

CITY OF HASTINGS
DRAFT PLANNING COMMISSION MEETING MINUTES
January 4, 2021

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

Members absent: None

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.

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

Motion carried.

Hatfield asked for comment regarding the draft minutes of the December 7, 2020 regular meeting of the Hastings Planning Commission.

Motion by Bowers, second by Foster to approve the draft minutes of the December 7, 2020 regular meeting of the Hastings Planning Commission as presented.

Motion carried.

Hatfield introduced the public hearing to solicit comments on adding Commercial Recreational Facilities to Section 90-1 and amend 90-472 by eliminating current subsection (d) and replace subsection (d) by adding Commercial Recreational Facilities and amend section 90-483 by eliminating subsection (b).

King gave summary.

Hatfield open public hearing at 7:16pm.

Hatfield closed public hearing at 7:16pm

Motion by Tossava, second by Brehm to approve amendments and recommend to City Council for consideration.

In favor: Bowers, Brehm, Czarnecki, Denton, Foster, Maurer, Resseguie, Tossava, and Hatfield
Opposed: None

Motion carried.

Hatfield introduced public hearing to solicit comments on amending section 90-553 (f).

King gave summary. Harvey gave wording suggestions.

Motion by Tossava, second by Bowers, to approve amendment to read **(f) Commercial Kennels, as regulated by Section 90-1083, subsection (c)** and recommend to City Council for consideration.

In favor: Bowers, Brehm, Czarnecki, Denton, Foster, Maurer, Resseguie, Tossava, and Hatfield
Opposed: None

Motion carried.

Hatfield asked for an update on JPA/JPC meetings. Czarnecki noted that JPA has not meet and JPC held a meeting to set meeting dates and elect officers.

Hatfield asked members of the Planning Commission to review the Work Task List. King suggested that PC consider prioritizing #14 Consider accessory use buildings in residential neighborhoods for additional residential housing alternatives. It was also mentioned to consider expanding the options for placement of duplex units.

Motion by Resseguie, second by Foster, to prioritize this work task item.

In favor: Bowers, Brehm, Czarnecki, Denton, Foster, Maurer, Resseguie, Tossava, and Hatfield
Opposed: None

Motion carried.

Harvey reported on progress for the Master Plan Part II. Final Draft has been provided to the Master Plan Steering Committee. Hatfield ask the committee members to review the Master Plan and work with King to set up a meeting. Presentation of the Master Plan to the PC will occur at the February meeting.

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

Hatfield introduced discussion on ordinance regarding keeping of animals as it pertains to chickens. King provided information from survey that was conducted. Hatfield asked for vote to take up working on an ordinance.

In favor: Brehm, Czarnecki, Denton, Foster, Maurer, Resseguie, Tossava, and Hatfield
Opposed: Bowers

Hatfield asked for comments. Bowers would like to see site inspection and renewal of permits required. Tossava agreed and should not be allowed to roam. Maurer did not like having a requirement that neighbors must sign off on allowing chickens. If it is permitted, it should be permitted if resident meets requirements. Resseguie agreed.

Hatfield ask PC members to get comments to King in the next three days. Staff and Planning Consultant will bring recommendation for the wording of ordinance to the February meeting.

Hatfield introduced the review of the amended site plan for the Royal Coach PUD. Harvey recapped her report that was presented to PC and applicant. It was noted that the applicant did a very good job amending the site plan to meet the intent of the PUD under the conditions. Harvey recommended that PC consider the following:

- density is greater then allowed, but the same as what was approved on previous plan
- setback is less than required, but greater than the setback on previous plan that was approved because there was an existing building
- less parking is provided than is required, but PC can approve for the fewer spaces (applicant noted to stay out of flood plain and new footprint of building limited parking space, but with the number of one-bedroom units it is felt this parking is adequate)

The following is information that is lacking and can be approved by staff once provided.

- parking lot lighting detail
- stormwater management
- landscaping

Motion by Resseguie, second by Bowers, to approve site plan allowing for proposed density, setback, parking; and conditional of staff approval of parking lot lighting detail, stormwater management, and landscaping.

In favor: Bowers, Brehm, Czarnecki, Denton, Foster, Maurer, Resseguie, Tossava, and Hatfield
Opposed: None

Motion carried.

Hatfield introduced discussion on establishing meeting dates for 2021

Motion by Tossava, second by Bowers, to approve the meeting dates.

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

Opposed: None

Motion carried.

Hatfield opened discussion about setting a public hearing for 7:00pm on February 1, 2021 to solicit comments on amending Section 90-473 Special Uses in B-1 District as it relates to dwelling units in a building.

Motion by Tossava, second by Bowers to set a public hearing for 7:00pm on February 1, 2021 to solicit comments on amending Section 90-473 Special Uses in B-1 District as it relates to dwelling units in a building.

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

Opposed: None

Motion carried.

Hatfield asked if there was any public discussion and comment.

None forwarded.

Hatfield asked for any commission comment.

A number of Commission members welcomed Denton to the Planning Commission.

Motion by Bowers, second by Tossava to adjourn at 8:14 p.m.

Motion carried.

Submitted by:

Jerry Czarnecki

Secretary