

CITY OF HASTINGS
DRAFT PLANNING COMMISSION MEETING MINUTES
April 4, 2022

The meeting was called to order at 7:00 p.m. by Chairperson Hatfield with the following Commissioners present: Jordan Brehm, Lynn Denton, David Hatfield, Tom Maurer, Sarah Moyer-Cale, Michelle Peltier, John Resseguie, and Dave Tossava. Commissioners absent: Lois Bowers.

Call to Order

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

It was MOVED by Maurer and SECONDED by Peltier to approve the agenda as presented. All members present voting yes, motion carried.

Approval of the Agenda

It was MOVED by Resseguie and SECONDED by Brehm that the proposed minutes of the meeting of March 7, 2022 be approved. All members present voting yes, motion carried.

Approval of the Minutes

Chairperson Hatfield noted the inclusion of an article on Ex Parte contact provided to commission members.

Informative Items

The commission considered postponing the public hearing for site plan review and amendment of the Meadowstone PUD Phase IV until the May 2, 2022 meeting to allow applicant additional time to prepare architectural and engineering components of the site plan.

Public Hearing:
Meadowstone
PUD

It was MOVED by Brehm and SUPPORTED by Resseguie to postpone the public hearing for site plan review and amendment of the Meadowstone PUD Phase IV until the May 2, 2022 meeting to allow applicant additional time to prepare architectural and engineering components of the site plan. All members present voting yes; motion carried.

Old Business:
JPA and JPC
Updates

Moyer-Cale noted that the JPA has not met yet this year and that they will meet again later this month. The JPC discussed the boundaries and history of the Urban Services Area and discussed the various sewer agreements between the City and Rutland Township.

King reported that the service station has been completed and will be removed from the list in the future. No other items to report.

**General Work
Task List**

King reported that the conditions associated with the approval of the Pro Auto Service has been added to the list as approved at the March 7 PC meeting.

**Tracking Terms
and Conditions of
Site Approvals**

The Commission was encouraged to provide comments regarding the bylaws for staff to review and make recommendations for possible changes. Items noted by commissioners included the conflict-of-interest provisions, the order of business, rules of order, and voting. Staff will prepare changes to the draft and present them to the commission at a future meeting.

By-law and
Procedure
Review

King noted that the suggested date for a joint PC/City Council workshop is May 23rd at 6pm.

Duplex Text
Amendment

The Planning Commission was presented with a preliminary drawing of the proposed 9-unit townhome project to be constructed at 134 E. Court Street. Owner Marv Helder was present to discuss the project and provide an overview of his intentions for the site. The Commission provided feedback regarding parking and setbacks. It was noted that although the zoning ordinance limits the number of attached single-family dwellings to 8, that the Planning Commission had the authority to increase that depending on the particulars of the site and project provisions.

New Business
Preliminary site
review for 134 E.
Court Street -
Townhomes

King provided the updated project tracking documents to the commission that comply with the requirements of the Redevelopment Ready Communities Program.

Development
Tracking Forms

King and Moyer-Cale provided an overview of the highlights of the Capital Improvement Plan.

Capital
Improvement
Plan

None.

Public Comment

None.

**Commission
Comments**

It was MOVED by Peltier and SUPPORTED by Maurer to adjourn the meeting. All members present voting yes, motion carried. Meeting adjourned at 7:54 p.m.

Adjournment

Respectfully submitted,

Sarah Moyer-Cale,
Recording Secretary