

**CITY OF HASTINGS**  
**DRAFT PLANNING COMMISSION MEETING MINUTES**  
**February 3, 2020**

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

Members absent: None.

Other staff present: King and Harvey.

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

Hatfield called the roll.

Those present recited the Pledge of Allegiance.

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

Motion by Bowers, second by Maurer to approve the agenda for tonight's meeting.

Motion carried.

Hatfield asked for comment regarding the draft minutes of the January 6, 2020 regular meeting of the Hastings Planning Commission, the draft minutes of the January 7, 2020 meeting of the Rutland Township Planning Commission, the cancelation of the January 21, 2020 of the Zoning Board of Appeals meeting, the draft minutes of the January 16, 2020 Downtown Development Authority meeting, the draft minutes of the January 23, 2020 meeting of the Local Development Finance Authority, the draft minutes of the January 15, 2020 meeting of the Joint Planning Commission, and the cancelation of the Joint Planning Alliance January 20, 2020. No comment was forwarded.

Motion by Bowers, second by Resseguie to approve and place on file the draft minutes of the January 6, 2020 regular meeting of the Hastings Planning Commission, the draft minutes of the January 7, 2020 meeting of the Rutland Township Planning Commission, the cancelation of the January 21, 2020 of the Zoning Board of Appeals meeting, the draft minutes of the January 16, 2020 Downtown Development Authority meeting, the draft minutes of the January 23, 2020 meeting of the Local Development Finance Authority, the draft minutes of the January 15, 2020

meeting of the Joint Planning Commission, and the cancelation of the Joint Planning Alliance January 20, 2020.

Motion carried.

Hatfield introduced public hearing to solicit comment regarding Par-Tee Real Estate, LLC request for rezoning of the named parcels from R-S Suburban Residential District to R-R Rural Residential District.

King gave recap:

- R-S requires utilities, R-R does not
- Four (4) residential properties in area already have well and septic (nonconforming to R-S)

Harvey stated:

- Request is consistent with Master Plan

Tossava noted that utilities run along Broadway, but do not service this area.

Public Hearing opened at 7:06pm.

Tom Watson noted that information was given to residents effected by and near the requested rezoning by applicant. A meeting was set and 14 residents showed for applicant to share the plan. All appeared to be in support.

No other public input.

Closed public hearing at 7:07pm

Motion by Tossava, support by Resseguie to recommend proposed rezoning to City Council for approval.

In favor: Brehm, Foster, Bowers, Tossava, Czarnecki, Maurer, Resseguie, McLean, and Hatfield.

Opposed: None

Absent: None

Motion carried.

Hatfield asked Czarnecki to comment on the activities of the JPA and JPC. Czarnecki stated that JPC had set a public hearing for February 19, 2020 to solicit comments on proposed changes to zoning ordinances in regard to commercial livestock in the JPC area. JPA did not have meetings in January.

Hatfield asked if there were any comments on the work tasks identified by the Planning Commission for completion in 2020. King stated that Council had passed the recommended ordinance change for the Zoning Board of Appeal.

Hatfield introduced discussion regarding the Part 2 Master Plan Update. Harvey stated that the Master Plan update is on schedule. Final Draft will be completed in April.

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 a brief update on projects.

Hatfield introduced the year in review document that King provided. No additional comments were presented.

Hatfield introduced request to approve preliminary site plan and setting a public hearing for the March 2, 2020 meeting to hear comment on Rezoning and final site plan review for property located at 1812 Lavender Drive.

Motion by Tossava, second by Bowers to approve the preliminary site plan and set the public hearing for March 2, 2020.

In favor: Brehm, Foster, Tossava, Czarnecki, Maurer, Resseguie, Bowers, McLean, and Hatfield.

Opposed: None

Absent: None

Motion carried.

Hatfield introduced request to set a public hearing for the March 2, 2020 meeting to hear comment on final site plan review for property located at 326 W. State St. Planning Commission will be recommending to Council for approval.

Motion by McLean, second by Brehm to approve the preliminary site plan and set the public hearing for March 2, 2020.

In favor: Brehm, Foster, Tossava, Czarnecki, Maurer, Resseguie, Bowers, McLean, and Hatfield.

Opposed: None

Absent: None

Motion carried.

Hatfield asked if there was any public discussion and comment. No comment was forwarded.

Hatfield asked for any commission comment. No comment was forwarded

Motion by McLean, second by Tossava to adjourn at 7:48 p.m.

Motion carried.

Submitted by:

Jerry Czarnecki  
Secretary