

CITY OF HASTINGS
PLANNING COMMISSION MEETING MINUTES
December 5, 2022

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

Call to Order

Also present: Community Development Director Dan King, DPS Director Travis Tate, and Planning Consultant Rebecca Harvey.

It was MOVED by Resseguie and SECONDED by Maurer to extend support and appreciation to Commissioner Peltier for her service to the City of Hastings and for her new endeavors. All members present voting yes, motion carried.

Vote of Support

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

Approval of the Minutes

The inclusion of the past ZBA minutes was noted by the Chair.

Informative Items

A Public Hearing to accept comment regarding a request for approval of a final PUD site plan from General Capital for construction and development of a 60-unit multifamily housing building to be located at 326 W. State Street was held. King presented the Commission with history of the project and an overview of the application process. Harvey provided an overview of her review report as included in the meeting packet. Tate noted that stormwater calculations, soil boring information, and other relevant engineering information had not yet been submitted to the City to ensure compliance. Three representatives from General Capital were present to discuss the application and answer questions from the Commission.

Public Hearing:
326 W. State
Street – Tyden
Lofts

Chairperson Hatfield opened the hearing to accept public comment at 7:20pm. Five members of the public spoke regarding the application. Concerns voiced about the application included on street parking and children’s play areas. Other comments noted the need for housing in Hastings and Barry County and were favorable to the application. Chairperson Hatfield closed public comment on the matter at 7:29pm.

It was MOVED by Foster and SECONDED by Bowers to recommend to the City Council approval of the Final Site Plan for Tyden Lofts, based on the following:

- Compliance being noted with the intent of the PUD district
- Acceptance of the building height by the Planning Commission
- Acceptance of the parking screening as proposed

This approval is made contingent on the following:

- Future signage shall be subject to review and approval through the sign permitting process.
- Compliance with all City Engineering standards is required to be approved by Director Tate.

All members present voting yes; motion carried.

It was MOVED by Resseguie and SECONDED by Brehm to request staff to review parking on Court and Park Streets and analyze the effect of the Tyden Lofts project on parking. All members present voting yes; motion carried.

It was MOVED by Bowers and SECONDED by Resseguie to continue holding Regular Meetings of the Planning Commission on the First Monday of each month at 7:00pm. All members present voting yes; motion carried.

Jennifer Heinzman from the Barry County Chamber of Commerce and Economic Development Alliance provided an update on local plans to create a county land bank. A developer spoke about how a land bank may be able to assist them with a project in Hastings.

No report.

King noted no new additions or deletions.

King noted no significant changes on the tracking sheet.

Discussion was held regarding regulations for food trucks in the City. It was determined that more work was needed on a food truck ordinance. The Chair directed that questions and comments from Commissioners regarding food truck be directed to Director King.

No public comment was received.

King noted that the next meeting would be held on Tuesday, January 3rd due to the New Year's holiday.

None.

It was MOVED by Bowers and SUPPORTED by Resseguie to adjourn the meeting. All members present voting yes, motion carried. Meeting adjourned at 8:16 p.m.

Respectfully submitted,

Sarah Moyer-Cale,
Recording Secretary

New Business:
2023 Meeting
Schedule

Land Bank Status
Update

Old Business
JPA/JPC Update

Work Task List

Tracking Terms
and Conditions

Mobile Food
Truck Ordinance
Text

Public Comment

Staff Comments

**Commission
Comments**

Adjournment

