portion of the code. Dan suggested that Planning Commission address these text amendments.

Motion by Brehm, second by McLean to set a public hearing for the August 5, 2019 Planning Commission meeting to hear comment on the correction of the incorrect references.

Motion carried.

Hatfield introduced discussion regarding the Part 2 Master Plan Update. Harvey explained the current status of this project. Harvey stated that the housing section was complete and the report was being finalized. The Steering Committee is scheduled to meet the week of July 8 to review and plan the next steps in the process.

Hatfield asked King to comment on efforts to track progress on the requirements imposed by the Planning Commission as a condition of project or site plan approval. King shared the status of each project on the progress list.

Hatfield introduced discussion on the site plan for 118 E. Court St. Jeff Harwood (architect) and Marv Helder (applicant) represented the project. Harvey reported that the project has some issue that need to be dealt with including: minimum size of dwelling unit and rear/front setback. Harvey had met with applicant to discuss and shared the options to seek relief from these issues. Helder was working to figure the best option moving forward. Harvey mentioned that the new ordinance allowing residence on the first floor in specific areas of the Downtown Business District required that a special use permit be issued.

Motion by McLean, second by Brehm to set a public hearing for the August 5, 2019 Planning Commission meeting to hear comment on the issuing of a special use permit for the property at 118 E. Court St.

Motion carried.

Hatfield introduced the invitation for a joint workshop including the Planning Commission and City Council on July 22, 2019 to discuss DAS/Small Cell ordinances and fees. Czarnecki noted that the City Council will be asked to set the workshop at their next meeting on July 8, 2019. Czarnecki will inform the Planning Commission with the details.

Hatfield asked if there was any public discussion and comment. Mark Hewitt (Miller Real Estate) shared with the Planning Commission that he felt some of the zoning ordinances should be addressed to help local builders construct affordable housing. Hewitt requested that the Planning Commission investigate the ordinance that requires a basement for a dwelling outside of a mobile home park. Examples of homes that exist in the City on slabs and that they would sell were given. Planning Commission added this investigation to the Work Task List.

Hatfield asked for any commission comment. Resseguie stated that he appreciated Hewitt addressing the Planning Commission. He also felt that there are other residents that have options for additional housing that do not feel comfortable addressing the Commission. Harvey pointed out that some of the options do not increase density of housing (allowing smaller houses), others do increase density (accessory dwelling).

Motion by Bowers, second by McLean to adjourn at 8:10 p.m.

Motion carried.

Submitted by:

Jerry Czarnecki
Secretary