

**CITY OF HASTINGS**  
**PLANNING COMMISSION MEETING MINUTES**  
**November 7, 2022**

The meeting was called to order at 7:01 p.m. by Chairperson Hatfield with the following Commissioners present: Jordan Brehm, Lois Bowers, Chelsey Foster, David Hatfield, Tom Maurer, Sarah Moyer-Cale, Michelle Peltier, John Resseguie, and Dave Tossava.

**Call to Order**

Also present: Community Development Director Dan King.

It was MOVED by Brehm and SECONDED by Maurer to approve the agenda as amended with the addition of items D. Parking Lot 8 and E. Land Bank to Old Business. All members present voting yes, motion carried.

**Approval of the Agenda**

It was MOVED by Peltier and SECONDED by Foster that the proposed minutes of the meeting of October 3, 2022 be approved. All members present voting yes, motion carried.

**Approval of the Minutes**

None.

**Informative Items**

A Public Hearing to accept comment regarding a request for approval of a Special Use Permit and related site plan for construction of a hospice/palliative care facility at 700 E. Woodlawn Ave, for Serenity Village was held. Chairperson Hatfield opened the hearing at 7:07 pm. Two members of the public enquired about the site. The developer spoke on behalf of the application. It was MOVED by Resseguie and SECONDED by Maurer to approve the Special Land Use Permit and Site Plan for 700 E. Woodlawn Ave – Serenity Village, contingent upon meeting all contingencies provided in the presented staff reviews. All members present voting yes; motion carried.

**Public Hearing:**  
Serenity Village

The public hearing regarding text amendment changes to various articles related to childcare was postponed to allow staff additional time to research any adult day care components. MOTION by Foster and SECONDED by Brehm to postpone the public hearing to the January Planning Commission meeting. All members present voting yes; motion carried.

Child Care  
Homes

King provided an overview of the proposed development at 326 W. State St. The developer discussed the proposed plan and summarized the results of a traffic study. MOTION by Tossava and SECONDED by Bowers to set a public hearing to accept comment on the proposed plan at the December Planning Commission meeting. All members present voting yes; motion carried.

**New Business:**  
Preliminary  
Review of Tyden  
Lofts Plan

King outlined the request for site plan approval include shed construction of Alpha Women's Center at 533 W. State Street. Discussion was held. It was MOVED by Tossava and SECONDED by Resseguie to approve the site plan as presented

Alpha Women's  
Center 533 W.  
State

King presented two items that had been approved administratively in accordance with the Zoning Ordinance.

Administrative  
Approval Report

Moyer-Cale provided draft meeting minutes and a brief update on the JPA. It was noted that the JPC has not recently met.

**Old Business**  
JPA/JPC Update

King highlighted items on the Work Task List.

Work Task List

King noted no significant changes on the tracking sheet.

Tracking Terms  
and Conditions

Staff noted that the Parking Lot 8 reconstruction project was delayed and no modifications have yet been made to the plan.

Lot 8

King provided an update on the Land Bank. Chairperson Hatfield requested a formal presentation be made to the Planning Commission at a later date.

Land Bank

No public comment was received.

**Public Comment**

King thanked the applicants who attended the meeting for being present to answer questions.

**Staff Comments**

Peltier noted she was happy with how the plans for Tyden Lofts turned out and that they made changes based on feedback from the neighbors.

**Commission  
Comments**

It was MOVED by Bowers and SUPPORTED by Resseguie to adjourn the meeting. All members present voting yes, motion carried. Meeting adjourned at 8:01 p.m.

**Adjournment**

Respectfully submitted,

Sarah Moyer-Cale,  
Recording Secretary