

Hastings Planning Commission

**June 11, 2012
Regular Meeting**

Chair Stevens called the meeting to order at 7:00 p.m.

1. **Roll Call**

Commissioners Present: Stevens, Bullington, Slaten, Vaughan, Messina, and Rohloff
Commissioners Absent: Estenson
Staff Present: Community Development Director John Hinzman

2. **Approval of Minutes – May 29, 2012**

Motion by Commissioner Slaten to approve the May 29, 2012 minutes. Seconded by Commissioner Bullington. Upon vote taken, Ayes 6, Nays 0. Motion carried.

PUBLIC HEARINGS

3. **Greg J Homes** – Preliminary & Final Plat #2012-23 – Riverwood 11th Addition.

Director Hinzman presented the staff report including the recently received landscape plan and mailbox plan.

Chair Stevens opened the public hearing at 7:08.

Michael Berneck, 1122 Woodland Drive stated he was President of the Woodland Townhome Association that abuts the site to the north. He shared concerns about what would happen to twin home lots within his subdivision on Woodland Drive west of Riverwood Drive; could those be converted to single family as well. Will other areas of Riverwood be converted from townhome to single family. Mr. Berneck also shared concerns relating to landscaping, because the new homes would not likely be in an association.

Judy Johnson, 1114 Woodland Drive stated she was assured that the area would be townhomes when she purchased her home. She asked what the price range of the new homes will be; how will this affect her home value. Her home is part of an association that provides professional landscape service, how will landscaping be maintained for the single family homes.

Nick Jablonske, representative of Greg J Homes stated there are no changes planned at this time to convert other areas of Riverwood into single family. Converting the lots to single family is an alternative to building rental units. He stated the value of the homes will be greater than other units constructed by his company on 31st Street, but would be lower in value than the townhomes to the north and east.

David Coleman, 3530 Riverwood Drive asked if the vacant lots located northwest of Riverwood Drive and 36th Street would be converted to single family. What is the width of the proposed single family lots.

Mr. Jablonske stated no change is planned at this time and that the width of the lots meets minimum requirements of at least 50 feet.

Joanne Cobian, 1116 Woodland Drive shared concerns about the condition of the backyards of the proposed homes. Other areas developed by the developer have weeds in the backyard. She also shared concerns relating to the maintenance of the backyards of the proposed single family homes, will they contain swing sets and trampolines. Could trees be planted to form a barrier between existing townhomes and proposed single family homes.

Mr. Jablonske stated the area in question is part of a drainage area. The single family homes proposed will all have finished backyards. Trees could be planted.

Diane Coleman, 3530 Riverwood Drive asked if it would be possible to plant trees between existing and proposed homes. She stated she had spoken to Greg Jablonske of Greg J Homes earlier, and he had committed to erecting a berm or planting trees. Ms. Coleman also shared concerns about increased noise.

Ms. Johnson asked about the square footage and price of the proposed homes. Would there be any restrictions on the placement of sheds.

Mr. Jablonske stated the homes would range from \$150,000 - \$250,000 and contain 1,100 – 2,500 square feet. The homes would not have an association, everything would be privately maintained.

Seeing no one else wishing to speak, Chair Stevens closed the public hearing at 7:32.

Chair Stevens asked why the lot abutting the proposed Block 3 was not included in the subdivision. Mr. Jablonske stated the lot was previously split via a minor subdivision and presently contains a home.

Commissioner Vaughan asked if the single family homes would be part of a home owners association. Are all the existing homes in Riverwood in one association, or multiple associations. Mr. Jablonske stated there are multiple associations within Riverwood. No association is planned for this subdivision.

Commissioner Vaughan asked if the subdivision could be converted from single family back to townhomes in the future if conditions changed. Director Hinzman stated a conversion could occur, but would require Preliminary and Final Plat approval.

Commissioner Slaten stated there are single family homes abutting the area to the west. Are the homes to the west part of an association. Mr. Jablonske stated the existing single family homes to the west are not part of an association.

Commissioner Bullington stated it was interesting to have existing townhome residents express concerns about potential single family homes; usually it's the other way around. He understands that it is a tough housing market, and devaluation of properties have occurred. It appears that the

conversion from townhome to single family fits the area, although more landscaping may be needed. He expresses support for the proposal.

Motion by Commissioner Vaughan to recommend approval of the Preliminary and Final Plat as presented. Second by Commissioner Slaten. Upon vote taken, Ayes 6, Nays 0. Motion carried.

OTHER ACTIONS

4. **Hastings Chrysler Dodge Jeep** – Site Plan #2012-25 – Car Wash Addition – 3625 Vermillion Street.

Director Hinzman presented the staff report.

Commissioner Vaughan asked why there is no prescribed setback in commercial zoning districts. Director Hinzman stated setbacks are determined during the site plan process.

Chair Stevens asked if having the car wash and oil change bays operate in opposite directions was problematic. Director Hinzman stated he did not think it would be an issue because the traffic is not constant.

Commissioner Slaten stated most gas stations now have a car wash, if the car was is intended for internal use, then the proposed entrance to the south of the buildings should not present a vehicle stacking problem; however if it is for general use, it could be a problem. He further stated that the building landscaping was visually unattractive, he would like to require more landscaping. He suggested tabling the issue until the applicant can be present to discuss landscaping and traffic flow issues.

Commissioner Messina asked if further landscaping could be required. Director Hinzman stated the ordinance may not require it, but the Commission could ask the developer to provide more.

Motion by Commissioner Slaten to table action on the Site Plan until the June 25, 2012 meeting. Second by Commissioner Rohloff. Upon vote taken, Ayes 4 (Slaten, Rohloff, Bullington, and Messina), Nays 2 (Stevens and Vaughan). Motion carried.

5. **Other Business**

Director Hinzman updated the Planning Commission on past City Council actions and future Planning Commission applications.

6. Adjourn

Motion by Commissioner Vaughan to adjourn the June 11, 2012, Planning Commission Meeting. Second by Commissioner Bullington.

Upon vote taken, Ayes 6, Nays 0. Motion carried.

The meeting was adjourned at 8:02 p.m.

Next Planning Commission Meeting – Monday, June 25, 2012.

Respectfully submitted,

John Hinzman
Recording Secretary