

**CITY OF HASTINGS**  
**DRAFT PLANNING COMMISSION MEETING MINUTES**  
**August 2, 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 Brehm and seconded by Commissioner Bowers to approve the agenda as printed. Motion carried.

**Approval of the Minutes.** It was moved by Commissioner Foster and seconded by Commissioner Maurer that the draft minutes of the meeting of July 6, 2021 be approved as presented. Motion carried.

**INFORMATIVE ITEMS:** None.

**PUBLIC HEARINGS:** None.

**OLD BUSINESS:**

**JPA/JPC.** Commissioner Guetschow reported that both the Joint Planning Alliance and Joint Planning Commission had met during the third week of July but that there were no significant items of business discussed.

**General Work Task List.** Mr. King said there were no changes to the work task list.

**Tracking of Terms and Conditions.** Mr. King said that Pennock Hospital's parking lot site plan approval had been added to the report.

**Accessory Dwelling Units and Multi-Family Dwellings.** Chairman Hatfield combined these items for discussion. He said the subcommittee has made some progress. Research has provided information about the number and location of these units. Ms. Harvey said that there has been good discussion of the issues and that things will be coming together soon for presentation to the Commission.

**Revisiting Draft Ordinance re: RV and Semi-Tractor/Semi-Trailer Parking.** Chairman Hatfield said the city manager had raised some issues regarding the language in the proposed ordinance amendment and other Commissioners had commented on the complexity of the language. He said there were two approaches to consider: 1) amending the existing ordinances or 2) revisiting the entire issues. He stated that he felt the consensus of the Commission was to try to simplify the language. Ms. Harvey said that the approach originally taken to rewrite the existing text proved to be confusing.

Discussion ensued regarding the newly proposed amendments prepared by Ms. Harvey.

Commissioner Maurer asked why semi-tractor and semi-trailer parking was combined with the issue of RV parking. Ms. Harvey noted that both were prohibited by current language. She noted that one of the challenges in addressing RV parking is the specificity of the definition of RV in the zoning ordinance. Commissioner Maurer said that, unlike RVs, semi-tractors might be left running all night. Commissioner Guetschow said that the issues could be separated by taking up just the amendment to the D-1 district language regarding semi-tractor and semi-trailer parking.

Chairman Hatfield said that he preferred to see where Rebecca's amendments and efforts to simply would take these matters and that he felt it was the consensus of the Commission to refer the matter back to Rebecca.

## **NEW BUSINESS:**

**Site Plan Approval for Ground Sign at 400 W. State Street.** Mr. King provided some history on this matter, noting that a site plan for a 2-story addition to an existing building had been approved on March 2, 2020. The property is in the Court Street PUD. The site plan was approved by Council but the plan did not include a sign component. He noted that the ordinance allows the Commission to approve signs with dimensions greater than specified in the ordinance. He also noted that information about lighting of the sign had not been provided.

Ms. Harvey said with regard to flexibility regarding sign size that this does not constitute relief from a standard but rather contemplates regulating signage in the PUD on a case-by-case basis. She noted that the purpose of the PUD was to preserve the residential character of the area and that aesthetics can be used in determining whether to approve the proposed sign.

Chairman Hatfield inquired about the standards for monument signs in other areas of State Street. Mr. King and Commissioner Guetschow provided information about the standards in the B-4 and B-2 districts. Commissioners expressed concern about the 16-foot height of the proposed sign.

It was moved by Commissioner Tossava and supported by Commissioner Maurer that the property owner be asked to provide more appropriate designs and information about lighting for consideration at a subsequent meeting. Motion carried.

Discussion continued regarding the height of the proposed sign. Commissioner Tossava asked whether a curb cut for a former driveway would be removed. Mr. King said he believes the property owner has been in contact with MDOT. Commissioner Foster asked if the existing sign will be removed. Mr. King said that it will be moved to another of the owner's properties.

**Open Public Discussion and Comments:** None.

**Commissioner Comments:** None.

**Adjournment:** It was moved by Commissioner ~~Bower~~ Bowers and supported by Commissioner Tossava that the meeting be adjourned. Motion carried at 7:49 p.m.

Respectfully submitted,

Gregg Guetschow  
Recording Secretary