

## Hastings Planning Commission

July 23, 2012  
Regular Meeting

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

### 1. Roll Call

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

### 2. Approval of Minutes – July 9, 2012

**Motion by Commissioner Estenson to approve the June 25, 2012 minutes. Seconded by Commissioner Vaughan. Upon vote taken, Ayes 5, Nays 0, Abstain 1 (Slaten). Motion carried.**

## PUBLIC HEARINGS

## OTHER ACTIONS

### 3. Mark & Monica Frazer –Special Use Permit #2012-19 – Placement of Floodway Fill – Hubs Landing Marina – 6 Spiral View.

Fortney presented the staff report.

Commissioner Vaughan asked why the floodway fill was not done after the 2008 EAW. Fortney said the EAW was a general plan with many different aspects and prior to filling in a floodway, this specific process is required. Hinzman said that the City was looking specifically for the no rise certificate.

Mark Frazer, applicant, said the state of Minnesota asked him to hold off until a concept of the bridge was approved before going ahead with any major work.

**Motion by Commissioner Vaughan to recommend approval of the floodway fill. Second by Commissioner Slaten. Upon vote taken, Ayes 6, Nays 0. Motion carried.**

### 4. Greg J Homes – Final Plat #2012-34 – Revision to South Oaks of Hastings 3<sup>rd</sup> Addition (add two more lots).

Fortney presented the staff report.

Vaughan asked if this is along a collector road. Hinzman said no. Vaughn commented that if it is not a collector road, the lots will not be required to have turnarounds so cars will be backing up into a busy road. Hinzman said it is a relatively short road.

Commissioner Slaten said it is a low volume road and he doesn't see a problem with the proposed layout.

**Motion by Commissioner Slaten to recommend approval of the floodway fill. Second by Commissioner Rohloff. Upon vote taken, Ayes 6, Nays 0. Motion carried.**

5. **City of Hastings** – Discuss Potential Ordinance Change – Detached Garage Setbacks from Alleys. Staff Report by John Hinzman.

Hinzman presented the staff report.

Slaten asked how many properties this would affect. Hinzman said there are about six to seven hundred properties that are on alleys.

Commissioner Estenson said some newer developments are modeled after traditional neighborhoods and utilize alleys. He asked if this would apply to those types of developments if they were developed here. Hinzman said it could, but that type of development would likely be approved as a Planned Residential Development.

Chair Stevens said in St. Paul there are many detached garages on alleys with little to no setback and they are very tight to turn into. He also said if they pull cars out of the garage to work in the garage there would be no place to keep the car without a driveway. Stevens asked what the width of the alleys are. Hinzman said 20-feet. Stevens said the improved widths look much smaller.

Slaten said it would probably save many trees if the garages didn't have to be pushed back 20-feet into the property.

Vaughan said he would like additional time to drive around the affected areas and contemplate this change.

3. **Other Business**

Hinzman updated the Planning Commission on past City Council actions.

4. **Adjourn**

**Motion by Commissioner Messina to adjourn the July 23, 2012, Planning Commission Meeting. Second by Commissioner Estenson. Upon vote taken, Ayes 6, Nays 0. Motion carried.**

The meeting was adjourned at 7:29 p.m.

*Next Planning Commission Meeting – Monday, August 13, 2012.*

Respectfully submitted,  
Justin Fortney  
Recording Secretary