

**CITY OF HASTINGS**  
**DRAFT PLANNING COMMISSION MEETING MINUTES**  
**March 1, 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 Bowers, second by Maurer to approve the agenda for tonight's meeting as written.

Motion carried.

Hatfield asked for comment regarding the draft minutes of the February 1, 2021 regular meeting of the Hastings Planning Commission.

Motion by Tossava, second by Bowers to approve the draft minutes of the February 1, 2021 regular meeting of the Hastings Planning Commission as presented.

Motion carried.

Hatfield introduced the public hearing to solicit comment regarding a request for Special Use Permit and site plan approval for a new mixed-use commercial building at 128 N. Michigan Ave.

King gave summary. Harvey gave summary of her report, sharing the areas that need addressing.

Applicant gave information to address concerns, noted that the height of the building is planned for 4-stories, 52ft wall height with 3 ft above for mechanicals.

Bowers asked if there will be handicap accessible apartments, applicant stated there would.

Tossava asked if the alley to the south was owned by applicant, it is not so will not be utilized for access to building.

Hatfield open public hearing at 7:19pm.  
Hatfield closed public hearing at 7:20pm

Maurer shared concerns with tenants especially commercial with limited parking.

Tossava, Resseguie, and Foster expressed support of project and good for downtown.

Hatfield asked if the Planning Commission could change the height requirement in the B-1 District. Harvey noted that the applicant could go for a variance or Planning Commission could address the height requirement as part of planning for future development in the downtown.

Motion by Tossava, second by Resseguie to approve special use permit for 128 N. Michigan Ave. and approve site plan with allowance for proposed parking plan, allowance for proposed increased density, and compliance with height requirements or relief with a variance.

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

Motion carried.

Hatfield asked for a motion to have staff revise code for B-1 Central Business district to address height requirement and set a public hearing for April 5, 2021 at 7pm.

Motion by Brehm, second by Resseguie, to set public hearing for April 5, 2021 at 7pm.

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

Motion carried.

Hatfield introduced the public hearing to solicit comment regarding a request for Special Use Permit and site plan approval for a commercial kennel at 1005 E. State St.

King gave summary. Harvey noted that there were no changes required for approval of the special use permit and listed a few design standards that needed to be addressed in her report.

Applicant gave information to address concerns.

Hatfield open public hearing at 7:55pm.  
Hatfield closed public hearing at 7:56pm

Motion by Bowers, second by Brehm to approve special use permit for 1005 E. State St. and approve site plan as presented.

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

Motion carried.

Hatfield introduced the public hearing to solicit comment regarding a text amendment to add Commercial Recreational Facilities.

King gave summary.

Hatfield open public hearing at 8:07pm.  
Hatfield closed public hearing at 8:08pm

Motion by Brehm, second by Bowers to approve text amendment 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 and JPC did not meet in February.

Hatfield asked members of the Planning Commission to review the Work Task List.

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. Harvey provided an updated ordinance with comments made by PC members.

Hatfield asked for a motion to direct staff to update ordinance with suggestions and set a public hearing for April 5, 2021 at 7pm to hear comment from the public.

Motion by Brehm, second by Foster, to set a public hearing for April 5, 2021 at 7pm.

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

Motion carried.

Hatfield introduced a discussion on information provided by Harvey on Accessory Dwelling Units and Two-Family/Duplex units in residential districts.

Motion by Bowers, second by Resseguie, to table discussion of Accessory Dwelling Units to allow Commission members and opportunity to review provided information.

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

Motion carried.

Motion by Bowers, second by Maurer, to table discussion of Two-Family/Duplex units in residential districts to allow Commission members and opportunity to review provided information.

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

Motion carried.

Hatfield introduced the Planning Commission 2020 Year in Review.

Bowers commented that the Planning Commission was very busy.

Motion by Brehm, second by Bowers to forward review to City Council as required by City Ordinances.

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

Motion carried.

Hatfield introduced discussion on setting a public hearing for 7:00pm on April 5, 2021 to consider a special use permit and site plan review for proposed transitional housing at 2018 N. Michigan.

Motion by Tossava, second by Resseguie, to set the public hearing for 7:00pm on April 5, 2021.

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.

Patty Woods noted that the meeting was very interesting.

Hatfield asked for any commission comment.

Resseguie stated that the Planning Commission has their work cut out for them this year.

Tossava thanked the entire Planning Commission for the work they did in a difficult year under the circumstances.

Motion by Bowers, second by Resseguie to adjourn at 8:51 p.m.

Motion carried.

Submitted by:

Jerry Czarnecki

Secretary