

CITY OF HASTINGS
DRAFT PLANNING COMMISSION MEETING MINUTES
June 7, 2021

The meeting was called to order at 7:00 p.m. by Chairman Hatfield with the following Commissioners present: Lois Bowers, Jordan Brehm, Lynn Denton, Chelsey Foster, Gregg Guetschow, Tom Maurer, John Resseguie, Dave Tossava, and Dave Hatfield. Commissioners absent: None

Also present: Community Development Director Dan King and Planning Consultant Rebecca Harvey.

Approval of the Agenda. It was moved by Commissioner Tossava and seconded by Commissioner Resseguie to approve the agenda as printed. Motion carried.

Approval of the Minutes. Commissioner Bowers said the draft minutes of the meeting of May 3, 2021 incorrectly indicate she had voted in opposition to tabling the text amendment regarding parking of RVs and trailers. It was moved by Commissioner Bowers and seconded by Commissioner Maurer that the draft minutes of the meeting of May 3, 2021 be approved as corrected. Motion carried.

PUBLIC HEARINGS:

Master Plan. Chairman Hatfield offered introductory remarks regarding the Master Plan, noting the extended time required to complete the update due in part of the COVID pandemic. He thanked Rebecca Harvey of McKenna for her assistance.

Chairman Hatfield declared the public hearing open and invited comments. There were no public comments or Commissioner comments. Chairman Hatfield closed the public hearing.

Mr. King noted that no written comments had been received in response to the required notifications that had been mailed. Ms. Harvey said that she had spoken with Jim McManus of the Barry County Planning Commission who said that he was very much in support of the plan and that it was one of the best he had read.

Chairman Hatfield said that it will be important to keep the plan in front of the Commission and refer to it frequently over time.

Mr. King said that he had received information from Commissioner Foster about typographical errors he had found in the draft plan that will be corrected in its final version. He also reported that

a new development tool, the Principal Shopping Districts Act (P.A. 120 of 1961), would be available for use if a principal shopping area were to be identified within the master plan. Ms. Harvey said that this statute is used by other communities for marketing their downtowns and that this is an opportune time to address it in the master plan. Commissioner Guetschow recommended that the boundaries of the principal shopping area be the same as the current Downtown Development Authority district as that would facilitate implementing the use of the Act. This could be changed in the future as the Planning Commission reviews the plan. Chairman Hatfield noted that the master plan could be amended if necessary.

Commissioner Foster asked about a slice of land behind Aldi's that appeared to be omitted from the map of the area. Ms. Harvey said that this should have been included on the map.

It was moved by Commissioner Tossava and seconded by Commissioner Bowers that the draft master plan be forwarded to the City Council for approval with the addition of designating a principal shopping area and the correction of the map area behind Aldi's. Motion carried.

OLD BUSINESS:

JPA/JPC. Commissioner Guetschow reported on the Joint Planning Alliance meeting held on May 17, 2021. He said the May meeting of the Joint Planning Commission had been cancelled due to a lack of business.

General Work Task List. Mr. King noted the report had been included in the agenda packet.

Tracking of Terms and Conditions. Mr. King noted the report that had been included in the agenda packet and called attention specifically to the removal of KAZ Canine Corners from the list as all conditions had been met. Commissioner Tossava called attention to the drainage issues at the Legacy Golf Course.

Accessory Dwelling Units and Multi-Family Dwellings. Chairman Hatfield combined these items for discussion. He said there were ongoing efforts related to these matters but the initial focus will be on addressing non-conforming dwellings and improving the mapping of existing multi-family dwellings. He said there would be a recommendation on further steps at the next Planning Commission meeting.

Text Amendment re: RV and Semi-Tractor/Semi-Trailer Parking. Mr. King said that a public hearing had been held on the proposed text amendment to address RV, semi-tractor, and semi-trailer parking. He noted that there are inconsistencies in the current ordinance language as to whether RVs with two rear axles are permitted in residential areas. The proposed language would also permit semi-tractor and semi-trailer parking as a special land use.

Ms. Harvey described the changes proposed in the language of Section 90-929. The inconsistency related to parking of recreational vehicles with two rear axles is addressed by incorporating an exception for vehicles permitted under Section 90-776. Subsection e clarifies where semi-tractors and semi-trailers may be parked as “non-residential districts.” Subsection f is new language that permits off-street storage of semi-tractors, semi-trailers and similar vehicles as a special land use subject to the requirements of section 90-920. Subsection h clarifies which vehicles are regulated relative to on-street parking.

Commissioner Resseguie asked whether a utility trailer with two axles could be parked in a residential district under the ordinance. Ms. Harvey noted that utility trailers are included within the definition of recreational vehicles. The ordinance amendment does not change that definition so they would still be permitted to park on residential lots.

Commissioner Guetschow said he was concerned about the lack of specific conditions for semi-tractor and semi-trailer parking considering that they would be permitted in zoning districts that might be located near residential areas. He noted that semi-tractors are sometimes left running during winter months. Chairman Hatfield said that requests for this special land use would be infrequent and defining conditions would not be necessary so long as the Commission took care in addressing potential issues when approving the special land use. Ms. Harvey noted that establishing specific conditions for special land uses is useful where there are technical issues unique to the particular use that distinguishes it from other uses but that this was not the case with the parking areas. She also said that conditions would be noted on the site plan for the special land use. She said that detailed conditions would not be necessary for this type of land use.

Commissioner Foster asked about the possibility of a semi-trailer that would be parked so as to display a sign. Ms. Harvey said that the Commission cannot regulate sign content but such a use would be subject to the requirements of the sign ordinance.

Discussion took place as to whether it was necessary to re-open the public hearing or to schedule an additional public hearing. Commissioner Guetschow said there was Charter language that would require an additional public hearing if there were substantive changes to the language of the amendment. Ms. Harvey said that this was not the case and no further public comment was necessary.

It was moved by Commissioner Brehm and seconded by Commissioner Resseguie to forward the ordinance amendment to the City Council with a recommendation for its approval. Motion carried.

NEW BUSINESS:

Set Public Hearing for Spectrum Health Parking Lot Reconstruction, 1009 W. Green Street.

Mr. King said that Spectrum Health is a special land use and changes to parking lots require site

plan approval. Commissioner Tossava asked whether the site would have sufficient parking as the proposed development would reduce the number of parking spaces. Mr. King said this would be evaluated.

It was moved by Commissioner Tossava and seconded by Commissioner Resseguie to set a public hearing for site plan approval and the special land use permit for July 6, 2021. Motion carried.

Open Public Discussion and Comments. Chairman Hatfield called to the public for comments but there were none.

Commissioner Comments. Commissioner Guetschow apologized for prolonging the meeting with his comments.

Adjournment. It was moved by Commissioner Bowers and seconded by Commissioner Foster that the meeting be adjourned. Motion carried at 8:05 p.m.

Respectfully submitted,

Gregg Guetschow
Recording Secretary