

CITY OF HASTINGS
DRAFT PLANNING COMMISSION MEETING MINUTES
October 5, 2020

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

Members absent: Foster

Other staff present: King, Tate and Harvey.

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

Hatfield called the roll.

Hatfield asked for comment regarding the draft agenda for tonight's meeting. Hatfield asked to add discussion on request from Legacy Golf Course. King asked to add discussion of text amendment to allow commercial kennels in Industrial Zoned districts.

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

Motion carried.

Hatfield asked for comment regarding the draft minutes of the August 3, 2020 regular meeting of the Hastings Planning Commission. It was pointed out that McLean was present at the meeting.

Motion by Tossava, second by Bowers to approve the draft minutes of the August 3, 2020 regular meeting of the Hastings Planning Commission with corrections.

Motion carried.

Hatfield asked for an update on JPA/JPC meetings. Czarnecki noted that these two boards have not met.

Hatfield asked members of the Planning Commission to review the Work Task List. Harvey noted that the Keeping of Animals was discussed in December 2017 and January 2018. It included poultry and honey bees. Hatfield asked if there is interest regarding investigating the keeping of animals ordinance.

Tossava suggested at least looking at draft ordinances that Harvey might have. Bowers noted that months were spent discussing and it was decided to keep only in the RR district. Resseguie stated that if it is decided to leave as it was without investigation, then where do you stop with requests. McLean stated that it should be reconsidered and have Harvey show how other communities handle. Brehm noted that it is a different time from 2017-2018 with more self sufficiency and concern for healthy living. It is a perfect time to reconsider.

Hatfield asked how many are interested in having Harvey investigate other communities' ordinances. Bowers was the only one opposed to investigating.

Harvey reported on progress for the Master Plan Part II. Final sections are completed and Harvey is reviewing the first edition. Tossava asked for a timeline. Harvey was not sure, depends on revisions. Should have a date on Monday.

King gave an update on the tracking of the terms and conditions imposed by the Planning Commission.

Czarnecki reported on administrative site plan approval and consideration for 815 W. State St.

Hatfield introduced the request for site plan approval for outdoor sales of merchandise at Gilbert's Maxi Muffler located at 201 N. Broadway Ave.

King noted that 2007 approval of outdoor sales, but is asking to modify the area. Tossava asked if previous owners already had approval, why is there a need for this decision. King noted the outside sales are the same, but the area will be varied, so it is a modification to the original plan.

Motion by Tossava, second by Brehm to approve the site plan for outdoor sales. Harvey noted that conditions for parking requirements were not met from original site plan and recommended keeping the conditions. Tossava amended motion and Brehm agreed.

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

Opposed: None

Absent: Foster

Motion carried.

King gave a summary of the Redevelopment Ready Communities evaluation and evaluation memo.

Hatfield opened discussion about request from Legacy Golf Course to construct an equipment storage shed on north side of access road to golf course. Harvey clarified that this was part of the golf course operations. Harvey noted that this was not a change of the current special use, so the Planning Commission would need to review the site plan. Tossava noted that it is behind current residents and asked how close. Applicant noted 50-75 feet with some trees currently there and others would be added if needed. Harvey noted that the Planning Commission could direct staff to notice the site plan review.

Motion by Brehm, second by McLean to review the site plan at the next meeting and have staff notice that the site plan review was happening.

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

Opposed: None

Absent: Foster

Motion carried.

Hatfield introduced discussion on Karen Zuver's request to add commercial kennels as a special use in the D1 and D2 Industrial Zones. Currently commercial kennels are allowed as special uses in RR zoning district. This would require a text amendment to the ordinances. Zuver gave summary of current situation. King gave a reminder of the process to make a text amendment.

Motion by Tossava, second by McLean to set a public hearing for November 2, 2020 at 7pm to hear comment on the text amendment to allow commercial kennels as a special use in the Industrial Zones.

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

Opposed: None

Absent: Foster

Motion carried.

Hatfield asked if there was any public discussion and comment.

None forwarded.

Hatfield asked for any commission comment.

Tossava wanted to welcome Travis Tate (new Director of Public Services) that was on the virtual meeting.

Hatfield brought up a concern about the outside display at Family Farm & Home.

McLean brought up that she felt the Planning Commission should know more information about what is planned to go into locations like the old Kmart building. Czarnecki and King noted that this was to honor the request of the owners to make sure information was released when the tenant and owners had reached an agreement.

Motion by Tossava, second by Bowers to adjourn at 8:11 p.m.

Motion carried.

Submitted by:

Jerry Czarnecki
Secretary