

CITY OF HASTINGS
DRAFT PLANNING COMMISSION MEETING MINUTES
June 6, 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 Tossava and **SECONDED** by Maurer that the proposed minutes of the meeting of May 2, 2022 be approved. All members present voting yes, motion carried.

Approval of the Minutes

None.

Informative Items

King noted that the site plan was not yet prepared for consideration by the Planning Commission. It was **MOVED** by Brehm and **SECONDED** by Denton to postpone the public hearing for site plan review and special use approval for the property located at 134 E. Court St until the July 5, 2022 Planning Commission meeting. All members present voting yes, motion carried.

Public Hearing:
134 Court St

Moyer-Cale noted that the JPA and JPC have not met since the last meeting.

Old Business
JPA/JPC Update

No items to report.

Work Task List

King reported on the progress of approved developments.

Tracking Terms and Conditions

Planning Commissioners offered suggestions for areas of the bylaws that they felt could be improved. Staff will present a draft at the July Planning Commission meeting.

Bylaws Review

MOTION by Tossava and **SECONDED** by Brehm to remove from the table the site plan consideration for a projecting sign to be located at 400 W. State Street. All members present voting yes, motion carried.

Sign Approval for
400 W. State

King and Harvey provided the Planning Commission with a summary of the applicant's request. Harvey indicated that the sign as proposed would require several exceptions to the existing standards. The zoning ordinance does allow the Planning Commission to make exceptions in this zoning district. The applicant and architect provided a general description of their request and answered questions from the Commissioners. Chairperson Hatfield took an informal poll of the different exceptions that the applicant was requesting to seek consensus on the various requests.

It was noted that the existing monument sign on State Street must be removed and no other signs should be added to the site at a later date. It was also discussed that internal illumination must be consistent with the standards provided in the staff memorandum.

MOTION by Resseguie and SECONDED by Peltier to approve the sign to allow the following:

- A single, 48 square foot projecting sign at the west corner of the building, as displayed in the proposed plan
- The sign will extend 4 ft from the building and flush mounting will be allowed
- The sign may extend above the second story window as proposed
- A minimum clearance of 8 ft from the ground will be maintained.
- The sign panel may be internally illuminated provided that illumination meeting the USSC Sign Illumination Guideline Standard (maximum luminance level of 750 cd/m2 at least 30 minutes prior to sunset)
- No other signs will be allowed at a later date unless new approvals are granted by the Planning Commission.

Brehm, Denton, Hatfield, Maurer, Peltier, Resseguie, and Tossava voting yes, Moyer-Cale voting no, motion carried.

No public comment was made.

Public Comment

A reminder was made to the Commission that a joint workshop is scheduled with the City Council on June 13th at 6:00pm to discuss proposed modifications to the Zoning Code related to Two-Family Dwellings.

Commission Comments

It was MOVED by Peltier and SUPPORTED by Brehm to adjourn the meeting. All members present voting yes, motion carried. Meeting adjourned at 8:19 p.m.

Adjournment

Respectfully submitted,

Sarah Moyer-Cale,
Recording Secretary