



HASTINGS PLANNING COMMISSION COMMUNICATION

DATE: October 29, 2021

TO: Members of the Planning Commission and Staff

FROM: Dan King

SUBJECT: Information – November 1, 2021 Planning Commission Meeting.

***** REMINDER*** THIS MEETING WILL BE HELD AT 7:30 PM IN THE COUNCIL CHAMBERS. THE JOINT WORKSHOP WITH THE CITY COUNCIL WILL START AT 6:00 PM IN THE COMMUNITY ROOM OF THE HASTINGS PUBLIC LIBRARY.**

Items on the agenda for the regular meeting of the Planning Commission include:

Old Business:

- Item 7.D.** Continue review of text amendment for Accessory Dwelling Units (ADU) and consider setting a public hearing for the December 6, 2021 meeting.
- Item 7.E.** Continue review of text amendment regarding two-family dwelling units as a permitted/special/overlay district use in residential zoning districts.

New Business

- Item 8.A.** Review canoe livery parking at 1402 E. Center Rd. for Julie Fox. Planning Commission approved a site plan and special use permit on December 2, 2019 conditioned upon Planning Commission review of the grass parking area in one year. On November 2, 2020 Julie Fox requested a one-year extension for the site plan citing COVID 19 construction delays and related issues. Planning Commission granted the one-year extension to November 2, 2021.

HASTINGS PLANNING COMMISSION A G E N D A

Monday November 1, 2021

1. **Call to Order/Roll Call** (Regular meeting starts at 7:30 p.m.)
2. **Pledge of Allegiance**
3. **Approval / additions / deletions to agenda**
4. **Approval of Minutes** October 4, 2021 Draft Meeting Minutes of the Planning Commission. *
5. **Informative Items: None**
6. **Public Hearings: None**
7. **Old Business:**
 - A. Receive JPA / JPC Update.
 - B. Consider Planning Commission 2021 General Work Task List. *
 - C. Report Regarding Tracking of Terms and Conditions Imposed by the Planning Commission. *
 - D. Review text amendment for Accessory Dwelling Units (ADU) and consider setting public hearing for December 6, 2021 Planning Commission meeting. *
 - E. Continue text amendment review regarding adding two family dwelling units as a permitted/special/overlay use in residential zoning districts. *
8. **New Business:**
 - A. Review Canoe Livery Parking at 1402 E. Center Road for Julie Fox. *
9. **Open public discussion and comments**
10. **Commission comments**
11. **Adjourn**

*Indicates attachment

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

The meeting was called to order at 7:01 p.m. by Chairman Hatfield with the following Commissioners present: Jordan Brehm, Lois Bowers, Lynn Denton, Chelsey Foster, Tom Maurer, Sarah Moyer-Cale, 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 Foster and seconded by Commissioner Bowers to approve the agenda with no changes. All members present voting yes, motion carried.

Approval of the Minutes. It was noted that Commissioner Maurer's name had been misspelled in the draft September meeting minutes. It was moved by Commissioner Bowers and seconded by Commissioner Foster that the draft minutes of the meeting of September 7, 2021 be approved with this correction. All members present voting yes, motion carried.

INFORMATIVE ITEMS: Mr. King noted that the city had received a notice from Rutland Township regarding its intent to update their Master Plan.

PUBLIC HEARINGS: None.

OLD BUSINESS:

Receive JPA/JPC Update. No update was available.

General Work Task List. Mr. King said there were additions or deletions to the work task list.

Tracking of Terms and Conditions. Mr. King provided the commission with an update on projects that had been approved. A December 2019 approval by Julie Fox for a glamping site plan and SLU is nearing expiration if an extension is not requested soon. Thornapple Credit Union is working on a sidewalk extension and Ravenna Holdings, LLC is awaiting a permit from EGLE for water and sewer service extensions. No other projects had significant updates.

Accessory Dwelling Units and Multi-Family Dwellings. Chairperson Hatfield provided an overview of the need to increase options for housing diversity within the City of Hastings and the work that the subcommittee had done to suggest text amendments for ADUs and duplexes. Mr.

King also highlighted the various efforts of the subcommittee. Ms. Harvey provided further explanation and highlighted how the efforts had been driven by the housing strategies included in the recently approved Master Plan.

Ms. Harvey provided an explanation of the suggested text amendment to allow for ADUs. She identified the different forms that ADUs could take and emphasized that the draft rules would require the use be clearly accessory to the primary use being single family residential. Either the primary or accessory residence must be owner occupied. Discussion ensued about whether this would have an effect on variance requests being made to the ZBA and what would occur if land division applications were made in the future on parcel that contained ADUs.

Ms. Harvey also outlined the proposal for allowing duplexes as an overlay district. Ms. Harvey described how the overlay district would function and the design requirements for duplexes. Properties would be rezoned into this district on a case-by-case basis rather than rezoning several parcels at once. Discussion ensued about both the concerns and potential benefits of this approach in contrast to allowing duplexes as a Special Land Use.

Chairman Hatfield thanked the commissioners for the discussion and the thought given to the ADU and duplex standards. He also encouraged participation in the November 1st joint meeting with the City Council.

NEW BUSINESS:

Administrative Approval of Site Plan at 1310 W. State St. Mr. King provided a brief overview of the site plan approval for the addition of a drive thru lane at Burger King. Planning Commission approval was not required; no vote was taken.

Workshop with Hastings City Council. It was suggested the Planning Commission have a joint meeting with the City Council prior to the regular meeting of November 1st at 6:00pm. The Regular Planning Commission meeting would be moved from 7:00 pm to 7:30 pm to ensure there was adequate time for discussion and questions. It was the consensus of the Planning Commission to make this request to Council and to delay the Regular meeting by half an hour.

Open Public Discussion and Comments: None.

Commissioner Comments: Commissioner Denton noted that he would not be present at the next Commission meeting.

Adjournment: It was moved by Commissioner Tossava and supported by Commissioner Maurer that the meeting be adjourned. All members present voting yes, motion carried at 8:13 p.m.

Respectfully submitted,

Sarah Moyer-Cale,
Recording Secretary

City of Hastings
Planning Commission
Work Tasks for 2021
STATUS REPORT FOR NOVEMBER 2021

1. Continue to work with Hastings Charter Township, Rutland Charter Township and others in regional growth planning and management efforts.
2. Review the Court Street PUD using hypothetical build out scenarios.
3. Consider comprehensive review and adoption of new zoning districts to accomplish specific desired outcomes, as prescribed in the CCP, within commercial and residential zoning districts.

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|---|
| <ul style="list-style-type: none">○ Identify candidate streets for traffic calming○ Consider options for increasing density in existing residential zones○ Establish policies for street and infrastructure system master plan in developing areas○ Consider options to encourage high quality construction for new residential development (not simply the cheapest option) |
|---|

4. Consider zoning amendments related to the M-37 Access Management Plan.
5. Monitor plan to construct sidewalks and trail system throughout the City of Hastings.
 - ***Ongoing. City seeking funding where available.***
6. Consider changes to the infrastructure requirements to accommodate denser or more traditional residential development.
 - ***Established R-1A Zone for this purpose.***
 - ***Additional analysis by PC required (see Item 3 above).***
7. Consider development of “Complete Streets” ordinance or policy.
8. Consider adding work tasks to the PC’s list to improve the Community’s Promoting Active Communities score.

- Offer incentives or expedited approvals for the following active living principals:
 - Locate new development adjacent to existing infrastructure
 - Create a mixed-use community
 - Build pedestrian amenities (sidewalks, lights, benches, etc) on both side of the streets
 - Create a grid street design
 - Provide public facilities for physical activity such as shared-use paths or trails
 - Create bike lanes and bike parking
 - Create opportunities for resident interaction
 - Build high density residence units
 - Create short blocks
 - Build narrow streets for slower traffic speeds

9. Deal with outdated language in ordinances. (Example from 90-1)

Service station or *filling station* means a place where gasoline or other motor fuel or lubricating oil or grease for operating motor vehicles is offered for sale at retail to the public, including sale of accessories, oiling and light motor service on the premises, but in no case to include major automotive repairs.

10. Review Sec. 90-973 Signs in the B-1, B-2, B-3, B-4, and B-6 districts (as related to portable sidewalk ground signs).
11. Consider development of a Planned Residential District zoning classification to allow for higher density housing through smaller lot sizes and smaller dwelling square footage requirements.
12. Consider accessory dwelling units in residential neighborhoods for additional residential housing alternatives.
13. Consider two family dwellings as a permitted use in the R-1, R-2, R-R, R-S, and R1-A Residential Zoning Districts.
14. Continue path to Redevelopment Ready Communities (RRC) certification by reviewing zoning related codes and procedures.
15. Review Section 90-929 Supplemental Parking Requirement in Residential Zones and other pertinent sections relating to the parking of semi-tractors, semi-trailers, and vehicles with two or more rear axles.

Date	Project Name	Description	Conditions of Approval	Compliance Date	
2.4.19	Ravenna Holdings, LLC	Townhouse Construction	Max 35 ft. building height		
			Exterior masonry material	4/5/2021	XXXX
			3 BF parking spaces		
			Extension of sidewalk int./ext		
			Front yard and pk lot landscape		
			1 Year Site Plan Extension	1/6/2020	XXXX
			Building Permit Issued	1/29/2021	XXXX
4.1.19	Todd Porritt	Building Expansion	Applicable setback requirements		
			Building design standard compliance		
			Second floor egress		
			1 Year Site Plan Extension	3/2/2020	XXXX
9.3.19	Royal Coach Apartments	Planned Unit Development	Density		
			Setbacks		
12.2.19	Julie Fox	Site Plan and Special Use Permit	First Floor Elevations (Glamping)		
			Setbacks (Glamping)		
			Parking to be reviewed in 1 year		
			1 Year Site Plan Extension	11/2/2020	XXXX
3.2.20	Meadowstone MH Park	Final Site Plan Approval	PED X Insulation from roadway		
			Natural Feature Buffer		
3.2.20	Kendall Place	Final Site Plan Approval			
3.2.20	EWB Properties, LLC	Final Site Plan Approval	Storm Water Runoff Compliance		
11.2.20	Legacy Golf Course	Accessory Building Construction	Lighting Compliance		XXXX
			Storm Water Runoff Compliance		XXXX
			Public Safety Review		XXXX
			Ordinance #593 Approval	11/23/2020	XXXX



September 2, 2021

Planning Commission
City of Hastings
201 East State Street
Hastings, MI 49058

Subject: Committee Report - ADUs & Duplexes

Housing Objectives - City of Hastings Master Plan

1. Encourage residential development within areas targeted for growth and investment.
2. Provide for a wide variety of housing types, sizes, and densities.
3. Maintain existing housing stock and related infrastructure.



Housing Element	Issues	Committee Findings	Recommended Strategies
Additional Options for Duplexes	<p>Duplexes only allowed within the R-R – R-2 Districts on property with state highway frontage</p> <p>Available property for duplexes is limited</p> <p>There is a growing interest in duplex occupancy/development</p>	<p>Can allow duplexes in more districts (R-1, R-1A, and R-2) and still maintain district density standards and purpose – reference Analysis of Existing Standards/Suggested Amendments (2.25.21)</p> <p>Can target certain ‘areas’ vs. certain ‘districts’</p>	<p>Allow through an overlay district - Draft Text Attached</p> <p>Identify areas where additional housing is desired (See Regulating Plan, MP) – apply overlay district through rezonings</p> <p>Develop a Design Guidebook to assist applicants; developers, PC, ZBA</p>



<p>Accessory Dwelling Units (ADUs)</p>	<p>Many already existing . . . enforce ordinance or allow</p> <p>A use option that responds to many stated housing objectives</p> <p>Preferred to duplexes in some areas . . . allows for increased density with minimal impact on character of SF neighborhood (appearance/function)</p>	<p>Viable option for increasing housing options within the developed City core</p> <p>Allows increase in density but requires owner-occupancy</p>	<p>Allow on any lawful lot w/ a lawful SF dwelling as a Permitted Use</p> <p>Allow on a nonconforming lot w/ a lawful SF dwelling as a SLU</p> <p>Draft Text Attached</p>
<p>Housing Element</p>	<p>Issues</p>	<p>Committee Findings</p>	<p>Strategies Under Review</p>
<p>Existing SF Conversions</p>	<p>Unapproved/unlawful</p> <p>Blighted properties and nuisance violations</p> <p>Absentee landlords</p> <p>Inadequate lot/dwelling unit sizes</p> <p>How to protect neighborhood density and respond to housing shortage</p>	<p>Viable option for increasing housing options within the developed City core</p> <p>Introduces <u>limited</u> MF use into SF neighborhoods . . . resulting in a mix of housing types/densities</p> <p>Could legalize existing conversions . . . without allowing new conversions</p>	<p>Develop an inventory of existing SF conversions</p> <p>Amend nonconforming use provisions to grant nonconforming use status . . . and change nonconforming use standards to allow certain improvements – draft text under review</p> <p>Institute a registration program . . . to allow inspection and</p>



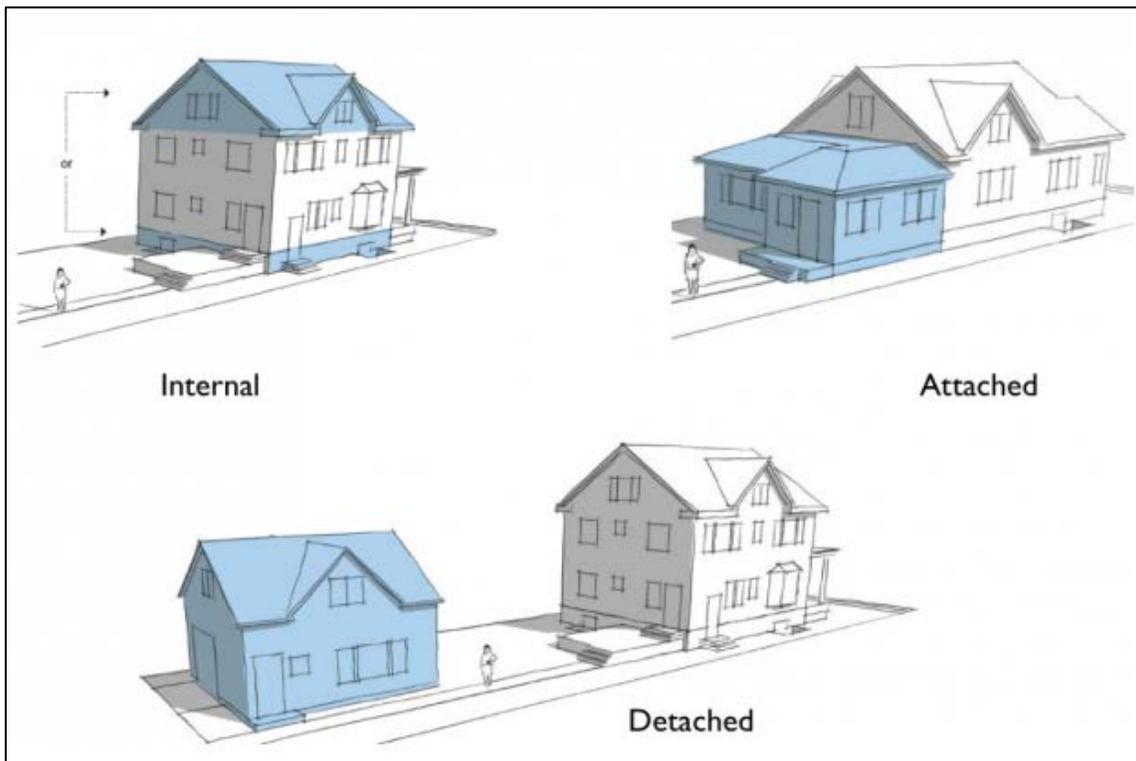


	<p>Do not want to disincentivize SF home ownership</p> <p>How many conversions are there and where are they . . ie. are there neighborhoods where conversion is more prevalent?</p> <p>How to identify existing conversions . . ie. what constitutes a conversion?</p>	<p>Would not technically result in a 'change of conditions' regarding density</p> <p>Legalizing use would allow for improvements and related lending – so use could thrive as part of City's housing stock</p> <p>May serve to improve landlord support of the City/neighborhood</p>	<p>determination of status as a conversion</p>
New Residential Development	<p>Want to encourage new housing development</p> <p>How to compete w/ adjacent rural townships for new housing</p>	<p>There is limited vacant land within the City core for new housing</p> <p>New housing will most likely occur within the R-R and R-1 Districts (See Developable Land and Regulating Plan Maps, MP)</p>	<p>Review lot size and dwelling unit size standards</p>
Master Plan Housing Strategies		<p>Pgs 84-86 and Pg 90 identify recommended amendments to the Zoning Ordinance that would 'improve the ability to develop or redevelop housing units in Hastings.'</p>	<p>Use the ADU/Duplexes Committee to prioritize the recommendations from the MP for the PC Work Plan</p>



Sec 90-914 Definitions

- (a) *Accessory Dwelling Unit (ADU)*: A secondary housing unit that occupies the same structure or lot as the principal single-family dwelling.
- (b) *Internal ADU*: An ADU that is fully integrated into the existing structure of the principal single-family dwelling (most often located in a finished basement or attic).
- (c) *Attached ADU*: An ADU that shares at least one wall with the principal single-family dwelling, generally having a separate entrance and sharing no internal connections with the main dwelling.
- (d) *Detached ADU*: An ADU developed as a detached building, or developed within a legal, conforming detached accessory building (such as a garage or carriage house).



Sec 90-915 Accessory Dwelling Unit Requirements

- (a) Except as otherwise provided in this Section, an ADU is allowed only on a lawful conforming lot that is occupied by a lawful single-family dwelling. An ADU is not allowed on a lot that is occupied by a residential facility licensed by the State pursuant to Public Act 218 of 1979, as amended or Public Act 116 of 1973, as amended.
- (b) Only one (1) ADU is allowed per lot.
- (c) An ADU shall not be sold separately from the principal single-family dwelling on the lot.
- (d) The total floor area of the ADU shall not exceed the area of the existing first floor of the principal single-family dwelling on the lot. An ADU located on a second floor shall not exceed the area of the first floor of the building. An interior stair floor area shall not count toward the floor area calculation of the ADU.

**In R-R, R-S, R-1 - a 1-story SF home has a min size standard of 1000 sq ft; a 2-story SF home has a min first floor size standard of 750 sq ft.*

**In R-2, R-D, A-1, A-2, A-O - a 1-story SF home has a min size standard of 800 sq ft; a 2-story SF home has a min first floor size standard of 600 sq ft.*

- (e) The accessory building height restrictions of the zoning district shall apply, except that the ADU shall not exceed the height of the principal single-family dwelling on the lot.

**The height restriction for accessory buildings in the single-family residential districts is 14 ft - 18 ft . . . this height restriction would not allow use of a second floor in an accessory building as an ADU.*

- (f) The accessory building setback requirements of the zoning district shall apply.
- (g) Detached ADUs shall be located closer to the principal single-family dwelling on the lot than to the principal dwelling on an adjacent lot.
- (h) Detached ADUs shall not be located within the front yard. Corner lots are considered to have a front yard along each street frontage.
- (i) An otherwise permissible ADU is allowable as a special land use where the ADU:
 - (1) Is located on a lawful nonconforming lot;
 - (2) Does not comply with applicable floor area, height, and/or location requirements,

subject to the provisions of this Ordinance pertaining to special land uses, and the additional requirements of this Section.

- (j) The ADU shall be compatible in general exterior appearance to the principal single-family dwelling on the lot in terms of building materials, colors and landscaping.

**Can require that new entrances on an attached or internal ADU are on the side or rear of the building.*

- (k) The ADU shall be served by the same driveway that serves the principal single-family dwelling on the lot.

- (l) An ADU shall be provided a minimum of one (1) parking space, in addition to the two (2) parking spaces required for the principal single-family dwelling on the lot. The ADU parking space(s) may be provided as tandem or stacked parking on an existing driveway.

- (m) The ADU shall be served by approved water and sewer facilities.

- (n) The ADU shall meet all applicable requirements of the locally adopted building code and fire code, including adequate emergency access.

- (o) Either the principal single-family dwelling or the ADU shall be owner-occupied.

- (p) Leasing or rental of the ADU for less than 30 days is prohibited.

- (q) A deed restriction that runs with the land must be filed with the Register of Deeds that incorporates the following restrictions:

- a. The ADU shall not be sold separately from the principal single-family dwelling.
- b. The owner-occupancy requirement of this Section.
- c. The deed restriction must be in effect until the ADU is removed.

- (r) Prior to the issuance of a building permit for an ADU, the zoning administrator shall determine that the proposed ADU meets the standards of this Section. The following information shall be submitted for review:

- a. A site plan showing the location of the proposed ADU, lot identification (address and property number), size of lot, dimension of lot lines, existing improvements on the lot, location of structures on adjacent lots, abutting streets, driveways, and parking areas.

- b. Sufficient architectural drawings or photographs to show building exteriors.
 - c. Interior floor plans showing the floor area of the proposed ADU, accessory building, and/or principal single-family dwelling.
 - d. The recorded deed restriction required by subsection (q).
 - e. Any additional information deemed necessary by the zoning administrator for review.
- (s) The approval of an ADU shall expire within one (1) year after the date of such approval unless a building permit has been issued and construction has commenced.
- (t) The building permit and any other form of approval issued for an ADU shall be subject to revocation upon a finding by the City or its lawfully authorized designee, that there is in fact noncompliance with the conditions and requirements contained in this Section.

Related Amendments to ARTICLE 90-VI DISTRICT REGULATIONS

R-R District	Section 90-237 (j)	Accessory Dwelling Units as regulated by Secs 90-914/915
R-S District	Section 90-262 (l)	Accessory Dwelling Units as regulated by Secs 90-914/915
R-1 District	Section 90-287 (j)	Accessory Dwelling Units as regulated by Secs 90-914/915
R-2 District	Section 90-312 (j)	Accessory Dwelling Units as regulated by Secs 90-914/915
R-D District	Section 90-337 (j)	Accessory Dwelling Units as regulated by Secs 90-914/915
A-1 District	Section 90-392 (k)	Accessory Dwelling Units as regulated by Secs 90-914/915
A-2 District	Section 90-422 (l)	Accessory Dwelling Units as regulated by Secs 90-914/915
A-O District	Section 90-452 (l)	Accessory Dwelling Units as regulated by Secs 90-914/915

CITY OF HASTINGS
DRAFT PLANNING COMMISSION MEETING MINUTES
December 2, 2019

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

Members absent: None.

Other staff present: King, Harvey.

The meeting was called to order at 7:00 p.m. by Chairman Hatfield.

Hatfield called the roll.

Those present recited the Pledge of Allegiance.

Hatfield asked for comment regarding the draft agenda for tonight's meeting

Motion by Foster, second by Brehm to approve the agenda for tonight's meeting.

Motion carried.

Hatfield asked for comment regarding the draft minutes of the November 4, 2019 regular meeting of the Hastings Planning Commission, the draft minutes of the November 6, 2019 meeting of the Rutland Township Planning Commission, the draft minutes of the November 19, 2019 of the Zoning Board of Appeals meeting, the draft minutes for the November 21, 2019 Downtown Development Authority meeting, the draft minutes for the November 27, 2019 meeting of the Local Development Finance Authority, the draft minutes of the November 20, 2019 meeting of the Joint Planning Commission, and the draft minutes of the November 18, 2019 meeting of the Joint Planning Alliance. No comment was forwarded.

Motion by Bowers, second by Foster to approve and place on file the draft minutes of the November 4, 2019 regular meeting of the Hastings Planning Commission, the draft minutes of the November 6, 2019 meeting of the Rutland Township Planning Commission, the draft minutes of the November 19, 2019 of the Zoning Board of Appeals meeting, the draft minutes for the November 21, 2019 Downtown Development Authority meeting, the draft minutes for the November 27, 2019 meeting of the Local Development Finance Authority, the draft minutes of the

November 20, 2019 meeting of the Joint Planning Commission, and the draft minutes of the November 18, 2019 meeting of the Joint Planning Alliance.

Motion carried.

Hatfield introduced and opened the public hearing to solicit comment regarding the request for a Special Use Permit for an Open Use Business for 1400 and 1402 E. Center Rd. King introduction stated that this permit was tabled from the October meeting. The PC packet also included a staff report from Rebecca Harvey.

Harvey stated that the properties were recently rezoned to Flood Plain District and the use proposed is a Special Land Use. PC must find compliance with 5 criteria for Flood Plain District and 5 criteria for Special Land Use. The applicant was given the review prior to meeting so issues could be addressed.

Julie Fox (owner of 1400 & 1402 E Center Rd) was given an opportunity to address PC. Buildings on the property are only existing buildings, no new structures. Platforms for glamping will be removeable and not placed when the river is in flood stage.

Hatfield asked Fox to give an overview of the business plan to help put the request in context.

Fox stated that the livery has been in business for 50 years. The goal is to keep bringing people to Hastings. Business is growing and the current site is not able to accommodate. Has been looking for years to acquire property along the river. The two sites on E Center Rd will be utilized for launching a small number of tubes and glamping. Business transaction will still be conducted at the Apple St. property. Most tubes will be launched from property outside the City.

Fox stated that she is asking for no buildings, five temporary glamping sites, some parking and being able to walk to the river's edge and launch. There will be underground GFI from existing stone house to sites. Motion detection lights near parking. Stone house will have showers and restrooms for the glamping sites. There is currently a drive that will continue to be access to the river on the west end of 1400 E Center Rd. Requesting grass parking area.

PC members asked clarifying questions of Fox. Harvey noted that first floor elevations will need to be confirmed. Harvey stated that an area should be designated that meets appropriate setbacks where the glamping platforms can be placed.

PC members asked for clarification on grass parking, attendants for parking, and how parking will be maintained. Fox addressed the stated concerns.

Public Hearing was opened at 7:53pm.

Jennifer Rosselle (1405 E Center Rd) located across the road from glamping sites.

- Original plan stated that a pole barn would be constructed (Fox confirmed that none would be built at this location)
- Metal structure was on property most of the summer, why was this allowed?
- The request for parking and special use appeared incomplete
- 700 people a day is a lot in a small neighborhood
- Plan is not bad, but the location is not appropriate. Does not fit with the flow of the area
- The use is supposed to be harmonious with the environment — this absolutely changes the neighborhood
- No shoulder in that area for people that may be walking between sites.
- Not appropriate use — need more information before the plan should move forward.

Fox restated information to address concerns brought up by resident.

Public Hearing was closed.

Hatfield asked Harvey how to move forward. Harvey stated that there are only a handful of issues. The PC can act on the issues or make conditions. PC must determine if meets Flood Plain District requirements and then determine if site plan is appropriate for Special Land Use Permit. Harvey noted that Fox has received the required permits from EGLE. If the PC requires a different surface for parking, Fox would have to go back to EGLE to have permits reviewed. Hatfield asked if PC could allow grass parking for a limited time and the review. Harvey stated that the PC could.

Hatfield asked PC if satisfied that plan meets Flood Plain District criteria. All members agreed.

Motion by McLean, support by Brehm to approve the site plan and grant special land use permit with compliance to Flood Plain District and special land use requirements based on information provided by applicant and conditional upon updated site plan approved by staff and to revisit parking conditions in one year.

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

Opposed: Bowers

Absent: None

Motion carried.

Hatfield asked Czarnecki to comment on the activities of the JPA and JPC. Czarnecki gave a summary of discussion at both the JPA and JPC.

Hatfield asked if there were any comments on the work tasks identified by the Planning Commission for completion in 2019. King stated that there were no changes.

Hatfield introduced discussion regarding the Part 2 Master Plan Update. Harvey shared that work was on schedule and reminded everyone that the SWOT Analysis was scheduled for Wednesday December 4th from 3-5 pm.

Hatfield asked King to comment on efforts to track progress on the requirements imposed by the Planning Commission as a condition of project or site plan approval. King shared that projects that have been completed have been removed from the tracking list.

Hatfield stated that because of the length of the meeting that the discussion on By-laws and Rules of Procedure review will be deferred to the next meeting.

Hatfield introduced the discussion on an unofficial site plan review from Four Leaf Properties to expand the Meadowstone PUD. Proposed project was presented to the PC and members were given an opportunity to ask questions. This site plan will be brought back at a later date.

Hatfield introduced setting a public hearing for the January 6, 2020 meeting to hear comment on suggestions recommended by the ZBA to Section 90-81 (a) & (b).

Motion by Tossava, second by McLean to set the public hearing for January 6, 2020.

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

Opposed: None

Absent: None

Motion carried.

Dates for the 2020 meetings and deadlines for submissions was presented to the PC.

Hatfield asked if there was any public discussion and comment. No comment was forwarded.

Hatfield asked for any commission comment. No comment was forwarded

Motion by Foster, second by Bowers to adjourn at 9:11 p.m.

Motion carried.

Submitted by:

Jerry Czarnecki
Secretary

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