

CITY OF HASTINGS
PLANNING COMMISSION MEETING MINUTES
April 5, 2021

Members present: Bowers, Brehm, Czarnecki, Denton (joined at 7:17pm), Maurer, Resseguie, Tossava, Hatfield.

Members absent: Foster

Other staff present: King 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 Tossava to approve the agenda for tonight's meeting as written.

Motion carried.

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

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

Motion carried.

Hatfield introduced the public hearing to solicit comment regarding a text amendment change to the B-1 Central Business District pertaining to building height.

King gave summary. Harvey gave distinction between options she presented.

Czarnecki clarified that language from one option could be modified with language from another.

Noted that the Fire Department did not require a height limit.

Hatfield open public hearing at 7:09pm.

Mike Snyder (Hastings) – noted that he thought option 2 would give more options to the Planning Commission.

Hatfield closed public hearing at 7:11pm

Maurer liked elevation overlay on drawing or picture of block.

Czarnecki noted preference for no stated limit.

Motion by Tossava, second by Maurer to approve text amendment with height greater than 40 feet as a special land use, no specified limit, and overlay of elevation on drawing of block and pass on to City Council for consideration.

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

Opposed: None

Absent: Foster

Motion carried.

Hatfield introduced the public hearing to solicit comment regarding a text amendment change to the Keeping of Animals ordinance as it pertains to chickens.

King gave summary. Harvey noted that the provided ordinance reflected changes that were requested at the last meeting.

Maurer shared concern with fabric being a prohibited material. Harvey noted that in her research, this was a common prohibition.

Hatfield open public hearing at 7:21pm.

Mike Snyder (Hastings) – asked about floor level and if the chickens were allowed to leave the coop. Also noted not in support of chickens in the City Limits. Harvey addressed concerns.

King noted the PC packet included a note from a resident that was in favor of chickens in the City Limits.

Hatfield closed public hearing at 7:25pm

Resseguie stated he thought chickens should be in agricultural areas, but if residents are in favor he would support.

Bowers asked how this would be monitored. Czarnecki responded that it would fall under Code Enforcement.

Tossava noted that if there are regulations for the keeping of chickens, would make enforcement easier.

Maurer noted that concerns brought up are covered in the ordinance. And noted that the types of chickens residents would keep would be very clean animals with low odor.

Motion by Maurer, second by Tossava to approve text amendment as presented and pass on to City Council for consideration.

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

Opposed: Bowers

Absent: Foster

Motion carried.

Hatfield noted that the third public hearing request was withdrawn by applicant.

Hatfield asked for an update on JPA/JPC meetings. Czarnecki noted that JPA did not meet in March. JPC held a meeting to discuss the need to review sign ordinance as recommend by attorney. The JPC noted that it was not necessary.

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 a discussion on information regarding Accessory Dwelling Units and Two-Family/Duplex units in residential districts. Hatfield appointed a committee to address because it is a complex issue. This committee will give regular updates to the PC.

Hatfield introduced discussion on setting a public hearing for 7:00pm on May 3, 2021 to consider a text amendment regarding the parking of semi-tractors, semi-trailers, or vehicles with two or more rear axles in non-residential districts.

Motion by Tossava, second by Resseguie, to set the public hearing for 7:00pm on May 3, 2021.

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

Opposed: None

Absent: Foster

Motion carried.

Hatfield introduced discussion on consideration of exterior design for project at 600 W Woodlawn Ave.

King gave summary. Applicant filed in details.

Harvey noted that PC can accept proposed materials. The drawing provided shows one elevation meets requirements. Would need to verify a second.

Hatfield noted that he was disappointed that calculations of coverage were not provided with the drawings.

Motion by Tossava, second by Maurer, to approve exterior design if provide elevation with calculations and approved proposed materials.

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

Maurer liked being partially back.

Denton apologized for his tardiness.

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

Motion carried.

Submitted by:
Jerry Czarnecki
Secretary