

CITY OF HASTINGS
DRAFT PLANNING COMMISSION MEETING MINUTES
November 2, 2020

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

Members absent: Hatfield

Other staff present: King, Tate and Harvey.

The meeting was called to order at 7:00 p.m. by Vice-Chairperson Maurer.

Maurer called the roll.

Maurer asked for comment regarding the draft agenda for tonight's meeting. None were forwarded.

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

Motion carried.

Maurer asked for comment regarding the draft minutes of the October 5, 2020 regular meeting of the Hastings Planning Commission. None were forwarded.

Motion by Bowers, second by McLean to approve the draft minutes of the October 5, 2020 regular meeting of the Hastings Planning Commission as presented.

Motion carried.

Maurer presented the public hearing to solicit comment on an amendment to Section 90-553 adding Commercial Kennels as a Special Use in the D-1 District. Harvey commented that the City already has a definition of Commercial Kennel and requirements under the Special Land Use section of Ordinances.

Maurer opened the public hearing at 7:10pm. King read a letter submitted by a resident.

Maurer closed the public hearing at 7:13pm.

Motion by Tossava, second by McLean, to recommend Ordinance No. 592 for consideration to the City Council.

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

Opposed: None

Absent: Hatfield

Motion carried.

Maurer presented the public hearing to amend Section 90-831 dealing with accessory buildings. Harvey gave suggestions to simplify the amendment and more appropriately represent the intent of the regulations on accessory buildings.

Maurer opened the public hearing at 7:31pm.

No public comment.

Maurer closed the public hearing at 7:32pm.

Motion by Resseguie, second by McLean, to recommend Ordinance No. 593 to City Council for consideration with proposed changes.

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

Opposed: None

Absent: Hatfield

Motion carried.

Maurer presented the public hearing to discuss the site plan approval for the Legacy Golf Course. The applicant gave an overview of the proposed changes to the site plan and Harvey gave a summary of her report that provided to the Planning Commission.

Maurer opened the public hearing at 7:47pm.

No public comment.

Maurer closed the public hearing at 7:48pm.

Planning Commission members, Harvey and Tate (DPS Director) discussed the additional information that the site plan would need to have added so that it could be approved by staff without returning to the Planning Commission.

Motion by McLean, second by Resseguie, to approve the site plan conditional of an administrative approval of plans resubmitted with more details on lighting and stormwater; review by Fire and Police; and upon the approval of Ordinance No. 593 by the City Council regulating accessory buildings.

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

Opposed: None

Absent: Hatfield

Motion carried.

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

Maurer asked members of the Planning Commission to review the Work Task List. King noted that nothing new was added to the Work Task List.

Harvey reported on progress for the Master Plan Part II. Expecting delivery date of Friday for the draft of the Master Plan.

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

Harvey reviewed the information supplied on the Keeping of Animals, in particular chickens. Planning Commission members requested that this be a discussion at the December meeting.

Maurer introduced the request from Andrew Courtright to consider adding fitness centers as a permitted use in the Industrial Zoned Districts. Harvey noted that the City does not have a definition of fitness center and had to decide if wanted to write a definition or try to fit within current definitions. Harvey shared the concerns of trying to fit with current definitions would allow activities within the Industrial Districts that might not be appropriate. The Planning Commission asked staff to put together a definition for fitness centers and bring back to the December meeting for consideration.

Maurer introduced the request for site plan approval for a driveway location for Christ the King Church at 328 S. Jefferson St. Tate gave a summary of the project and the discussion he had with

applicant. Tate felt it was suitable to do the relocation. Harvey noted that there are landscape regulations, but that may create issues with visibility.

Motion by Foster, second Bowers, to approve the site plan with waving of the requirement for landscaping.

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

Opposed: None

Absent: Hatfield

Motion carried.

Maurer introduce the request from Julie Fox for a one-year extension to her site plan that was approved on December 2, 2019. Fox noted that her delays were do to construction slowdown and concerns with being able to open due to COVID regulations.

Motion by McLean, second by Bower, to grant the one-year extension.

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

Opposed: None

Absent: Hatfield

Motion carried.

Hatfield asked if there was any public discussion and comment.

None forwarded.

Hatfield asked for any commission comment.

McLean ask for clarification on the Policy and Procedures for Virtual meetings that was passed by the City Council.

Motion by Tossava, second by Bowers to adjourn at 8:56 p.m.

Motion carried.

Submitted by:

Jerry Czarnecki
Secretary