

COUNCIL MEETING

7:30 P.M.

DATE: February 18, 1986

AGENDA

I CALL TO ORDER:

II ROLL CALL:

III DETERMINATION OF QUORUM:

IV APPROVAL OF MINUTES:

Minutes of meeting of February 3, 1986

V AWARDING OF BIDS AND HEARING: 1. Public Hearing-Rezoning Ag to R3PRD-Williams 1st Add.  
2. Public Hearing - Peddlers License

VI REPORTS FROM CITY STAFF:

A - City Planner

1. 3rd Reading - Ordinance No. 194-Bed & Breakfast Establishments in a R-2 Zone/Definition of "Bed and Breakfast" and Bed and Breakfast Unit"
2. 2nd Reading - Ordinance Amendment-Rezoning Ag to R3PRD-Williams 1st Addition.
3. Variance Request - Gary Hughes, 1475 Brittany Road.
4. Home Occupation Permit Request-Dave Chapin-401 W. 3rd St.-Towing Service
5. Home Occupation Permit Request-Richard Anderson-1420 18th Court-Limousine Service
6. Site Plan Review-Lots 1,2,4-8, Block 1, Whispering Meadows-Mike Williams.
7. Petition for alley vacation(Block 92 & 93)-set public hearing
8. Environmental Assessment Worksheet-Williams 1st Addition-approve for submittal to EQB.

B - City Administrator

1. Sidewalk Fund
2. 2nd Reading-Ordinance Amendment-Peddlers License
3. Adopt 1986 Cable Budget.
4. Authorize advertisement for bids - Fire Truck
5. Accept resignation-Art Zgoda-Street Dept.-effective 4/30/86-authorize advertisement to fill position after posting position.
6. Parking lot - Jaycee Park
7. Authorize advertisement for bids - Police Squad car.
8. Consideration of bids for the Southwest Ponding Basin Property

C - City Attorney

D - City Engineer

VII COMMENTS FROM AUDIENCE:

VIII UNFINISHED BUSINESS:

- IX NEW BUSINESS
- X REPORTS FROM CITY COMMITTEES, OFFICERS, COUNCILMAN
- XI COMMUNICATIONS AND MISCELLANEOUS BUSINESS
- XII PAYMENT OF CLAIMS

Consent Agenda:

1. Pay all bills as audited.

The City Council of the City of Hastings, Minnesota met in a regular meeting on Monday, February 3, 1986 at 7:30 p.m. in the Council Chambers of the City Hall.

Members Present: Councilmember Berg, Werner, Kulzer, Trautmann, Nesbitt, Plan, Mathiowetz, and Mayor Stoffel.

Members Absent: Councilmember Bond.

The Mayor opened the meeting by remembering the crew of the Challenger Mission who had lost their lives last week.

The Mayor declared the month of February Heart Month noting the following Proclamation and presenting it to Ms. Nagene Peterson and Ms. Vivian Perry. PROCLAMATION

WHEREAS; disease of the heart and blood vessels are responsible for more deaths than all other causes combined-causing widespread suffering and often creating serious personal hardships in our homes and businesses.

AND WHEREAS; the Heart Association carries forward a relentless fight against these diseases through its programs of research, education, and community service as made possible through public contributions to the American Heart Association, Minnesota Affiliate, Inc.

THEREFORE: I procalim February to be Heart Month within the jurisdiction of my office and upon all our citizens to support the American Heart Association with their gifts and voluntary efforts.

The Mayor and Chief Daryl Plath presented Police Patrol Officer, James Putz with an award of merit plaque and Officer, Michael McMenemy with an award of valor plaque for their efforts in a rescue in March of 1985. RECOGNITION OF POLICE OFFICERS

The Mayor called for additions or corrections to the minutes of January 21 and the City Administrator/Clerk, Gary E. Brown noted that on page 111 the motion for the HRA parking variance should include the vote to read 7 Ayes; Naves, Werner. MINUTES

Moved by Councilmember Nesbitt, seconded by Councilmember Werner to approve the minutes of the meeting of January 21, 1986 approved as corrected. 7 Ayes; Naves, None.

Moved by Councilmember Plan, seconded by Councilmember Werner to adopt Resolution No. 8-86 awarding the bid for a 1986 ½ ton utility truck for the Water Department to the apparent low bidder, Joe O'Brien Cadillac for the net bid of \$11,350. 7 Ayes; Naves, None. Copy of Resolution on file. RESOLUTION NO.8-86 AWARD BID-WATER DEPARTMENT PICKUP

Moved by Councilmember Trautmann, seconded by Councilmember Mathiowetz to adopt Resolution No. 9-86 awarding the bid for the conversion of Well No. 5 to an electric drive, to the apparent low bidder, A & K Construction in the amount of \$62,450 which includes Alternate 1. 7 Ayes; Naves, None. Copy of resolution on file. RESOLUTION NO. 9-86 AWARD BID - CONVERSION WELL NO. 5

The Mayor declared the Public Hearing open at 7:41 p.m. to consider amending Section 10.02 and 10.12 of the City Code having to do with bed and breakfast establishments in an R-2 zone. The Mayor asked if anyone wished to speak on the issue, Mr. Paul Peine suggested that the ordinance was to restrictive and inclusive and Ms. Pam Thorson urged Council's support for the ordinance. The Mayor declared the public hearing closed at 7:52 p.m. PUBLIC HEARING-BED & BREAKFAST ESTABLISHMENTS IN AN R-2 ZONE

Moved by Councilmember Berg, seconded by Councilmember Plan to adopt Resolution No. 10-86 awarding the bid for 1986, 15 passenger, two wheelchair tie down, transit vehicle to Minnesota Body & Equipment Company, the apparent low bidder, in the amount of \$29,994. This vehicle will be cost shared; with the State paying 80%. 7 Ayes; Naves, None. Copy of resolution on file. RESOLUTION NO.10-86 AWARD BID-TRANSIT VEHICLE

2ND READING -  
ORDINANCE AMEND-  
MENT-BED & BREAK-  
FAST ESTABLISHMENTS  
R-2 ZONE

Moved by Councilmember Kulzer, seconded by Councilmember Werner to approve the proposed changes in the ordinance amendment dealing with bed and breakfast establishments in an R-2 zone. 7 Ayes; Nays, None.

Moved by Councilmember Kulzer, seconded by Councilmember Berg to pass the 2nd reading of an ordinance amending Section 10.02 and 10.12 of the City Code having to do with bed and breakfast establishments as a permitted use in an R-2 zone. 7 Ayes; Nays, None.

PRELIMINARY-FINAL  
PLAT REVIEW-  
ROCKY RIDGE TOWN-  
HOUSE 1ST ADDITION

Moved by Councilmember Werner, seconded by Councilmember Berg to approve the preliminary and final plat for Rocky Ridge Townhouse 1st Addition-Hastings Construction. 7 Ayes; Nays, None.

PRELIMINARY-FINAL  
PLAT REVIEW HILL-  
TOP HOMES 1ST  
ADDITION

Moved by Councilmember Trautmann, seconded by Councilmember Werner to approve the preliminary/final plat review for Hilltop Homes 1st Addition-Hoffman and McNamara, subject to the city receiving a copy of the Home Owners Association Agreement which addresses the concern relating to the utility services. These concerns include payment of delinquent water bills by the association, an understanding regarding the city's right to shut the water off to an entire building, and utility repair easements and rights, and that the Home Owner's Association Agreement be recorded against the property. This approval is also subject to any amendments to the Association Agreement pertaining to the above matters be submitted to the City for review and approval. 4 Ayes; Nays, Mathiowetz, Berg and Kulzer.

HOME OCCUPATION  
PERMIT-RUTH BREMER  
920 TYLER

Moved by Councilmember Werner, seconded by Councilmember Berg to approve a Home Occupation Permit for Ruth Bremer at 920 Tyler Street to conduct a Single Chair Beauty Operation in her home subject to the operation meeting any applicable building codes and/or State licensing requirements. 7 Ayes; Nays, None.

HOME OCCUPATION  
PERMIT-ROBERT  
SCHMITZ-803 OAK  
STREET

Moved by Councilmember Werner, seconded by Councilmember Berg to approve a Home Occupation Permit for Robert Schmitz-803 Oak Street for a one car taxi service subject to delinquent fees being paid which date back to July 1983 for the Locksmith and the Real Estate businesses being conducted. This approval is also subject to no signs being placed along Highway 55 for the taxi service. 7 Ayes; Nays, None.

Councilmember Nesbitt requested that the Planning Commission look at the number of Home Occupation Permits to be allowed at a single residence.

PLANNING COMMISSION  
VACANCY-SUE DREDGE

Moved by Councilmember Berg, seconded by Councilmember Kulzer to approve the Planning Commission's recommendation appointing Sue Dredge to the Planning Commission with her term expiring 12-31-87. 7 Ayes; Nays, None.

ORDINANCE NO.192-  
INSURANCE BEER,  
WINE & LIQUOR

Moved by Councilmember Berg, seconded by Councilmember Werner to pass the 3rd Reading of Ordinance No. 192 amending Chapter 3 as it relates to liability insurance requirements for beer, wine and liquor licensees. 7 Ayes; Nays, None.

ORDINANCE NO.193  
EXPLOSIVES WITHIN  
THE CITY

Moved by Councilmember Berg, seconded by Councilmember Plan to amend and pass the 3rd reading of Ordinance No. 193. The amendment would require that the 1st Notice required by paragraph F caution residents to remove all objects from the wall and other places where they could be damaged by blasting, as well as, advising residents to take appropriate action to document the condition of their structure and its contents prior to blasting. The ordinance establishes regulations for use of explosives within the City limits. 7 Ayes; Nays, None.

Moved by Councilmember Trautmann, seconded by Councilmember Berg to pass the 1st reading of an Ordinance amending Section 10.01 Subdivision 1 of the City Code, rezoning the property described as Williams 1st Addition, from agricultural to R3 PRD, setting a public hearing for the February 18, 1986 regular City Council meeting, approving the preliminary plat, and ordering an E.A.W. The rezoning and preliminary plat approval are subject to the following conditions or understandings being implemented.  
6 Ayes; Nayes, Nesbitt.

1ST READING-  
ORDINANCE AMEND-

1. That the park land, single family homes, duplexes, townhouses, and apartment units be located on their respective lots as proposed in the preliminary plat/development proposal.
2. That 2.82 acres of park land be dedicated in the location proposed on the preliminary plat as per the recommendation made by the Natural Resources and Recreation Commission.
3. That the Whispering Lane Street extension to 140th St. be widened to the required 60 feet and that the extension be surfaced with gravel until such time as sewer and water utilities are installed.
4. That the lot and block numbering system be refined.
5. That drainage and utility easements be provided along property lines as per city requirements.
6. That it be understood that final site and building plan approval is required pursuant to Section 10.24 of the city codes for the 90 and 30 unit apartment complex development as well as for the 18 unit townhouse development. The final site plan proposals to be in conformance with city regulations. Specific attention to be paid to setbacks, screening and landscaping, fire protection systems, screening of waste disposal systems, lighting, etc.
7. Single family lots in Theo Court to have 75 foot widths at setback lines.
8. That the lot remnants in the northeast and northwest corner of the development be combined with those properties noted as exceptions on the proposed plat. An alternative, dependent upon the city's feelings on this matter, would be to designate the remnants as outlots and declared unbuildable.
9. The development of duplex and single family lots to be subject to city regulations regarding setbacks, etc.
10. That, if required, an Environmental Assessment Worksheet be prepared and processed through the required review period prior to final plat approval and construction.
11. That a development agreement be formulated to implement the conditions and understandings presently brought forward and/or those which may be recognized at a later date. Said development agreement and stated requirements therein to be recorded against and run with the property in question.

Moved by Councilmember Nesbitt, seconded by Councilmember Berg to adopt Resolution No. 11-86 setting forth certain establishing criteria for Notice of Public Hearings. 7 Ayes; Nayes, None.  
Copy of resolution on file.

RESOLUTION NO.11-  
86 POLICY ON  
PUBLIC HEARING  
NOTICES

Moved by Councilmember Berg, seconded by Councilmember Kulzer to ratify the Mayors appointment of the Council Committees as follows:  
7 Ayes; Nayes, 0  
Administrative

CITY COUNCIL  
COMMITTEES

Tom Nesbitt, Chairman  
Tom Berg, Vice-Chairman  
Richard Mathiowetz  
Richard Bond  
Theola Plan

Operations	Richard Mathiowetz, Chairman Theola Plan, Vice-Chairman Michael Werner Robert Kulzer Fred Trautmann
Planning	Fred Trautmann, Chairman Robert Kulzer, Vice-Chairman Tom Nesbitt Richard Bond Tom Berg
Public Safety	Michael Werner, Chairman Richard Bond, Vice-Chairman Theola Plan Richard Mathiowetz Robert Kulzer
Community Ed. Special Citizens Committee	Theola Plan
School Representatives	Fred Trautmann Richard Bond Robert Kulzer (Alternate)
Joint Planning Board	Tom Nesbitt
Acting Mayor	Michael Werner
Civil Defense Director	Daryl Plath
Human Relations Liaison	Mayor Council City Attorney
Youth Council Liaison	Robert Kulzer

WASHINGTON COUNTY EMS AGREEMENT Moved by Councilmember Nesbitt, seconded by Councilmember Plan to enter into agreement between Washington County and the City of Hastings for providing Ambulance Service to Washington County. This agreement terminates on December 31, 1986. 7 Ayes; Nayes, None. Copy of agreement on file in the office of the Fire Chief.

CHANGE COUNCIL MEETING DATE Moved by Councilmember Trautmann, seconded by Councilmember Nesbitt to change the Council meeting from February 17th to February 18th, 1986 due to the 17th being a holiday. 7 Ayes; Nayes, None.

RESOLUTION NO. 12-86 SUBURBAN RATE AUTHORITY REPRESENTATIVES Moved by Councilmember Trautmann, seconded by Councilmember Nesbitt to adopt Resolution No. 12-86 designating Gary E. Brown as the Director and Dianne R. Latuff as the Alternate Director to the Suburban Rate Authority. 7 Ayes; Nayes, None. Copy of resolution on file.

AUTHORIZE ADVERTISE- MENT-ASSIST- ANT FIRE CHIEF CAR Moved by Councilmember Nesbitt, seconded by Councilmember Trautmann to authorize the advertisement for bid for the Assistant Fire Chiefs car, with bids to be opened on February 28th at 10:00 a.m. and considered for award at the March 3, 1986 regular City Council meeting. This is subject to the specifications deleting the mounted bug deflector. 7 Ayes; Nayes, None.

PARK SYSTEMS PLAN UPDATE Moved by Councilmember Trautmann, seconded by Councilmember Nesbitt to enter into an agreement with Loucks and Associates, the low proposal of \$5,000, for the park systems plan update. 4 Ayes; Nayes, Kulzer, Mathiowetz and Berg. Motion passes.

APPROVE SAFE KEEPING AGENTS Moved by Councilmember Trautmann, seconded by Councilmember Nesbitt to approve the following Safe Keeping Agents who are holding the collateral for the City of Hastings. 7 Ayes; Nayes, None.

Federal Reserve Bank (Marquette)

Federal Note	Due 11-15-86	1,380,000
Federal Note	Due 5-15-87	1,100,000
Federal Note	Due 3-31-87	780,000

First National Bank Minneapolis (First National-Hastings)

School Bond	Due 2-1-87	40,000
Hospital Bond	Due 2-1-88	50,000
G.O. Bond	Due 2-1-89	50,000
Public Imp. Bond	Due 9-15-91	50,000
G.O. Imp. Bond	Due 2-1-92	50,000

Norwest Bank Minneapolis (Norwest Bank-Hastings)

Dakota County Bond	Due 4-1-86	75,000
U.S. Treasury Note	Due 11-15-86	15,000
U.S. Treasury Note	Due 10-31-87	1,000,000
Water Bond	Due 7-1-90	95,000

Bank of America (Juran & Moody)

Franklin U.S. Securities Fund	Open	500,000
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Moved by Councilmember Plan, seconded by Councilmember Nesbitt to approve the additional end of the year 1985 transfers: 7 Ayes; Naves, None.

TRANSFER OF FUNDS  
1985

Transfer to the I.B. 1973 Sinking Fund  
Transfer \$26,744.99 to the I.B. 1973 Sinking Fund from Debt Redemption to close the account as the bond issue is paid off. We will be receiving money from Green Acres as land is sold and this will go back into the Debt Redemption Fund.

Transfer \$13,445.90 to the 10th Street Turnback Construction Fund to close the account from the Debt Redemption Fund.

Transfer the balance of \$187,816.71 of the 1984 Construction Fund to close the I.B. 1984 Sinking Fund as the construction work is completed.

Transfer \$11,925.85 from the 1984B Construction Fund (Ramsey/Tyler project) to the I.B. 1984B Sinking Fund as the construction work is completed.

Budget Transfers

In the 1985 Budget money was put in the Contingency Fund for adjustments in payroll, PERA, Social Security and insurance that had not been determined at budget time. This is a request for approval to make the following transfers as shown:

\$40,243.00 Decrease the Contingency Fund Budget figure by this amount and increase the following fund budgets:

Police	\$14,635
Fire	5,783
Parks	43
Arena	4,144
Street	5,673
Building	4,892
Finance	2,646
Engineering	2,427

Moved by Councilmember Trautmann, seconded by Councilmember Werner to approve the applicator forms for the transfer of Cable Communication Franchise with 20 copies of the application for the transfer of a cable communication franchise to be submitted to the City of Hastings and an additional statement being added regarding changes to the office within the City of Hastings. 7 Ayes; Naves, None.

FORMS FOR SALE OR  
TRANSFER OF CABLE  
FRANCHISE

1ST READING - Moved by Councilmember Werner, seconded by Councilmember Berg  
ORDINANCE to pass the 1st reading of an ordinance amending Section 5.40,  
AMENDMENT Subdivision 6, adding restriction to peddler licenses and setting a  
PEDDLERS public hearing for February 18, 1986 regular City Council meeting.  
LICENSE 7 Ayes; Naves, None.

1ST READING- Moved by Councilmember Trautmann, seconded by Councilmember  
ORDINANCE Nesbitt to pass the 1st reading of an ordinance amending Subdivision  
AMENDMENT 3 of Ordinance No. 188 Second Series, having to do with development  
DEVELOPMENT within the City of Hastings and setting a public hearing for the  
WITHIN THE March 3, 1986 regular City Council meeting. 6 Ayes; Naves, Werner.  
CITY

SET SPECIAL Moved by Councilmember Nesbitt, seconded by Councilmember Berg to  
COUNCIL MEET- set a special Council meeting for Wednesday, May 7, 1986 at 7:00 p.m.  
ING BOARD OF in the City Council Chambers to sit as the Board of Review. 7 Ayes;  
REVIEW Naves, None.

SAFETY Councilmember Werner, Chairman of the Public Safety Committee,  
COMMITTEE called for a safety meeting at 6:30 p.m. on February 6, 1986 at  
MEETING the Fire Station.

Councilmember Trautmann presented the City Administrator/Clerk,  
Gary E. Brown with a petition which requested a snow fence be placed  
by the city on the east side of Conzemius Park.

ADMINISTRA- Councilmember Nesbitt, Chairman of the Administrative Committee  
TIVE COM- called for an Administrative Committee meeting on February 13, 1986  
MITTEE at 4:30 p.m. in the Council Chambers in the City Hall.  
MEETING

CONSENT Moved by Councilmember Trautmann, seconded by Councilmember Berg  
AGENDA to: 1. Pay all bills as audited. 7 Ayes; Naves, None.

ADJOURNMENT Moved by Councilmember Mathiowetz, seconded by Councilmember  
Plan to adjourn the meeting at 9:40 p.m. 7 Ayes; Naves, None.

ATTEST

\_\_\_\_\_  
Mayor, LuAnn Stoffel

\_\_\_\_\_  
City Administrator/Clerk,  
Gary E. Brown



MINUTES OF HASTINGS PLANNING COMMISSION

Monday, February 10, 1986

The Regular meeting of the Hastings Planning Commission was called to order at 7:30 p.m.

Members Present: Commissioners Ditty, Stevens, Dredge, Folch, Kaiser, Conzemius Anderson, Voelker and Chairman Simacek.

Members Absent: None.

Staff Present: Planning Director Harmening.

Mayor Stoffel swore in new Planning Commission Member Susan Dredge for a two year term.

Commissioner Folch moved, seconded by Commissioner Kaiser, to approve the January 27, 1986 minutes. Voice vote carried unanimously.

APPROVAL OF  
MINUTES

Tom Montgomery, Assistant City Engineer, presented and reviewed with the Planning Commission the proposed 1986 street and utility improvement projects. The estimated total cost for all of the proposed 1986 improvements is \$1,976,812.00. The Planning Commission discussed general matters pertaining to the projects and acknowledged receipt of the report.

REPORT ON PROPOSED  
1986 IMPROVEMENT  
PROJECTS

The Planning Director reviewed with the Planning Commission the request made by Mr. Hughes for a sideyard setback variance to the R1 setback requirements. In this case the applicant has a lot 75' x 130' in size. Currently a home is situated on the lot such that all necessary setbacks have been met. In this case the applicant has an attached garage on the north side of his home which is located 7' from the interior side lot line. The applicant is proposing to convert the existing attached garage into family living space and constructing a new 22' x 24' attached garage directly to the west or street side wall of the proposed new living space. The proposed new garage would have a front setback of 28' and an interior side setback of 7', both of which are acceptable. The existing garage, which is proposed to be converted into living space, will continue to have an interior side setback of 7' which does not meet the 10 foot setback requirement for the living area of the home. Therefore the applicant has requested a 3 foot setback variance.

86-1 VARIANCE  
REQUEST-GARY  
HUGHES, 1475  
BRITTANY ROAD-  
SIDEYARD SETBACK

The Planning Director informed the Planning Commission that the applicant has presented arguments, which were made available to the Planning Commission members, to address the required "tests" or standards as necessary for the granting of variances. The Planning Director indicated that it appeared the applicants situation and related arguments did not meet the standard for the granting of variances. The applicant indicated disagreement with staffs interpretation of the matter and maintained that the arguments made were relevant and adequate. The applicant also maintained that the variance would not be detrimental to the neighborhood. Commissioners Stevens and Voelker expressed concern with the possible precedence which may be set by the granting of a variance such as this due to the fact that in both the R-1 and R-2 zones an attached garage is allowed to come closer to the property lines than the living portion of the house. The Planning Director indicated that the primary reason for the larger set back requirement for the living area of homes was related to concerns pertaining to

noise, privacy, fire, and other safety concerns.

After further discussion Commissioner Stevens moved, seconded by Commissioner Voelker, to recommend denial of the variance due to the setting of a poor precedence if the variance was granted and due to other reasons which are outlined below. Upon vote taken Commissioners Stevens, Dredge, Folch, Kaiser and Simacek voted in favor of said motion; Commissioners Ditty, Conzemius and Anderson voted against said motion, whereupon said motion was declared approved.

Other reasons for the denial of the variance were as follows:

- A. That special conditions and circumstances do not exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district.
- B. That literal interpretation of the City Code would not deprive the applicant of rights commonly enjoyed by properties in the same district under the terms of the zoning ordinance.
- C. That the special conditions and circumstances result from the actions of the applicant.
- D. That granting the variance request will confer on the applicant special privileges that are denied by the zoning ordinance to other lands, structures, or buildings in the same district.

The Planning Director reviewed the permit request made by the applicant. Mr. Chapin is requesting a Home Occupation Permit for his home to allow him to conduct a towing service. Chapin recently bought Skip's Towing Service. Currently, with the exception of two rigs, Chapin is storing his tow trucks in his impound lot. Chapin proposes to keep one 1975 One ton tow truck on his premises and stored in his garage when not in use. Chapin also takes calls at his home and dispatches vehicles as needed. Mr. Chapin intends to eventually move his full operation to the impound lot but still store a truck at his home when not in use and take phone calls.

HOME OCCUPATION  
PERMIT REQUEST-  
DAVE CHAPIN, 401  
WEST THIRD STREET  
TOWING SERVICE

Mrs. Henrietta Baldwin, 320 W. 4th St., was present and presented concern regarding possible noise and clutter problems. Planning Commission also received a note sent by a property owner at 318 W. 4th St. which expressed opposition to the applicants proposal. Mr. Chapin presented a letter signed by neighbors in the area which expressed approval of the proposal. After further discussion Commissioner Ditty moved, seconded by Commissioner Voelker to recommend approval of the Home Occupation Permit for a 90 day period subject to the conditions outlined below. After the 90 day period the operation will be reviewed to determine compliance with the conditions. Upon vote taken Commissioners Ditty, Stevens, Simacek, Conzemius and Voelker voted in favor of said motion; Commissioner Dredge, Folch, Kaiser and Anderson voted against said motion, whereupon the motion was declared approved.

The conditions set forth for the approval of the Home Occupation Permit were as follows:

- A. Only one tow truck is permitted to be parked on the premises at any one time.
- B. During anytime the one tow truck is on the premises it must be parked entirely within the garage on the premises. The tow truck may not be parked or stored on the street.
- C. No repair work on the one tow truck shall occur on the premises or street.
- D. No impounded or towed vehicles may be brought to the premises or stored on the street at any time for any period of time.
- E. Not more than one tow truck may be present on or near the premises at any time. Other tow trucks may not congregate on or near the premises at any one time.
- F. The one permitted tow truck must be in a mechanical condition, particularly with regard to the muffler system, such that it does not disrupt the neighborhood at any time.
- G. Any violation of the provisions, which are a condition of permit approval, will subject the Home Occupation Permit to possible revokation.

Mr. Richard Anderson is requesting a Home Occupation Permit to allow him to conduct a limousine service out of his home. According to Mr. Anderson he will be using a 1985 Chrysler Limo to provide transportation for individuals to and from airports. Anderson intends to use a 144 sq. ft. room within his home, of a total of 2,700 square feet, for the purpose of receiving phone calls from individuals requesting transportation. After discussion a motion was made by Commissioner Conzemius, seconded by Commissioner Anderson, to recommend approval of the Home Occupation Permit subject to the Limo being parked in the garage when not in use. Ayes, 9; Nays, 0.

HOME OCCUPATION  
PERMIT REQUEST-  
RICHARD ANDERSON  
1420 18TH COURT  
LIMOUSINE SERVI

Planning Director Harmening reviewed with the Planning Commissioner the application made by Mike Williams, pursuant to Section 10.24 of the Hastings City Code, for site and building plan approval for the 9 remaining proposed four plex structures in the Whispering Meadows Plat. The location of the site is adjacent to the intersection of Pleasant Drive and Whispering Lane. The Planning Director noted that the City recently gave site plan approval for the construction of one four plex on lot 3 within this plat. Williams indicated that the construction schedule proposed for the remaining four plexes would hopefully allow all the buildings to be under construction yet this year. The Planning Director noted that several of the structures, particularly along Pleasant Drive, are proposed to face into the development with the rear side of the buildings facing the street.

SITE PLAN REVIEW  
LOTS 1-2,4-8,  
BLOCK 1, WHISPERING  
MEADOWS-  
MIKE WILLIAMS

The Planning Commission reviewed the required exhibits as provided by Mr. Williams. Commissioner Voelker expressed concern with the plans to face some of the homes into the development. Chairman Simacek discussed concerns with developers changing their development plans.

After discussion, Commissioner Folch moved, seconded by Commissioner Kaiser, to recommend approval of the site and building plans for the nine remaining four plexes subject to the conditions outlined below. Upon vote taken Commissioners Ditty, Stevens, Dredge, Folch, Kaiser, Anderson and Simacek voted in favor; Commissioner Voelker voted against said motion; Commissioner Conzemius abstained, whereupon the motion was declared approved.

The conditions outlined for approval of the site plan are as follows:

- A. The development of the property in question is to be undertaken and completed, including the locations of the structures and garages, parking areas, garbage containers and screening, utilities, tree plantings, grading and drainage, etc. exactly as illustrated on the plans submitted with the site plan review application.
- B. That the proposed garbage dumpsters be set on a concrete slab and be enclosed and screened on all sides with opaque screening.
- C. That a hedge or other attractive screening at least three feet in height be installed along the eight open parking stalls which serve the three attached four plexes on lot 8, block 1, Whispering Meadows.
- D. Final construction plans for the sewer and water utilities to be submitted to the city and other required agencies for approval. All manholes to be raised to finished grades.
- E. The existing drainage ditch/swale on the north and east side of the plat shall be graded to the contours as shown on the site plan. The top surface of the entire swale to be covered with black dirt and sodded.
- F. As the four plex units on each lot are near or at completion of their construction top soil and sod shall be placed on the entire lot.
- G. Adequate erosion control measures shall be implemented as needed, to the city's satisfaction, during construction within the plat.
- H. That the developer provide the city, for its' approval, a time table which illustrates the schedule for the installation for the sewer and water utilities and the regrading of the existing drainage swale. It is also requested that the developer provide the city with an estimated construction schedule for the dwelling units.
- I. The provisions in the developers agreement between the applicant and the city dated June 19, 1985 are still in force and applicable.

A motion was made by Commissioner Ditty, seconded by Commissioner Conzemius, to call a Public Hearing for February 24, 1986 to review a special use permit to allow mobilehome sales in a C-2 district at a site located at the intersection of Hwy 61 & 316. Upon vote taken, Ayes, 9; Nays, 0.

ORDER PUBLIC  
HEARING-SPECIAL  
USE PERMIT-MOBII  
HOME SALES AT  
HWY 61 & 316-  
RON BECKER

A motion was made by Commissioner Kaiser, seconded by Commissioner Anderson to call a Public Hearing for February 24, 1986 to review a request made by Al Sieben for approval of a rezoning from Agriculture to R-3 PRD and a preliminary plat for Siebens 3rd Addition. Upon vote taken, Ayes, 9; Nays, 0.

ORDER PUBLIC  
HEARING-REZONING  
AND PRELIMINARY  
PLAT-SIEBENS 3RD  
ADDITION-AL SIEB

The Planning Director and Planning Commission discussed the following items;

OTHER BUSINESS

- A. Revisions to the Mobilehome Park Ordinance.
- B. Revisions to the Home Occupation Ordinance criteria. Chairman Simacek appointed a committee consisting of Commissioners Kaiser, Dredge, Folch, and Simacek to study possible changes to the ordinance.
- C. Discussed Special Use Permits.
- D. Discussed possible other uses for large historic structures. The Chairman requested that the Planning Commission members think about other possible uses.

The Planning Director informed the Planning Commission of recent City Council actions.

Commissioner Folch moved, seconded by Commissioner Stevens, to adjourn the meeting at 9:30 p.m. Ayes, 9; Nays, 0.

ADJOURNMENT

MEMO

DATE: FEBRUARY 18, 1986

TO: MAYOR AND COUNCIL

FROM: GARY E. BROWN 

SUBJECT: 7:00 P.M. EARLY MEETING - FEDERAL PROBLEMS

Mr. Dean Fenner, Aide to Senator David Durenberger, has asked for an opportunity to meet with City Council members informally before the City Council meeting to discuss any problems that you have on a federal level. Mr. Fenner is very familiar with City government as he is a past Mayor of White Bear Lake, and is now retired from 3M Company.

jt

MEMO

Date: February 13, 1986

To: Mayor and Council

Re: Third Reading - Ordinance No. 194 - Bed and Breakfast Establishments in R-2 Zones/Definition of "Bed and Breakfast" and "Bed and Breakfast Unit"

Attached, for a third reading, is the above stated ordinance amendment.

As a point of information a slight modification has been made, for your consideration, to Section 10.12, Subdv. 2, Subsection F to clarify matters pertaining to the employment of individuals at Bed and Breakfast establishments and to expand the number of permitted employees from one to two persons. The primary thought and logic behind increasing the permitted number of employees is due to the number of units (10) the City will theoretically permit in Bed and Breakfast establishments. Considering that other cities have little or no provisions re: the number of employees permitted or, in one case (St. Paul), one employee is proposed to be permitted for five Bed and Breakfast units, it would appear the most recently proposed number of permitted employees is reasonable.

It is felt the proposed minor change does not alter the intent of the proposed ordinance and represents a "housekeeping" or logical modification.

jt

ORDINANCE NO. \_\_\_\_\_, SECOND SERIES

AN ORDINANCE OF THE CITY OF HASTINGS AMENDING SECTION 10.02 OF THE HASTINGS CITY CODE BY DEFINING THE TERMS "BED AND BREAKFAST" AND "BED AND BREAKFAST UNIT", AND AMENDING SECTION 10.12 SUBDIVISION 2 OF THE HASTINGS CITY CODE BY ALLOWING BED AND BREAKFAST ESTABLISHMENTS AS A PERMITTED USE IN AN R-2 ZONE.

BE IT ORDAINED, by the City Council of the City of Hastings as follows:

Section 10.02 of the Hastings City Code is hereby amended to add the following:

Subdivision 33. The term "bed and breakfast" means an owner or manager occupied dwelling in which a room or rooms are rented on a nightly basis for periods of less than a week. Meals may or may not be provided.

Subdivision 34. The term "bed and breakfast unit" means a room or group of rooms forming a single habitable unit used or intended to be used for living and sleeping, but not for cooking or eating purposes.

Section 10.12 Subdivision 2 of the Hastings City Code is hereby amended to add the following:

Subsection F.- Bed and Breakfast lodging facilities provided the following criteria are adhered to:

- (1) That the facility shall be part of a formally designated local, state, or national historical structure.
- (2) That a maximum of ten bed and breakfast units may be established in a structure.
- (3) That the facility shall have a state license (hotel and food), and comply with building and fire codes as may be required or applicable.
- (4) That the facility shall be owner or manager occupied.
- (5) That the facility shall have a minimum size of 2,500 gross square feet.
- (6) That all bed and breakfast units shall be established within the principle structure.
- \* \* (7) That not more than the equivalent of two full time persons shall be employed by the bed and breakfast facility who are not residents of the structure. \* \*
- (8) That dining and other facilities shall not be open to the public but shall be used exclusively by the registered guests and residents unless allowed as a separate permitted or special use.
- (9) That one offstreet parking space shall be provided for the home plus one space for each bed and breakfast unit.
- (10) That not more than one identification sign not exceeding two sq.ft. in area may be attached to each wall which faces a street.
- (11) That the lot on which a bed and breakfast facility is proposed shall have a minimum area of 7,000 sq. ft. plus 1,000 sq. ft. for each unit in excess of five units.
- (12) That bed and breakfast establishments shall apply for and be granted a permit from the Zoning Office upon review by the Planning Commission and approval by the City Council prior to commencement of the operation.



VIOLATION A MISDEMEANOR. Every person violates a Section, Subdivision, Paragraph or Provision of this Chapter when they perform an act thereby prohibited or declared unlawful, or fails to act when such failure is thereby prohibited or declared unlawful, and upon conviction thereof, shall be punished as for a misdemeanor, except as otherwise stated in specific provisions hereof.

Adopted by the City Council of the City of Hastings this \_\_\_\_ day of \_\_\_\_\_, 1986.

This ordinance shall be effective upon passage and seven days after publication.

BY \_\_\_\_\_  
LuAnn Stoffel, Mayor

ATTEST:

\_\_\_\_\_  
Gary E. Brown, City Administrator/Clerk

MEMO

Date: February 13, 1986

To: Mayor and Council

From: Tom Harmening, City Planner

Re: Public Hearing/Second Reading - Proposed Zoning Ordinance  
Amendment-Rezoning from Ag to R-3 PRD - Williams First Add.

Attached, for a second reading, is the above stated ordinance  
amendment.

jt

ORDINANCE NO.

, SECOND SERIES

An Ordinance of the City of Hastings, Minnesota amending Section 10.01 Subdivision 1 of the City Code to do with:

OFFICIAL ZONING MAP

BE IT ORDAINED by the City Council of the City of Hastings as follows:

The Property described as Williams First Addition is hereby rezoned from Ag to R3 PRD.

ADOPTED BY THE COUNCIL THIS                      DAY OF                      1986

ATTEST:

\_\_\_\_\_  
LuAnn Stoffel, Mayor

\_\_\_\_\_  
Gary E. Brown, Administrator/Clerk

VIA 3

MEMO

DATE: February 13, 1986  
TO: Mayor and Council  
FROM: Tom Harmening, City Planner  
RE: 86-1 Variance Request-Gary Hughes, 1475 Brittany Road (Lot 5, Block 1, Sontags First Addition)

Mr. Hughes is requesting a 3 foot interior sideyard setback variance to Section 10.23 of the Zoning Ordinance so that he may convert an existing attached garage into family living space. A summary of the request and related items are outlined below:

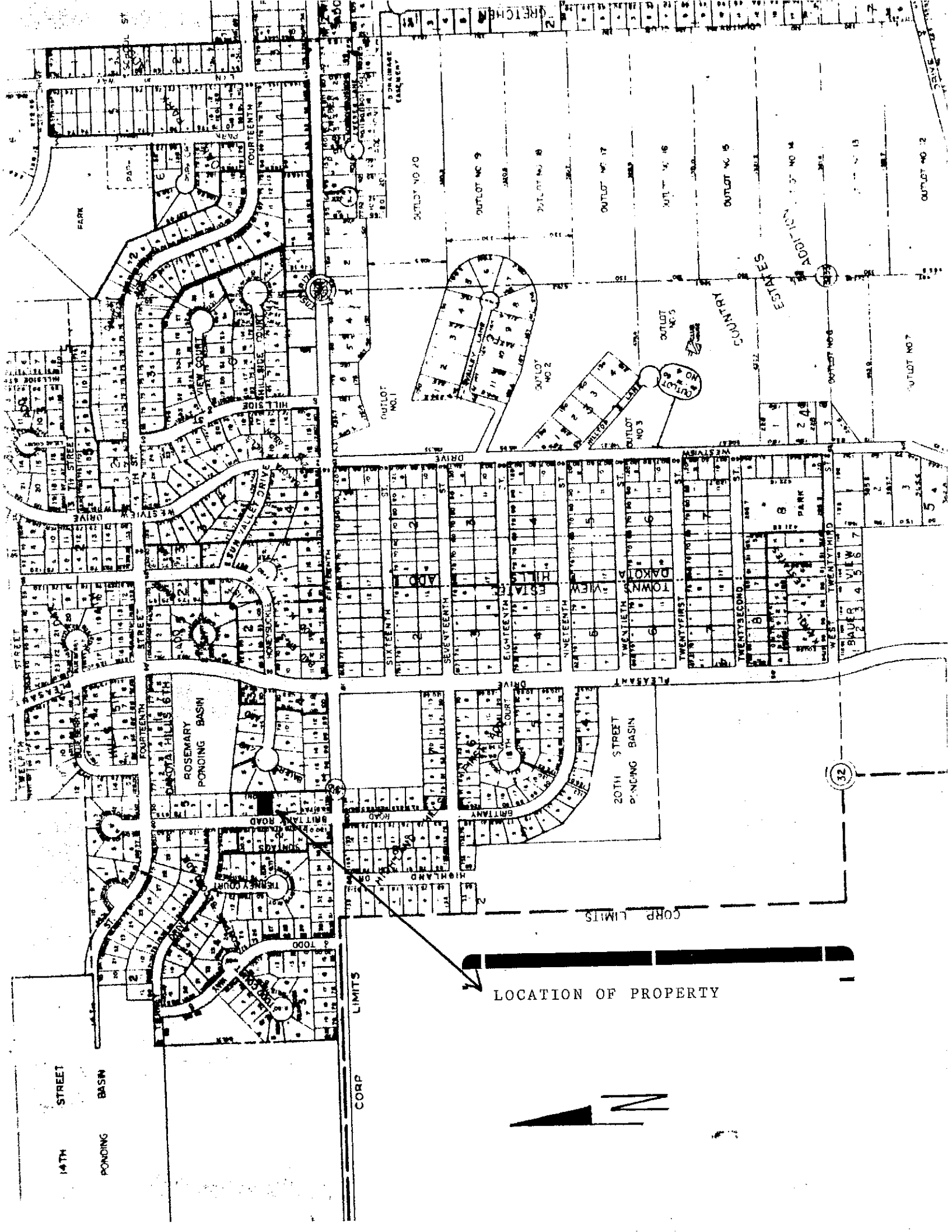
1. Current Zoning: R-1
2. Setback Requirements: front-25'; rear-35'; interior side setback-10' except that interior sideyard setbacks may be 7' on the side where there is an attached garage.
3. Existing Conditions: The applicant has a lot 75' x 130' in size. Currently a home is situated on the lot such that all necessary setbacks have been met (see attachment B). In this case the applicant has an attached garage on the north side of his home which is located 7' from the interior side lot line.
4. Proposed conditions: The applicant is proposing to convert the existing attached garage into family living space and constructing a new 22' x 24' attached garage directly to the west or street side wall of the proposed new living space (see attachment C). The proposed new garage would have a front setback of 28' and an interior side setback of 7', both of which are acceptable. The existing garage, which is proposed to be converted into living space, will continue to have an interior side setback of 7' which does not meet the 10' setback requirement for the living area of the home. Therefore the applicant has requested a 3 foot setback variance.
5. Arguments presented by the applicant: (see attachment A). As the City Council is well aware variances should not be granted unless the applicant can demonstrate that certain conditions or circumstances exist which would allow approval. (See attached outline of requirements to be met for the granting of variances). The applicant has presented arguments to address the requirements for the granting of variances. These arguments, include comments regarding physical and economic hardships, special circumstances, etc. (see attachment A which is a letter from the applicant).

Recommendation: The Planning Commission recommended denial due to a precedence which would be set if the variance was approved as there may be many other homes in the R-1 and R-2 zoning districts with similar situations and also due to the reasons outlined below:

Mayor and Council  
Page 2  
February 13, 1986

- A. That special conditions and circumstances do not exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district.
- B. That literal interpretation of the City Code would not deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the Zoning Ordinance.
- C. That the special conditions and circumstances result from the actions of the applicant.
- D. That granting the variance will confer on the applicant special privileges that are denied by the Zoning Ordinance to other lands, structures, or buildings in the same district.

ces



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LOCATION OF PROPERTY



LAND USE APPLICATION

Paid \$30  
on 1/27/86

CITY OF HASTINGS

Address of Property Involved 1475 Brittany Rd.

Legal Description of Property Involved Lot #5, Block #1, Sontags' First Addition

**Applicant:**

Name Gary R. Hughes

Address 1475 Brittany Rd.

Hastings, Minnesota 55033

Telephone Home 437-9587 Work 772-7242

**Official Use Only**

Date Rec'd 1/27/86

Case No. \_\_\_\_\_

Fee Paid \$30 - 1/27/86

Rec'd by \_\_\_\_\_

**Owner: (If different from Applicant)**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

**Request:**

Zone: \_\_\_\_\_

Special Use: \_\_\_\_\_

Site Plan Review \_\_\_\_\_

Subdivision: \_\_\_\_\_

Variance: Side setback

Other: \_\_\_\_\_

Present Zone: R-1

Applicable Ordinance No. \_\_\_\_\_ Section: \_\_\_\_\_

Description of Request Three foot (3') side setback variance. See attachments

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

	Approved	Denied	Date
Planning Commission			

Gary R. Hughes  
Signature of Applicant

1-27-86

Mr. Tom Harmening  
City Planner  
Hastings, Minnesota

Dear Mr. Harmening:

It is our desire to expand the living space of our residence located at 1475 Brittany RD. In reviewing our expansion options, we quickly discovered that our alternatives were extremely limited. Conversion of our basement into additional living space was rejected because the basement is below grade and adequate emergency egress would not exist in the event of fire or other emergency. Also our basement is constructed in "Gumbo Clay" which continually presents a water seepage problem.

Building a second story onto our present structure has been determined architecturally and economically prohibitive.

Finally, setback requirements and existing structures (i.e. in-ground pool, concrete patio, and wooden deck) indicate only one economical and prudent alternative. (See attachment B)

The alternative would require the construction of an attached garage onto the existing structure as indicated on "attachment C". The addition meets "ALL" setback and zoning requirements, and would not require any special or additional considerations by City staff, except for the issuance of a building permit.

The conversion of the "EXISTING" attached garage into family living space, however does present one concern. In order to convert and occupy this space as "living space", it would be necessary to demolish seventy two (72) square feet of the existing structure. This would be necessary in order to comply with the R-1 zoning requirement of a ten foot side setback. This demolition would involve a section of structure measuring three feet by twenty four feet (3' x 24') and would require the removal and reconstruction of the concrete footings and blocks, wood frame walls and roof. In addition the twenty three by twenty three foot (23' x 23') concrete floor pad would have to be removed and replaced due to undermining of the base soil during reconstruction.

We believe that this demolition/reconstruction would serve "no useful purpose" and in fact would be an "unreasonable economic hardship" in order to comply with the required side setback. This is due particularly in view of the fact that only seventy two (72) square feet of structure would not be in compliance.

We also feel that literal interpretation of the zoning ordinance side setback requirement in this matter would prevent us from exercising our right to use the available five hundred and sixty four (564) square feet of existing structural space, four hundred and ninety two (492) square feet (87%) of which would be in compliance.

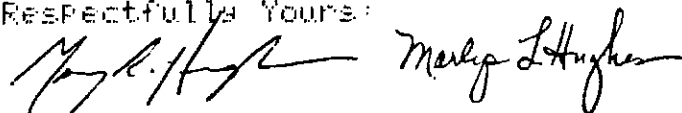
We also submit that: "ATTACHED GARAGES are RECOGNIZED as ATTRACTIVE and ECONOMICAL ALTERNATIVES" for the expansion of living space. Therefore the City of Hastings must, in part, accept responsibility for the special conditions and circumstance in this case by virtue of the



existing "nonuniform" side setback requirements for attached garages / living spaces.

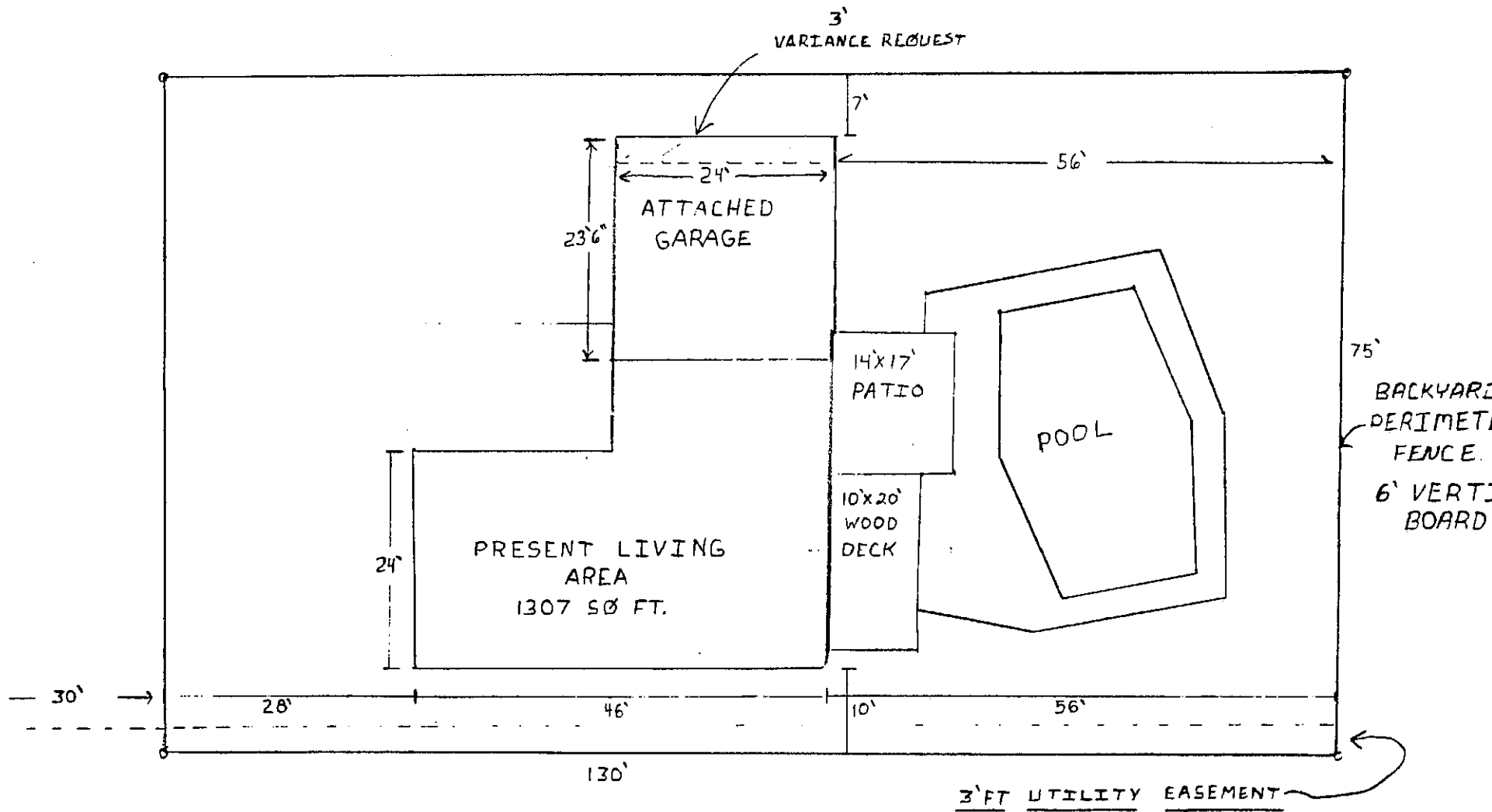
THEREFORE WE RESPECTFULLY REQUEST A VARIANCE BE GRANTED TO ALLOW THE EXISTING SEVEN FOOT (7') SIDE SETBACK FOR THIS STRUCTURE.

Respectfully Yours:

Handwritten signatures of Gary R. Hughes and Marlys L. Hughes. The signature for Gary R. Hughes is on the left, and the signature for Marlys L. Hughes is on the right.

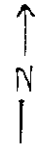
Gary R. and Marlys L. Hughes

ATTACHMENT B

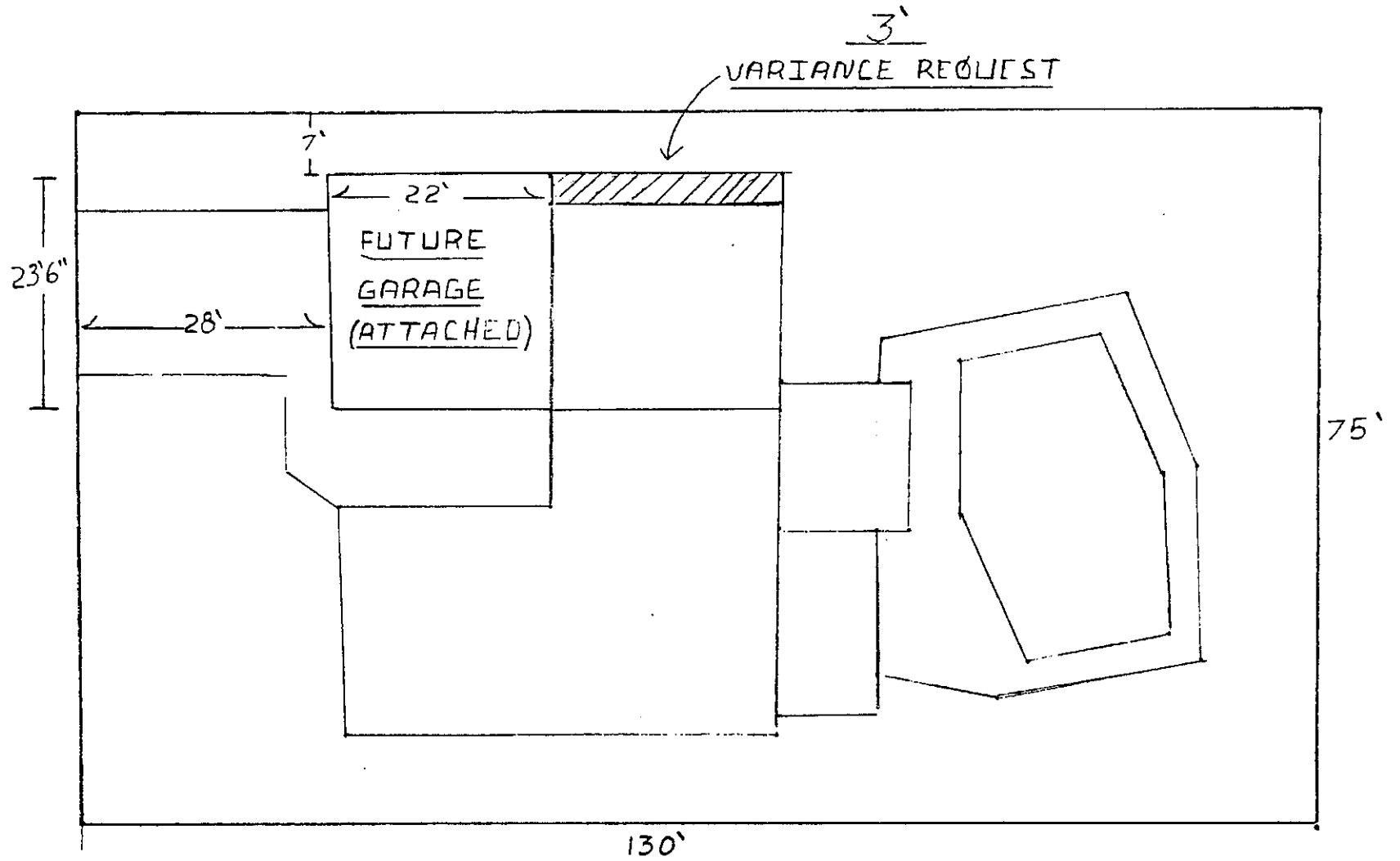


EXISTING  
BUILDING LOCATION  
LOT 5 BLOCK #1  
SONTAGS' 1ST ADDITION

o DENOTES 1/2" PIPE CORNER STAKE



ATTACHMENT "C"



FUTURE  
ATTACHED GARAGE ADDITION

GARY HUGHES 1475 BRITTANY

PROJECT: 86-1 Variance Request - G. Hughes

1475 Brittany Road  
 Lot 5, Blk 1, Sontags 1st Addn.

Department	Reviewed Yes	Reviewed No	Date	Name	Comments
Fire	✓		2/6/86	J. Woodard	approved
Water	✓		2/6/86	Ronald Enchus	N/A
Building	✓		2/6/86	M. W. W. W.	APPROVED SUBJECT TO COMPLIANCE TO APPLICABLE BUILDING CODES.
Planning	✓		2/6/86	T. H.	Deny as per memo discussion re: zoning reasons
Engineering	✓		2/6/86	J. J. Klemm	approved
Parks	✓		2/6/86	Misty McManis	NOT APPLICABLE

## VARIANCE PROCEDURE

In describing the request, the applicant must demonstrate the following:

- A. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;
- B. That literal interpretation of the City Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the Zoning Ordinance;
- C. That the special conditions and circumstances do not result from the actions of this applicant;
- D. That granting the variance requested will not confer on the applicant any special privilege that is denied by the Zoning Ordinance to other lands, structures, or buildings in the same district. No non-conforming use of neighboring lands, structures, or buildings in the same district, and no permitted or non-conforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

VIA \$

MEMO

DATE: February 13, 1986

TO: Mayor and Council

FROM: Tom Harmening, City Planner

RE: Request for Home Occupation Permit-Dave Chapin, 401 W. Third St.-  
Towing Service

Mr. Dave Chapin is requesting a home occupation permit for the above stated address to allow him to conduct a towing service out of his home. Chapin has bought Skip's Towing Service and is providing towing services to the City. Currently, with the exception of two rigs, Chapin is storing his tow trucks in his impound lot. Chapin proposes to keep one 1975 One Ton Tow Truck on his premises and stored in his garage when not in use. Chapin also takes calls at his home and dispatches vehicles as needed. Mr. Chapin intends to eventually move his full operation to the impound lot but still store a truck at his home when not in use and take phone calls.

The City has received complaints from the neighborhood regarding the operation that currently exists.

Attached you will find the standards for home occupation permits. You will note that home occupations are not to use equipment which creates noise, glare, fumes, odors, etc. which are detectable off the lot. In addition, the requirements state that no outside visual evidence of the conduct of the home occupation, other than one sign, is permitted.

As a point of information, the proposal by Chapin to keep one vehicle on the premises, in the evening for example, would not appear to be an unusual occurrence or request based upon the type of services Chapin provides. As the applicant does provide services to the City his response time may be important dependant upon the situation.

It should also be noted that the proposal made by Chapin marginally fits into the Home Occupation permit criteria. In this case, it was felt a Home Occupation permit might provide for a control mechanism for the situation.

Recommendations: The Planning Commission recommended approval of a Home Occupation permit for 90 days subject to the conditions outlined below being met. After the 90 days the permit will be reviewed to determine compliance.

- A. Only one tow truck is permitted to be parked on the premises at any one time.
- B. During anytime the one tow truck is on the premises it must be parked entirely within the garage on the premises. The tow truck may not be parked or stored on the street.

Mayor and Council  
Page 2  
February 13, 1986

- C. No repair work on the one tow truck shall occur on the premises or street.
  - D. No impounded or towed vehicles may be brought to the premises or stored on the street at any time for any period of time.
  - E. Not more than one tow truck may be present on or near the premises at any time. Other tow trucks may not congregate on or near the premises at any time.
  - F. The one permitted tow truck must be in a mechanical condition, particularly with regard to the muffler system, such that it does not disrupt the neighborhood at any time.
  - G. Any violation of the provisions, which are a condition of permit approval, will subject the home occupation permit to possible revocation.
- \*\*\* It should be noted that on 2-7-86 I did receive a phone call from another individual who indicated an interest in operating a tow service out of his home.

ces



MISSISSIPPI

LAKE LEABELL

LOCATION OF PROPERTY

LOCK

LOCK

RECORD

RECORD

RECORD

RECORD

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RECORD

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TODD FIELD

PARK B PUBLIC GROUNDS

PARK B SWIMMING POOL

TENNIS COURTS

100-YARD FIELD

100-YARD FIELD

100-YARD FIELD

100-YARD FIELD

100-YARD FIELD

100-YARD FIELD

100-YARD FIELD

PROFILE



CITY OF HASTINGS, MINNESOTA  
APPLICATION FOR HOME OCCUPATION PERMIT

APPLICANT David K Chapin PHONE 437-6968  
437-9004

ADDRESS 401 west 3rd Hastings

Do you own this property? yes If not, give name and address of owner \_\_\_\_\_

(Written permission by owner must be attached)

Legal Description of property for which permit is requested \_\_\_\_\_

Present Zoning Classification R-2

Describe in detail the Home Occupation under this Permit Temporary  
Dispatching & parking of tow truck for  
Best towing in which I'm one of the  
owner.

How many cars park at your home each week as a result of your Home Occupation? 1

What is the average length of time each car is parked? 24 Minutes 24 Hours

Do you provide any Off Street Parking other than your driveway? yes

If yes, room for how many cars? \_\_\_\_\_ Draw sketch on back as to location on lot.

In what part of your home do you carry on your Home Occupation? living room  
radio & phone

No. of square feet in your home \_\_\_\_\_ No. of square feet used in H.O. 6 sq.

For how long a period of time do you intend to continue this Home Occupation as  
applied for under this application? 2-3 months

How long have you been carrying on this business? 4 months

Signature of Applicant [Signature]

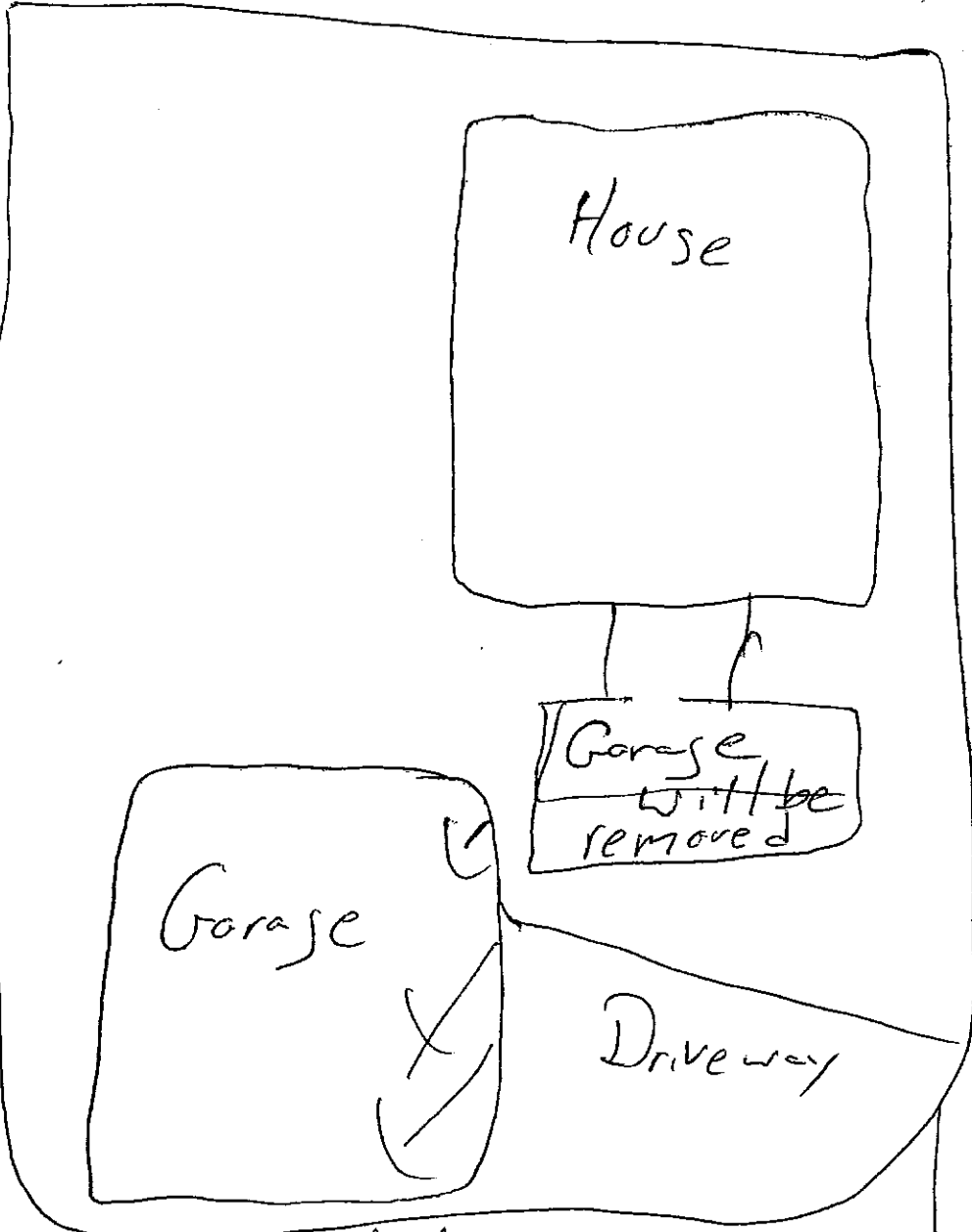
Date 2-6-86

ANNUAL FEE - \$10.00  
License Year - July 1 to July 1

Approved by City Council on \_\_\_\_\_

FEE RECEIVED: Date 2/6/86 By T.K.H.

3rd st.



Ashtland

Alley

SUBD. 8. The term "dwelling unit" means one room, or rooms connected together, constituting a separate, independent housekeeping establishment for owner occupancy, or rental or lease, on a weekly, monthly, or longer basis, and physically separated from any other rooms or dwelling units which may be in the same structure, and containing independent cooking and sleeping facilities.

SUBD. 9. The term "family" means one or more persons occupying a single dwelling unit, provided that unless all members are related by blood or marriage, no such family shall contain over five persons, but further provided that domestic servants employed on the premises may be housed on the premises without being counted as a family or families.

SUBD. 10. The term "filling station" means buildings and premises where gasoline, oil, grease, batteries, tires and automobile accessories may be supplied and dispensed at retail, and where in addition the following services may be rendered and sales made, and no other: sale and servicing of spark plugs, batteries, and distributor parts; tire servicing and repair, but not recapping or regrooving; replacement of mufflers and tail pipes, water hose, fan belts, brake fluid, light bulbs, fuses, floor mats, seat covers, windshield wipers and wiper blades, grease retainers, wheel bearings, mirrors, and the like; radiator cleaning and flushing; washing and polishing and sale of automotive washing and polishing materials; greasing and lubrication; providing and repairing fuel pumps, oil pumps, and lines; minor servicing and repair of carburetors; emergency wiring repairs; adjusting and repairing brakes; minor motor adjustments not involving removal of the head or crankcase or racing the motor; sales of cold drinks, packaged foods, tobacco, and similar convenience goods for filling stations and incidental to principal operation; provision of road maps and other informational material to customers; provision of restroom facilities. Uses permissible at a filling station do not include major mechanical and body work, straightening of body parts, painting, welding, storage of automobiles not in operating condition, or other work involving noise, glare, fumes, smoke, or other characteristics to an extent greater than normally found in filling stations. A filling station is not a repair garage nor a body shop.

Source: City Zoning Ordinance

Effective Date: 12-31-70

\*\*\*\*

SUBD. 11. The term "home occupation" means an occupation conducted in a dwelling unit provided that: no person other than members of the family residing on the premises shall be engaged in such occupation. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than twenty-five per cent of the floor area of the dwelling unit including basement shall be used in the conduct of the home occupation. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such

\*\*\*\*

# CITY OF HASTINGS



Hastings on the Mississippi

100 SIBLEY STREET, HASTINGS, MINNESOTA 55033-0097

Phone (612) 437-4127

DATE: FEBRUARY 5, 1986  
TO: Adjacent Properties  
FROM: Thomas K. Harmening, City Planner  
RE: Home Occupation Permit Request-401 West Third St., Hastings, MN

Notice is hereby given that the City of Hastings has received a request for a Home Occupation Permit from Mr. Dave Chapin for the above stated address for the purpose of conducting a Towing Service.

Notice is further given that the Hastings Planning Commission will review the above stated Home Occupation Permit Request at it's meeting on February 10, 1986 at 7:30 p.m. in the Council Chambers in the Hastings City Hall.

All persons are welcome to attend the meeting.

*We would like to live  
in Peace, With<sup>out</sup> any Extra Disturbance.*

*Margaret Meyers*

~~378~~  
*318 W 4th St.*

home occupation other than one, non-illuminated sign in accordance with Section 10.07, Subd. 3, Subparagraph S. (1), of this Chapter. No home occupation shall be conducted in any accessory building. No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be met off the street and other than in a required front yard. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot, if the occupation is conducted in other than a single-family residence. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.

Source: City Zoning Ordinance Amendment  
Effective Date: 3-20-72

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SUBD. 12. The term "loading, space, off-street" means space logically and conveniently located for bulk pickups and deliveries, scaled to delivery vehicles expected to be used and accessible to such vehicles when required off-street parking spaces are filled. Required off-street loading space is not to be included as off-street parking space in computation of required off-street parking space.

SUBD. 13. The term "lot" means, and shall include the words "plot" and "parcel," a parcel of land of at least sufficient size to meet minimum zoning requirements for use, coverage, and area, and to provide such yards and other open spaces as are herein required. Such lot shall have frontage on an improved public street, or on an approved private street, and may consist of:

- A. A single lot of record;
- B. A portion of lot of record;
- C. A combination of complete lots of record, of complete lots of record and portions of lots of record, or of portions of lots of record;
- D. A parcel of land described by metes and bounds; provided that in no case of division or combination shall any residual lot or parcel be created which does not meet the requirements of this Chapter.

SUBD. 14. The term "lot frontage" means the front of a lot shall be construed to be the portion nearest the street. For the purposes of determining yard requirements on corner lots and through lots, all sizes of a lot adjacent to streets shall be considered frontage, and yards shall be provided as indicated under "yards" in this Section.

SUBD. 15. The term "lot measurements" means the depth of a lot shall be considered to be the distance between the midpoints of straight lines connecting the foremost points of the side lot lines in front and the rearmost points of the side lot lines in the rear. Width of a lot shall be considered to be the distance between straight lines connecting front

# CITY OF HASTINGS



100 SIBLEY STREET, HASTINGS, MINNESOTA 55033-0007

Phone (612) 437-4127

Hastings on the Mississippi

DATE: FEBRUARY 5, 1986  
TO: Adjacent Properties  
FROM: Thomas K. Harmening, City Planner  
RE: Home Occupation Permit Request-401 West Third St., Hastings, MN

Notice is hereby given that the City of Hastings has received a request for a Home Occupation Permit from Mr. Dave Chapin for the above stated address for the purpose of conducting a Towing Service.

Notice is further given that the Hastings Planning Commission will review the above stated Home Occupation Permit Request at it's meeting on February 10, 1986 at 7:30 p.m. in the Council Chambers in the Hastings City Hall.

All persons are welcome to attend the meeting.

*This is a lovely residential neighborhood - let us keep it so by not allowing an occupation from a home for extra vehicles & clutter & clutter.*

*320 W. 4th St.*

*J. E. Baldwin*

2-9-86

To Whom it may concern

Being a neighbor of David K Chapin one of the owners of Best Towing. I see no problem and have no objections to him having a Tow truck or towing equipment at his home, as long as its presence is not an eyesore or disturbing to the neighbor hood.

J. Bradley Nelson 402 W. 4th St.  
Jan Carbet 411 W 3 4377668  
Henry Nawrocki 406 W. 4th Street  
Kenneth F. Richmond 319. W. 3rd 437-5258

PROJECT: Home Occupation - Dove Chapin 401 West Third St. - Towing Service

Department	Reviewed		Date	Name	Comments
	Yes	No			
Fire	✓		2/6/86	Grosenbuhl	approved
Water	✓		2/4/86	Thomas J. Gindus	N/A
Building	✓		2/6/86	M. Allen	approved
Planning	✓		2/6/86	T. H.	Approved subject to conditions in memo
Engineering	✓		2/6/86	D. J. Klanschmidt	approved
Parks	✓		2/6/86	Marty McLamman	NOT APPLICABLE



VING

MEMO

Date: February 13, 1986

To: Mayor and Council

From: Tom Harmening, City Planner

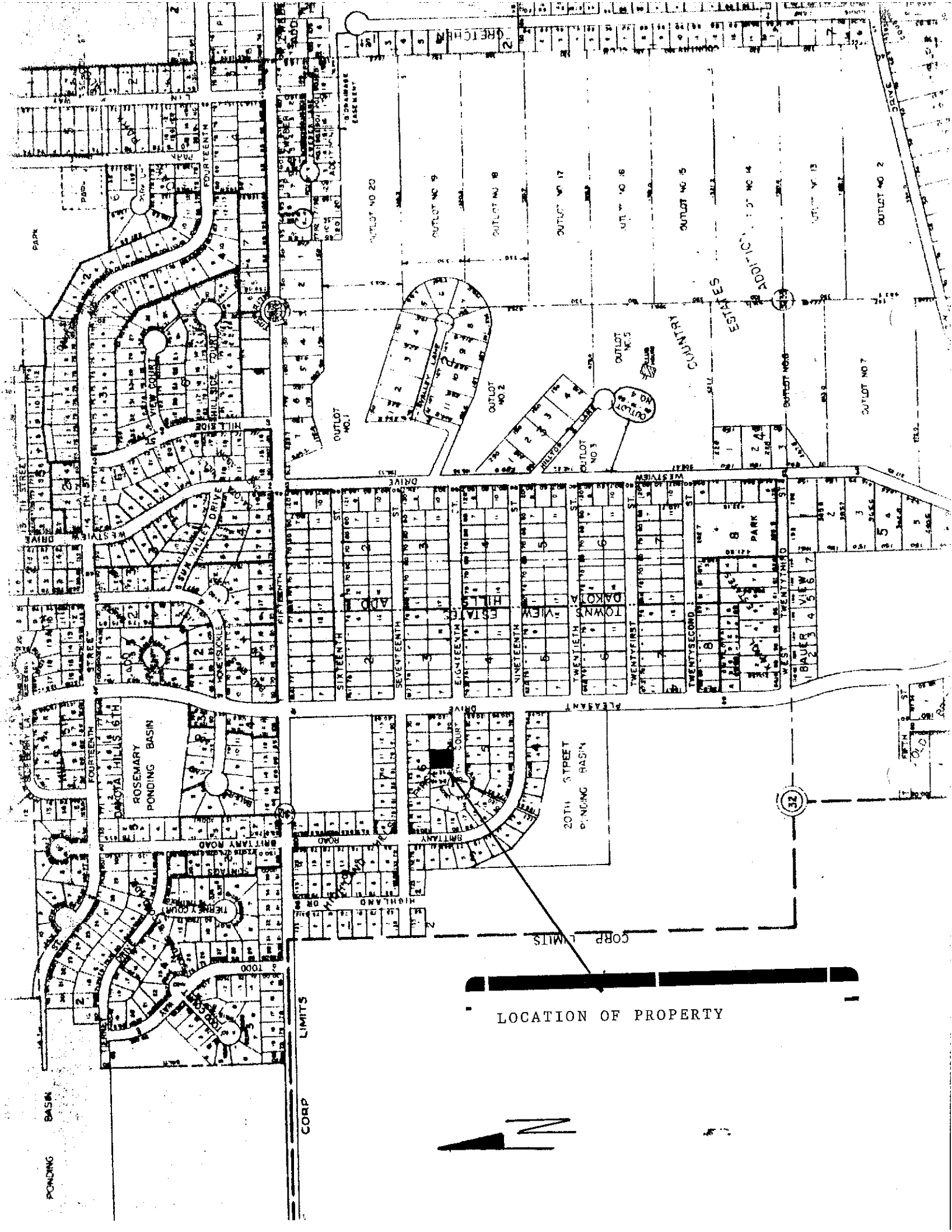
Re: Home Occupation Permit Request - Richard Anderson, 1420 18th Court  
Limousine Service

Mr. Richard Anderson is requesting a Home Occupation Permit for the above stated address to allow him to conduct a limousine service out of his home. According to Andersons application he will be using a 1985 Chrysler Limo to provide transportation for individuals to and from the major airports. Anderson states that he will be using a 144 sq. ft. room out of a total of 2700 sq. feet in his home for purposes of receiving telephone calls from individuals requesting transportation. It appears that ample parking is available off street to accomodate the limo and other personal cars.

Recommendation:

The Planning Commission recommended approval subject to the Limo being parked in the garage when not in use.

jt



LOCATION OF PROPERTY

CORP. LIMITS

CORP. LIMITS



32

ADDITIONAL

COUNTY

20TH STREET  
PONDING BASIN

ROSEMARY  
PONDING BASIN

OUTLOT NO 20

OUTLOT NO 9

OUTLOT NO 8

OUTLOT NO 17

OUTLOT NO 16

OUTLOT NO 5

OUTLOT NO 14

OUTLOT NO 13

OUTLOT NO 2

OUTLOT NO 1

OUTLOT NO 2

OUTLOT NO 3

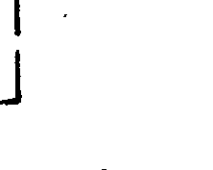
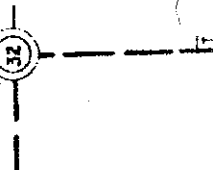
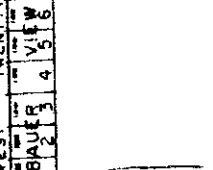
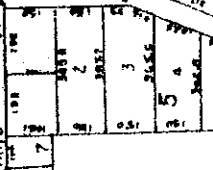
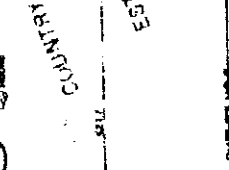
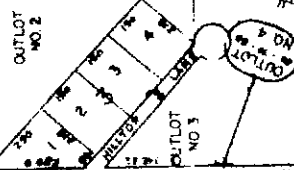
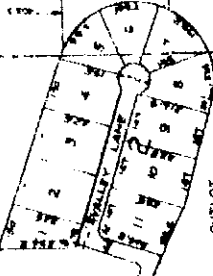
OUTLOT NO 5

OUTLOT NO 7

VIEW COURT

VIEW COURT

MILLAGE COURT



CITY OF HASTINGS, MINNESOTA

APPLICATION FOR HOME OCCUPATION PERMIT

APPLICANT Richard & Beth Anderson (Anderson Limo) PHONE 437-4662

ADDRESS 1420-18th court

Do you own this property? yes If not, give name and address of owner \_\_\_\_\_

(Written permission by owner must be attached)

Legal Description of property for which permit is requested \_\_\_\_\_

Present Zoning Classification \_\_\_\_\_

Describe in detail the Home Occupation under this Permit 1985 Chrysler Limo for Hastings - Airport service. Home is used for telephone calls only. No customers will come to home.

How many cars park at your home each week as a result of your Home Occupation? 0

What is the average length of time each car is parked? 0 Minutes 0 Hours

Do you provide any Off Street Parking other than your driveway? \_\_\_\_\_

If yes, room for how many cars? 4 Draw sketch on back as to location on lot.

In what part of your home do you carry on your Home Occupation? A 12x12 office on first floor

No. of square feet in your home 2900 No. of square feet used in H.O. 144

For how long a period of time do you intend to continue this Home Occupation as applied for under this application? ?

How long have you been carrying on this business? 9 mos.

Signature of Applicant Richard Anderson - Beth Anderson

Date 1/29/86

ANNUAL FEE - \$10.00  
License Year - July 1 to July 1

Approved by City Council on \_\_\_\_\_

FEE RECEIVED: Date 1/29/86 By T.K.H.

PROJECT: Home Occupation - Richard Anderson, 1420 18th Court - Limousine Service

Department	Reviewed Yes No		Date	Name	Comments
Fire	✓		2/6/86	Hosendahl	approved
Water	✓		2/6/86	Arnold Eubank	N/A
Building	✓		2/6/86	Merlin	approved
Planning	✓		2/6/86	T.H.	Approved subject to conditions in memo.
Engineering	✓		2/6/86	DJ Klein	approved
Parks	✓		2/6/86	Monty M. Staman	NOT APPLICABLE

MEMO

Date: February 13, 1986

To: Mayor and Council

From: Tom Harmening, City Planner

Re: Site Plan Review-Lots 1-2, 4-8, Block 1, Whispering Meadows-  
Mike Williams

Pursuant to Section 10.24 of the Hastings City Code Mr. Williams is requesting site and building plan approval for the nine remaining proposed four-plex structures in the Whispering Meadows Plat. Items of information on this matter are outlined below:

- A. Location of property - Intersection of Pleasant Drive & Whispering Lane.
- B. Present Zoning - R-3 PRD
- C. Plat & Concept Plans - Approval given by the city in 1985
- D. Attachments - The first site plan attachment illustrates the locations of the proposed four plex structures, utilities, grading, parking, waste disposal facilities, curbs, etc. The second attachment illustrates the proposed landscaping plans. Also attached is Williams application for site plan review and a location map. On file at City Hall are the building plans for the proposed structures. As a point of information the building plans are the same for all the structures proposed within this site plan review.
- E. Other items of interest - The City recently gave site and building plan approval for a four plex structure, which is currently under construction, for lot 3, block 1, Whispering Meadows. Williams has indicated that the construction schedule proposed for the remaining four plexes would hopefully allow all the buildings to be under construction yet this year. It should be noted that several of the structures, particularly along Pleasant Drive, are proposed to face into the development with the rear side of the buildings facing the street.
- F. General comments - The proposed site plans conforms directly to the proposal which was made during the time the plat and concept plans were reviewed and approved by the city in 1985. With the exception of the minor proposed additions and conditions which are outlined below the site plan seems in order and acceptable.

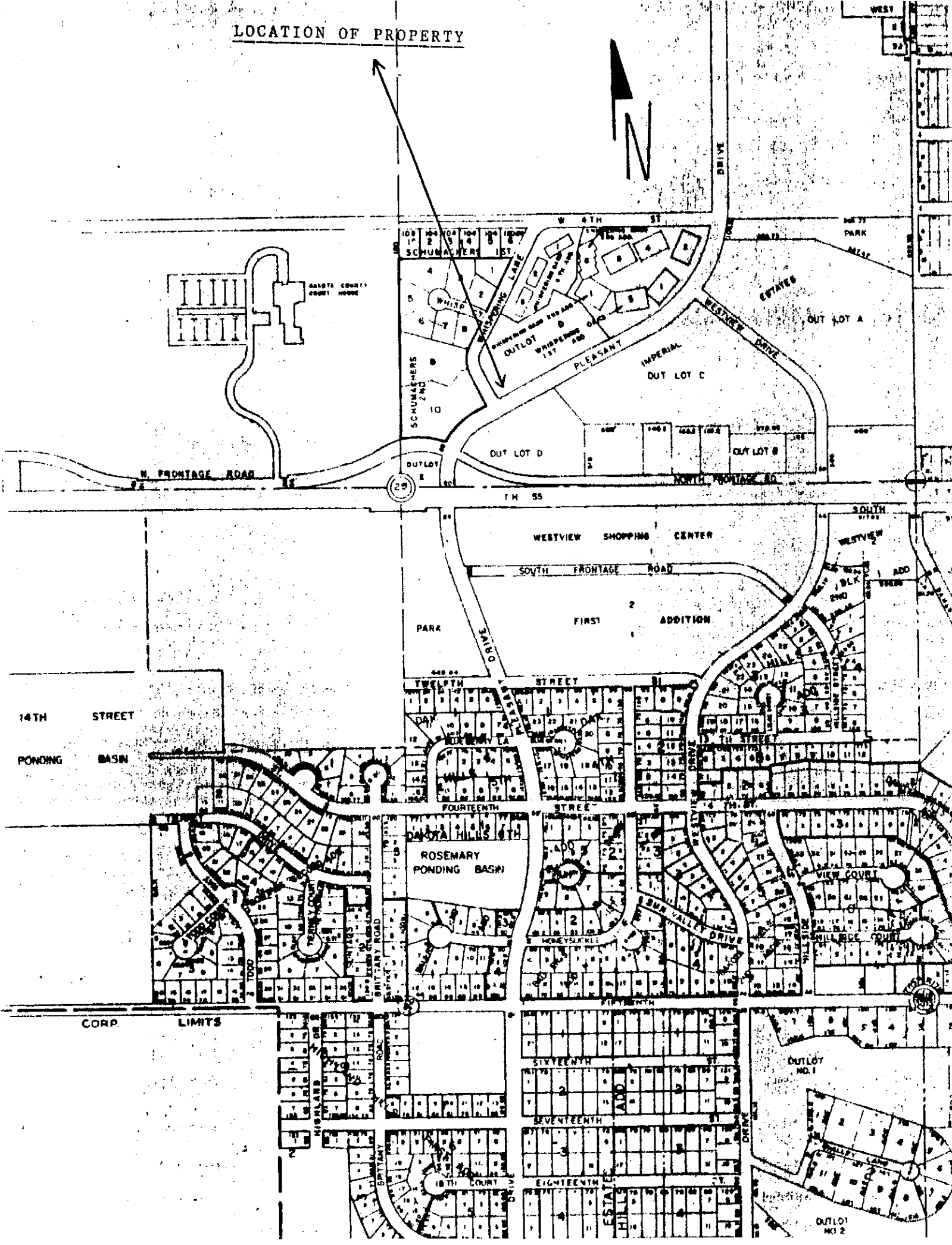
Recommendation -

The Planning Commission recommended approval of the site and building plan proposal subject to the following conditions:

- A. The development of the property in question is to be undertaken and completed, including the locations of the structures and garages, parking areas, garbage containers and screening, utilities, tree plantings, grading and drainage, etc. exactly as illustrated on the plans submitted with the site plan review application.
- B. That the proposed garbage dumpsters be set on a concrete slab and be enclosed and screened on all sides with opaque screening.
- C. That a hedge or other attractive screening at least three feet in height be installed along the 8 open parking stalls which serve the three attached four plexes on lot 8, block 1 Whispering Meadows.
- D. Final construction plans for the sewer and water utilities to be submitted to the city and other required agencies for approval. All manholes to be raised to finished grades.
- E. The existing drainage ditch/swale on the north and east side of the plat shall be graded to the contours as shown on the site plan. The top surface of the entire swale to be covered with black dirt and sodded.
- F. As the four plex units on each lot are near or are at completion of their construction, topsoil and sod shall be placed on the entire lot.
- G. Adequate erosion control measures shall be implemented as needed, to the city's satisfaction, during construction within the plat.
- H. That the developer provide the city, for its approval, a time table which illustrates the schedule for the installation of the sewer and water utilities and the regrading of the existing drainage swale. It is also requested that the developer provide the city with an estimated construction schedule for the dwelling units.
- I. The provisions in the developers agreement between the applicant and the city dated June 19, 1985 are still in force and applicable.

jt

LOCATION OF PROPERTY



14TH STREET  
PONDING BASIN

1087 1086 1085 1084 1083 1082 1081  
SCHUMACHERS 1ST

4 5 6 7 8 9 10  
SCHUMACHERS 2ND

OUTLOT E

OUTLOT D

OUTLOT C

OUTLOT B

OUTLOT A

WESTVIEW SHOPPING CENTER

SOUTH FRONTAGE ROAD

FIRST ADDITION

TWELFTH STREET

FOURTEENTH STREET

DAKOTA HILLS 6TH

ROSEMARY PONDING BASIN

HONEYSUCKLE

SUN VALLEY DRIVE

CORP. LIMITS

SIXTEENTH

SEVENTEENTH

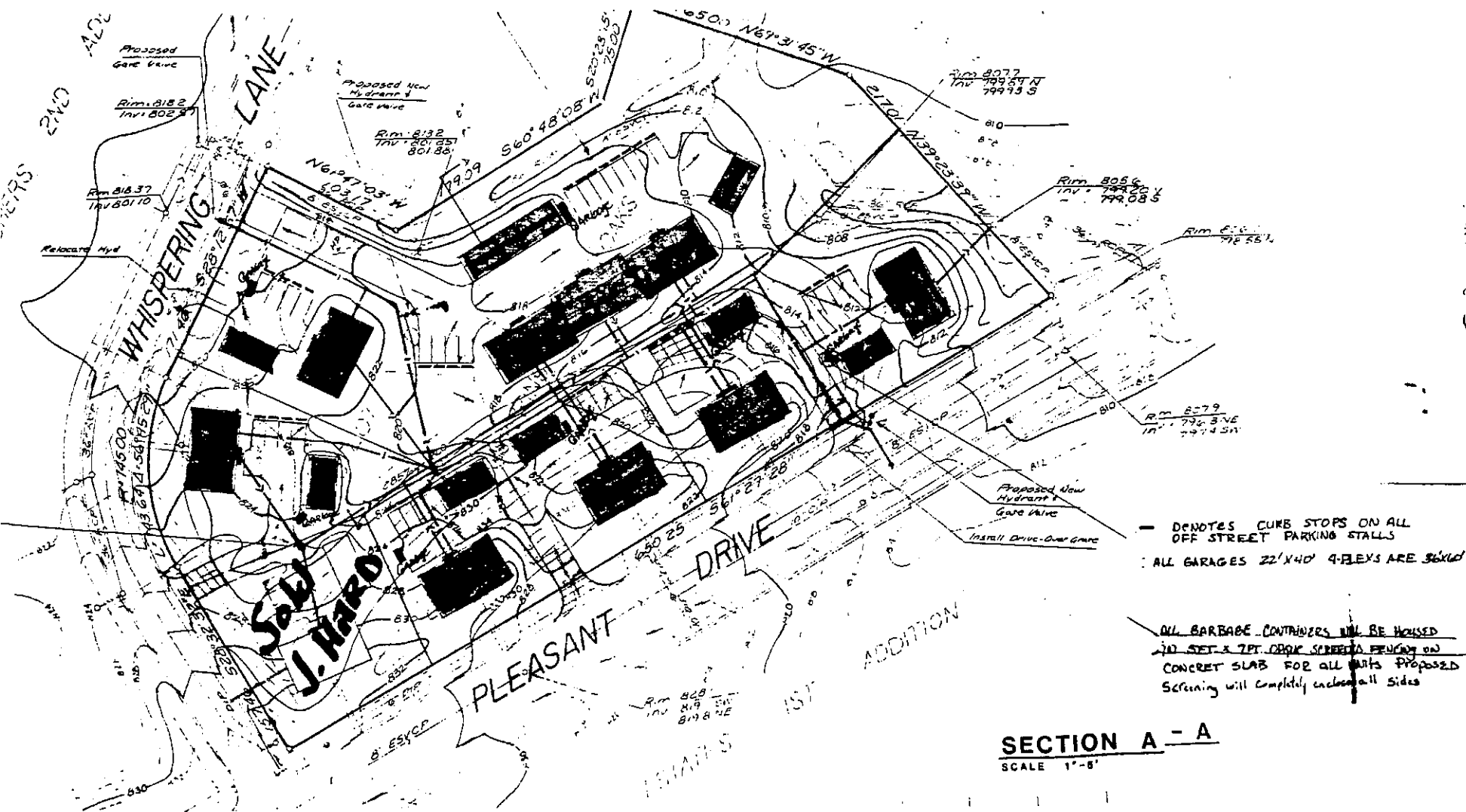
EIGHTEENTH

OUTLOT NO. 1

OUTLOT NO. 2

29

29

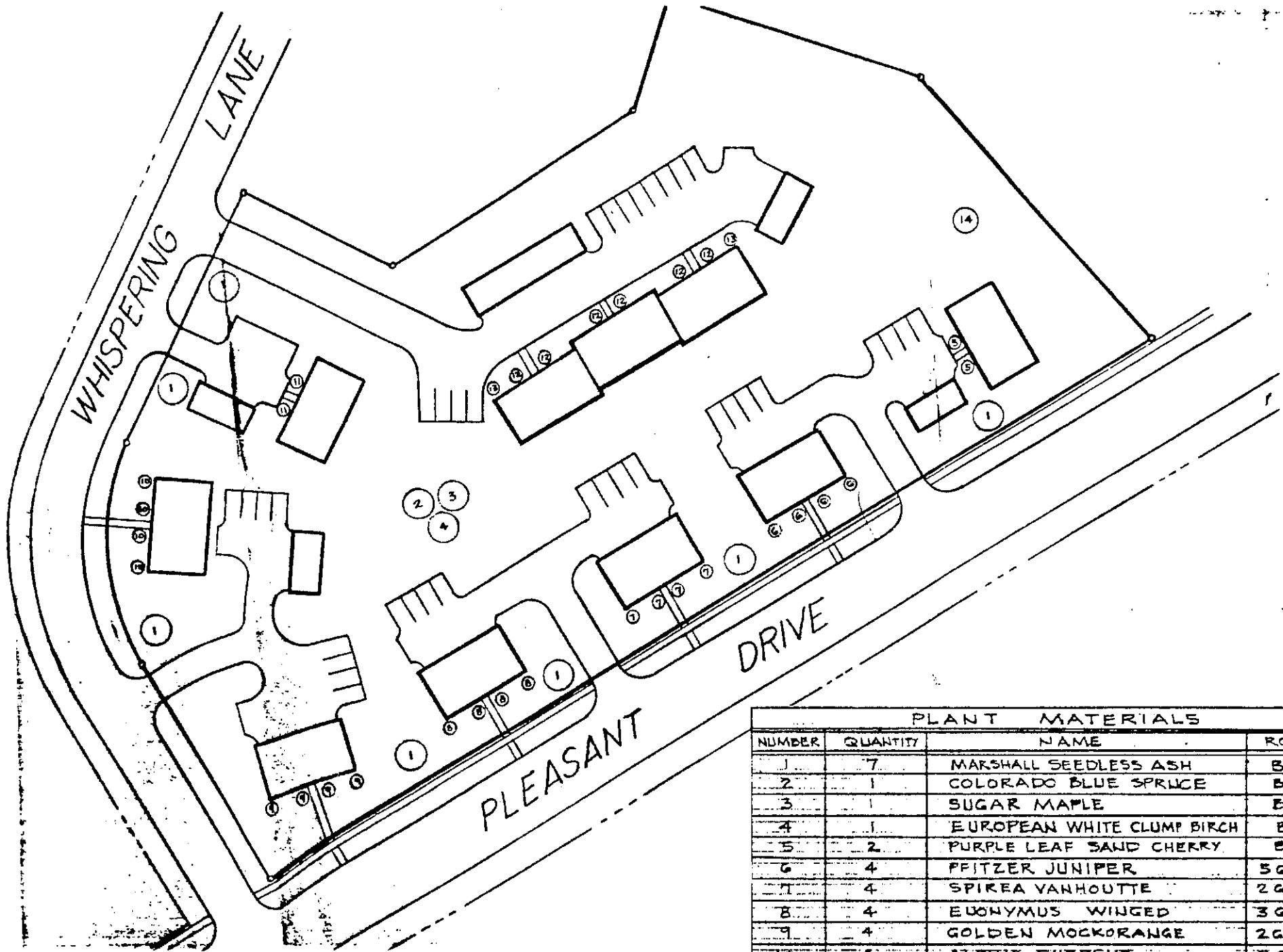


- DENOTES CURB STOPS ON ALL  
OFF STREET PARKING STALLS  
: ALL GARAGES 22'X40' 4-FLEYS ARE SHOWN

ALL BARBARE CONTAINERS WILL BE HOUSED  
IN SET-A 7FT. HIGH SCREENED FENCING ON  
CONCRETE SLAB FOR ALL UNITS PROPOSED  
Screening will completely enclose all sides

**SECTION A - A**  
SCALE 1"=8'





PLANT MATERIALS

NUMBER	QUANTITY	NAME	ROOT	SIZE
1	7	MARSHALL SEEDLESS ASH	BB	2"
2	1	COLORADO BLUE SPRUCE	BB	5-6'
3	1	SUGAR MAPLE	BB	2"
4	1	EUROPEAN WHITE CLUMP BIRCH	BB	2"
5	2	PURPLE LEAF SAND CHERRY	BB	3-4'
6	4	PFITZER JUNIPER	5 GAL. POT	3-4'
7	4	SPIREA VANHOUTTE	2 GAL. POT	2-3'
8	4	EUONYMUS WINGED	3 GAL. POT	2-3'
9	4	GOLDEN MOCKORANGE	2 GAL. POT	2-3'
10	4	ALPINE CURRENT	2 GAL. POT	2-3'
11	2	POTENTILLA	2 GAL. POT	2-3'
12	6	NORTH SUN FORSYTHIA	2 GAL. POT	2-3'
13	2	GLOBE AMORVITAE	5 GAL. POT	3-4'
14	1	SMALL MAPLE	BB	2"

LAND USE APPLICATION

Rec'd \$100 Site Plan  
2/4/86 Review

CITY OF HASTINGS

Address of Property Involved Whispering LAKE AND Pleasant DRIVE

Legal Description of Property Involved Lots 1, 2, 4, 5, 6, 7, 8 Whispering MEADOW

Applicant:  
Name Williams & Jones Development Inc  
Address 1515 Vermillion St  
HASTING, MINNESOTA 55033  
Telephone 437-5614 437-3144

Official Use Only	
Date Rec'd	_____
Case No.	_____
Fee Paid	_____
Rec'd by	_____

Owner: (If different from Applicant)  
Name: Imperial Estates  
Address: 60 VALLEY LAKE Hastings Minn  
Telephone: 437-4065

Request:  
Zone: \_\_\_\_\_ Special Use: \_\_\_\_\_  
Site Plan Review X Subdivision: \_\_\_\_\_  
Variance: \_\_\_\_\_ Other: \_\_\_\_\_

Present Zone: PRD R-3  
Applicable Ordinance No. \_\_\_\_\_ Section: \_\_\_\_\_

Description of Request Approval of site PLAN to proceed  
with Construction

Planning Commission	Approved	Denied	Date

Michael J. Williams  
Signature of Applicant

PROJECT: Site Plan Review      Lots 1-2, 4-8, Whispering Meadows  
Mike Williams

Department	Reviewed		Date	Name	Comments
	Yes	No			
Fire	X		2/6/86	Glozenbahl	hydrants OK on print - approved
Water	✓		2/6/86	Michael Enders	APPROVED AS PER SITE PLAN!
Building	✓		2/27/86	Muller	approved
Planning	✓		2/6/84	Tom Humming	Approved subject to Memo's conditions
Engineering	✓		2/6/86	J J Heinisch	Grade drainage ditch to grades & cross sections shown on plans. Rock shall be covered with block dirt and soil
Parks	✓		2/6/86	Murty McNamee	APPROVED

VIA

MEMO

DATE: February 13, 1986

TO: Mayor and Council

FROM: Tom Harmening, City Planner

RE: Petition for Alley Vacation, Block 92 & 93 - Call Public Hearing

Attached, for your review and action, is a petition which has been submitted to the City requesting the vacation of an unimproved alley right of way in the above stated blocks (see attached location map). With the exception of one person, all property owners adjacent to the alley in question appear to have signed the petition.

If, in the discretion of the Council, it is expedient that this matter be proceeded with, it may order the petition filed for record with the City and order a hearing on the petition. The earliest date the Council could hold a public hearing would be March 17, 1986.

ces

PETITION

We, the undersigned, do hereby petition the City of Hastings to vacate the platted alley adjacent to our properties located in block 92, Town of Hastings. There is no alley there at present, nor are there any entrances for an alley.

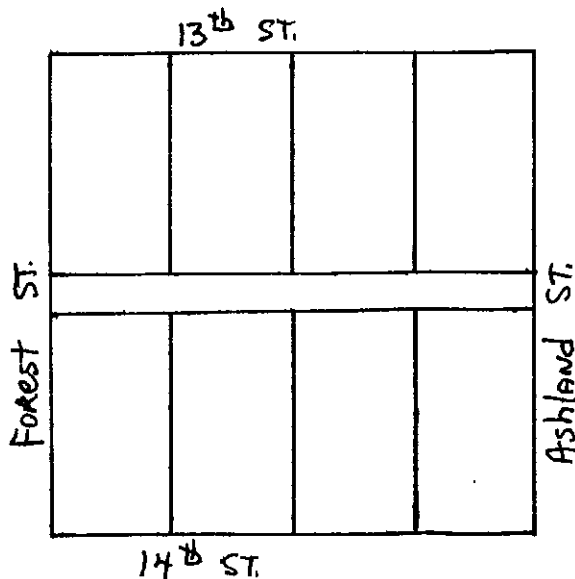
We understand that our property taxes will increase, that each lot would increase 10 feet in depth, and that a 10 foot (5 feet each lot) utility easement would be retained by the City.

NAME

ADDRESS

<i>Lorraine Rother</i>	<i>421 W 13<sup>th</sup> St</i>
<i>Edwin Rother</i>	<i>421 W 13<sup>th</sup> St</i>
<i>Allen Carras</i>	<i>410 W 14<sup>th</sup> St</i>
<i>Jan Carras</i>	<i>410 W 14<sup>th</sup> St.</i>
<i>Nerna Angerman</i>	<i>402 W 14<sup>th</sup> St</i>
<i>Alvina Riedel</i>	<i>404 W 14<sup>th</sup> St.</i>
<i>S. B. Binn</i>	<i>1500 W 14<sup>th</sup> St.</i>
<i>Alv. Carlson</i>	<i>415 W. 13<sup>th</sup> St.</i>
<i>Garn J. Carlson</i>	<i>415 W. 13<sup>th</sup> St.</i>
<i>Benneth B. McCallan</i>	<i>403 W 13<sup>th</sup> St</i>
<i>Ray S. Siebenaler</i>	<i>420 W. 14<sup>th</sup> St. 437-9270</i>

N ↑



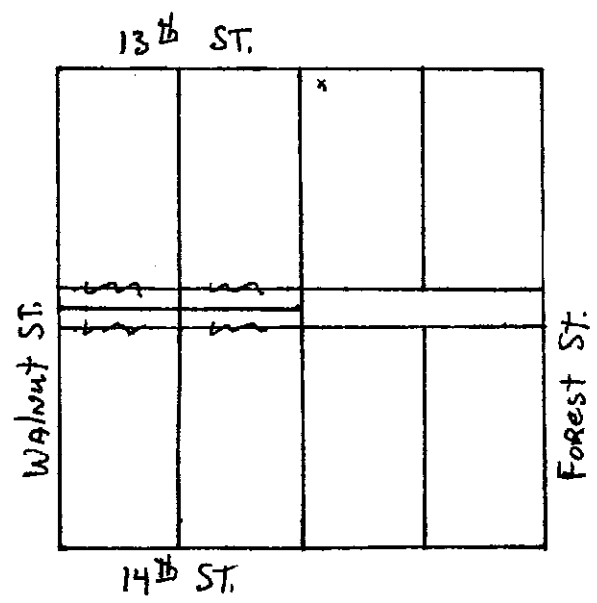
PETITION

We, the undersigned, do hereby petition the City of Hastings to vacate the platted alley adjacent to our properties located in block 93, Town of Hastings. There is no alley there at present, nor are there any entrances for an alley.

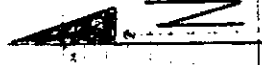
We understand that our property taxes will increase, that each lot would increase 10 feet in depth, and that a 10 feet (5 feet each lot) utility easement would be retained by the City.

<u>NAME</u>	<u>ADDRESS</u>
Kenneth Collinge	514 West 14 St
Stose Collinge	514 West 14th St
Henry Gebel	510 West 14th St.
Carol Gebel	" " " "
Richard Bulster	1304 Forest St.
Pat Bulster	1304 Forest St.

N ↑



ALLEY IN QUESTION



TODD FIELD

PARK & SWIMMING POOL

TENNIS COURT

MARK & FRANK GARAGES

SCHOOL

SCHOOL

DRAINAGE EASEMENT

28

FACTORY

WATER EASEMENT

DRIVE

DRIVE

DRIVE

DRIVE

DRIVE

DRIVE

DRIVE

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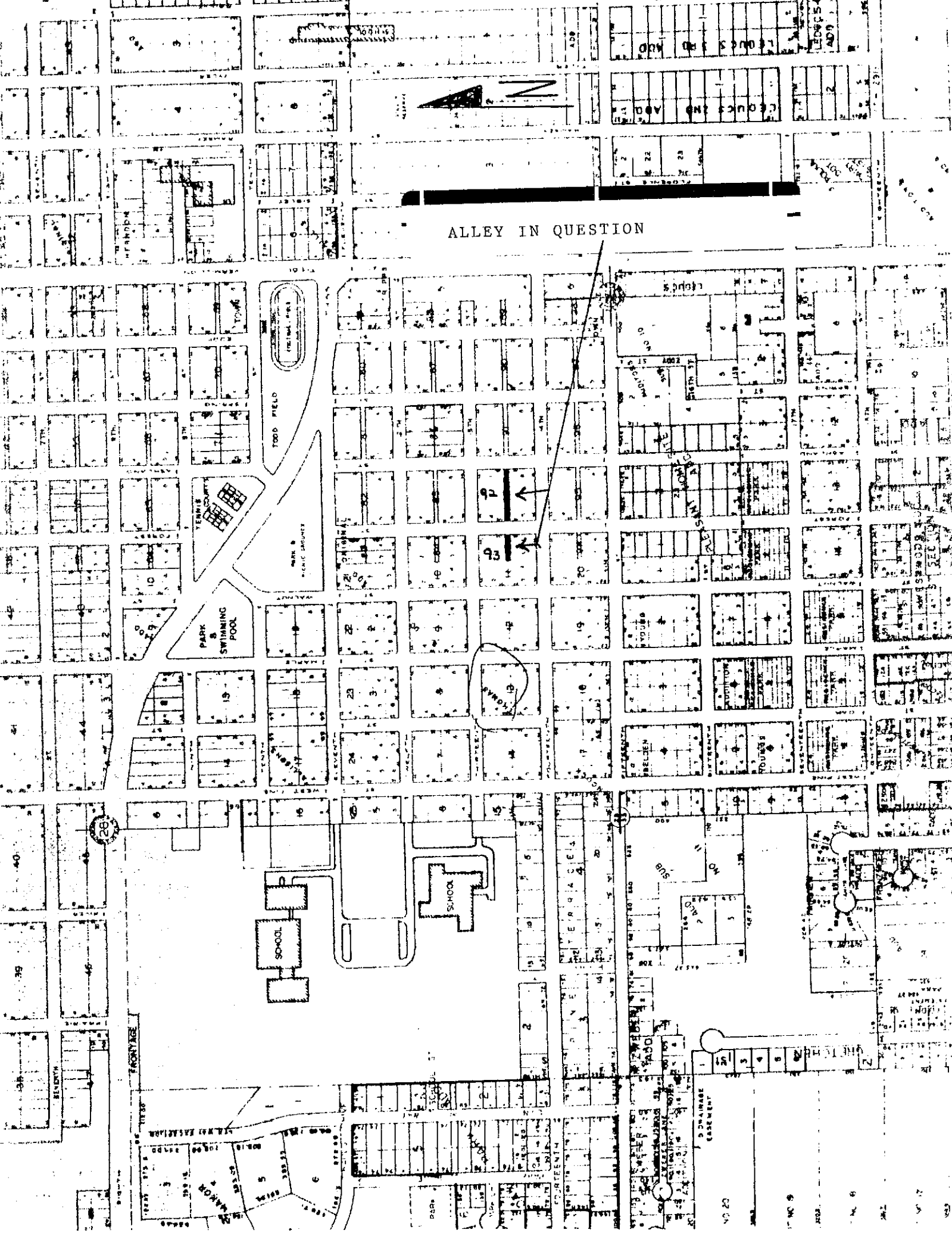
DRIVE

DRIVE

DRIVE

DRIVE

DRIVE



VIA8

MEMO

Date: February 13, 1986

To: Mayor and Council

From: Tom Harmening, City Planner

Re: Environmental Assessment Worksheet - Williams 1st Addition

Attached, for your review, is a rough draft of the proposed E.A.W. for the Williams 1st Addition.

Pursuant to State Statutes the City Council must approve the E.A.W. prior to its submission to the E.Q.B. and other required parties for their review and comment.

A more finalized version of the E.A.W. will be available for your review at the City Council meeting.

jt



# Environmental Assessment Worksheet (EAW)

**MARK APPROPRIATE BOX:**

**REGULAR EAW**

**SCOPING EAW**

**NOTE TO REVIEWERS:** For regular EAWs, written comments should address the accuracy and completeness of the EAW information, potential impacts that may warrant investigation and/or the need for an EIS. For scoping EAWs, written comments should address the accuracy and completeness of the information and suggest issues for investigation in the EIS. Such comments must be submitted to the Responsible Government Unit (RGU) during the 30-day period following notice of the EAW's availability in the EQB Monitor. Contact the EQB (metro: 612/296-8253; non-metro: 1-800-652-9747, ask for environmental review program) or the RGU to find out when the 30-day comment period ends.

**1.** Project Name William's First Addition

**2.** Proposer Schumacher Realty

Contact Person Mike Williams

Address 1515 Vermillion St.

Hastings, MN. 55033

Phone 437-3144

**3.** RGU City of Hastings

Contact Person Thomas K. Harmering

and Title Planning Director

Address 100 Sibley St.

Hastings, MN. 55033

Phone 437-4127

**4.** Project Location: N.W. 1/4 N.E. 1/4 Section 29 Township 115 Range 117

a. County Name Dakota City/Township Name Hastings, MN.

- b. Attach copies of each of the following to the EAW:
1. a county map showing the general area of the project.
  2. a copy(ies) of USGS 7 1/2 minute, 1:24,000 scale map.
  3. a site plan showing the location of significant features such as proposed structures, roads, extent of flood plain, wetlands, wells, etc.
  4. an existing land use map and a zoning map of the immediate area, if available.

**5.** Describe the proposed project completely (attach additional sheets as necessary).

See Attachment "A"

6. Reason for EAW preparation: Mandatory Requirement

List all mandatory category rule #'s which apply: 6 MCLAR S 3.038

7. Estimated construction cost \_\_\_\_\_

8. Total project area (acres) 31.33 or length (miles) \_\_\_\_\_

9. Number of residential units 177 or commercial, industrial, or institutional square footage \_\_\_\_\_

10. Number of proposed parking spaces 355

11. List all known local, state and federal permits/approvals/funding required:

Level of Government	Type of Application	Status
Federal:		
State: <u>MPCA - Sewer Extension</u>		
<u>Mn. Dept. of Health - Watermain Extension</u>		
Local: <u>City of Hastings: Rezoneing - pending</u>		
<u>Preliminary plat - applied for and approved.</u>		
<u>Final Plat - Required - not yet applied for or approved.</u>		

Federal:

State: MPCA - Sewer Extension  
Mn. Dept. of Health - Watermain Extension

Local: City of Hastings: Rezoneing - pending  
Preliminary plat - applied for and approved.  
Final Plat - Required - not yet applied for or approved.

12. Is the proposed project inconsistent with the local adopted comprehensive land use plan or any other adopted plans?  No  Yes  
If yes, explain:

13. Describe current and recent past land use and development on and near the site.  
A. Subject Property: Grassland, open and undeveloped. Lightly wooded. Limited agricultural use.  
B. Property to North: Combination of open/wooded property; very low density residential  
C. " to East: Open land, undeveloped; used for agricultural purposes.  
D. " to West: Open, undeveloped grasslands and minimal agricultural uses.  
E. " to South: Fully developed - medium density residential - 4 to 8 units per acre.

14. Approximately how many acres of the site are in each of the following categories? (Acreages should add up to total project area before and after construction.)

	Before	After		Before	After
Forest/Wooded	_____	_____	Wetland (types 3-8)	_____	_____
Cropland	_____	_____	Impervious Surface	_____	_____
Brush/grassland	_____	_____	Other (specify)	_____	_____

15. Describe the soils on the site, giving the SCS soil classification types, if known.  
1ft. to 3ft. of topsoil covering 1ft. to 2.5ft. of sandy and clayey silt covering a valley train sand layer ranging from fine to coarse sand. Bedrock exists on the west one half of the site ranging in depth from 2.5ft. to 17ft. below ground surface.

16. Does the site contain peat soils, highly erodible soils, steep slopes, sinkholes, shallow limestone formations, abandoned wells, or any geologic hazards? If yes, show on site map and explain:  No  Yes

17. What is the approximate depth (in feet) to:  
a. groundwater \_\_\_\_\_ min. \_\_\_\_\_ avg. b. bedrock 2.5' min. 4.5' avg.  
Not Encountered

18.

Does any part of the project area involve:

- a. shoreland zoning district?
- b. delineated 100-year flood plain?
- c. state or federally designated river land use district?

 No  
 No  
 No

No

 Yes  
 Yes  
 Yes

Yes

If yes, identify water body and applicable state classification(s), and describe measures to protect water and related land resources:

19.

Describe any physical alteration (e.g., dikes, excavation, fill, stream diversion) of any drainage system, lake, stream, and/or wetland. Describe measures to minimize impairment of the water-related resources. Estimate quantity of material to be dredged and indicate where spoils will be deposited.

Not Applicable

20.

a. Will the project require an appropriation of ground or surface water? If yes, explain (indicate quantity and source):

No

Yes

b. Will the project affect groundwater levels in any wells (on or off the site)? If yes, explain:

No

Yes

21.

Describe the erosion and sedimentation control measures to be used during and after construction of the project.

During construction the contractor will be required to use baled hay or straw erosion checks when necessary to control sediment transport. After construction and development the surface areas will be covered with vegetation (grass, bushes, etc.) to control erosion.

22.

a. Will the project generate:

- 1. surface and stormwater runoff?
- 2. sanitary wastewater?
- 3. industrial wastewater?
- 4. cooling water (contact and noncontact)?


No  
No  
No  
No


Yes  
Yes  
Yes  
Yes

If yes, identify sources, volumes, quality (if other than normal domestic sewage), and treatment methods. Give the basis or methodology of estimates.

# 1. Surface and Stormwater runoff calculated to be 38 cfs per 10 yr. storm interval.

# 2. Sanitary Wastewater - normal domestic Sewage. Adequate capacity available to handle discharges

b. Identify receiving waters, including groundwater, and evaluate the impacts of the discharges listed above. If discharges to groundwater are anticipated, provide percolation/permeability and other hydrogeological test data, if available.

1. Storm water will be discharged into the existing City storm sewer which discharges to the Mississippi River.

2. Sanitary wastewater will discharge to existing sanitary mains and treatment plant. No detrimental affects are anticipated from sanitary sewer and storm sewer discharges. Adequate capacities available.

23.

Will the project generate (either during or after construction):

- a. air pollution?
- b. dust?
- c. noise?
- d. odors?

No detectable levels


No  
No  
No  
No


Yes  
Yes  
Yes  
Yes

If yes, explain, including as appropriate: distances to sensitive land uses; expected levels and duration of noise; types and quantities of air pollutants from stacks, mobile sources, and fugitive emissions (dust); odor sources; and mitigative measures for any impacts. Give the basis or methodology of estimates.

b. dust - Approximately 100 ft. to nearest residence; Occurrences of dust may occur during construction; The contractor will be required to wet soil during street + utility construction as necessary to control dust.

c. noise - Approximately 100 ft. to nearest residence; noise generated from construction will result from heavy equipment and rock drilling and/or blasting. Contractor operating hours will be limited to 7:00 A.M. to 7:00 P.M. Noise after construction will result from use of personal vehicles. No detrimental effects or excessive noise is anticipated after construction.

**24.** Describe the type and amount of solid and/or hazardous waste including sludges and ashes that will be generated and the method and location of disposal:  
*Residential Solid Waste - 1,350 lbs of solid waste/day (2.82 persons/d.u. = 500 persons x 2.7 lbs/capita/day) Disposal will occur through organized garbage pickup and currently disposed of at the Pine Bend Landfill.*

**25.** Will the project affect:  
 a. fish or wildlife habitat, or movement of animals?  No  Yes  
 b. any native species that are officially listed as state endangered, threatened, or of special concern (animals and/or plants)?  No  Yes  
 If yes, explain (identify species and describe impact):  
*No major or significant impact will be generated to affect the habitation of wildlife. No significant movement of animals anticipated.*

**26.** Do any historical, archaeological or architectural resources exist on or near the project site? If yes, explain (show resources on a site map and describe impact):  No  Yes

**27.** Will the project cause the impairment or destruction of:  
 a. designated park or recreation areas?  No  Yes  
 b. prime or unique farmlands?  No  Yes  
 c. ecologically sensitive areas?  No  Yes  
 d. scenic views and vistas?  No  Yes  
 e. other unique resources (specify)?  No  Yes  
 If yes, explain:

**28.** For each affected road indicate the current average daily traffic (ADT), increase in ADT contributed by the project and the directional distributions of traffic.

**29.** Are adequate utilities and public services now available to service the project? If not, what additional utilities and/or services will be required?  No  Yes  
*Sanitary Sewer/Water/Storm Sewer/Streets will be constructed within the project. All utilities adjacent to the site are adequate and have sufficient capacity to service the project.*

**Summary of Issues**

For regular EAWs, list the issues as identified by "yes" answers above. Discuss alternatives and mitigative measures for these issues. For scoping EAWs, list known issues, alternatives, and mitigative measures to be addressed in EIS.

**CERTIFICATION BY RESPONSIBLE GOVERNMENTAL UNIT.**

I hereby certify that the information contained in this document is true and complete to the best of my knowledge and that copies of the completed EAW have been made available to all points on the official EQB distribution list.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Title \_\_\_\_\_

R24W

R23W

R22W

R21W

R20W



# DAKOTA COUNTY MINNESOTA

THIS MAP PREPARED BY  
DAKOTA COUNTY HIGHWAY DEPARTMENT  
1200 12TH AVENUE NE MINNETONKA, MINN 55012  
DAKOTA COUNTY HIGHWAY ENGINEER ROBERT F. SANDER

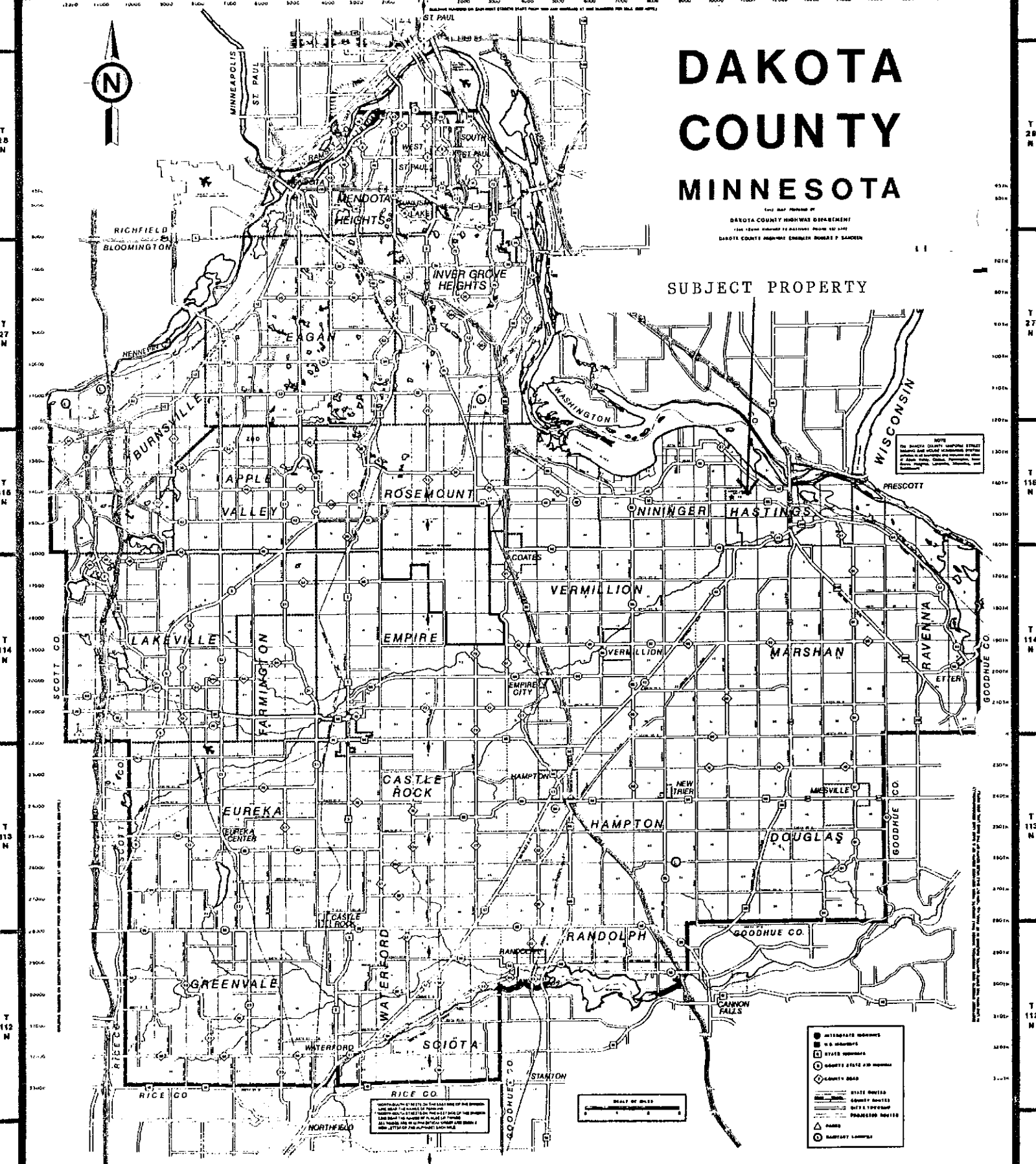
SUBJECT PROPERTY

NOTE  
THE DAKOTA COUNTY HIGHWAY DEPARTMENT HAS CONDUCTED VISUAL SURVEYS AND AERIAL PHOTOGRAPHY OF THE SUBJECT PROPERTY AND ADJACENT AREAS TO DETERMINE THE LOCATION AND CHARACTER OF THE SUBJECT PROPERTY AND ADJACENT AREAS. THIS MAP IS A GENERAL REPRESENTATION OF THE SUBJECT PROPERTY AND ADJACENT AREAS AND DOES NOT CONSTITUTE A WARRANTY OF ANY KIND.

- INTERSTATE HIGHWAYS
- U.S. HIGHWAYS
- STATE HIGHWAYS
- COUNTY STATE AID HIGHWAYS
- ◇ COUNTY ROAD
- STATE ROUTES
- COUNTY ROUTES
- CITY & TOWNSHIP
- PROPOSED ROUTES
- △ PAVED
- UNPAVED

SCALE OF MILES  
0 1 2 3

PROPERTY OF THE STATE OF MINNESOTA  
COUNTY OF DAKOTA  
TOWNSHIP OF NORTHFIELD  
RANGE OF R21W  
SECTION 10  
AS SHOWN ON THE PLAT OF THE  
DAKOTA COUNTY HIGHWAY DEPARTMENT  
1200 12TH AVENUE NE MINNETONKA, MINN 55012



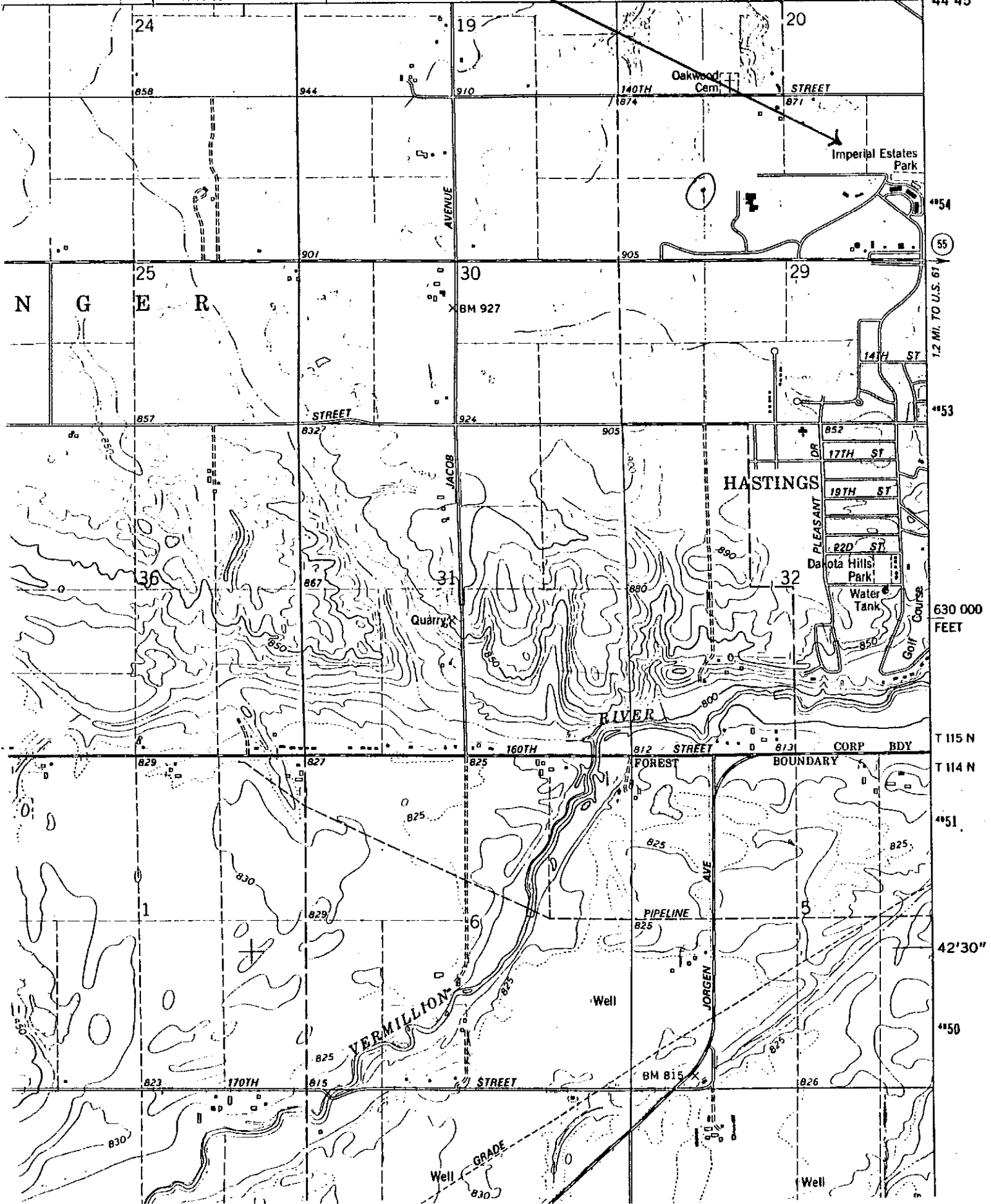
SUBJECT PROPERTY

VERMILLION QUADRANGLE  
MINNESOTA-DAKOTA CO.  
7.5 MINUTE SERIES (TOPOGRAPHIC)

NW/4 HASTINGS 15' QUADRANGLE

7473 N SE  
(PRESCOTT)

#06 R 18 W 55' #07 R 17 W #08 2 290 000 FEET | NININGER 1.8 MI. 92°52'30" 44°45'



#54

55

#53

630 000 FEET

T 115 N

T 114 N

#51

42'30"

#50

N G E R

HASTINGS

VERMILLION RIVER

FOREST BOUNDARY

PIPELINE

WELL GRADE

WELL

WELL

WELL

COIL COURSE

WATER TANK

DAKOTA HILLS PARK

PLEASANT DR

17TH ST

19TH ST

22D ST

14TH ST

STREET

OAKWOOD CEM

140TH

AVENUE

BM 927

STREET

24

19

20

25

30

29

30

31

32

1

6

5

170TH

STREET

BM 815

858

944

970

1874

871

901

905

857

8327

924

903

852

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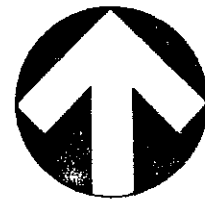
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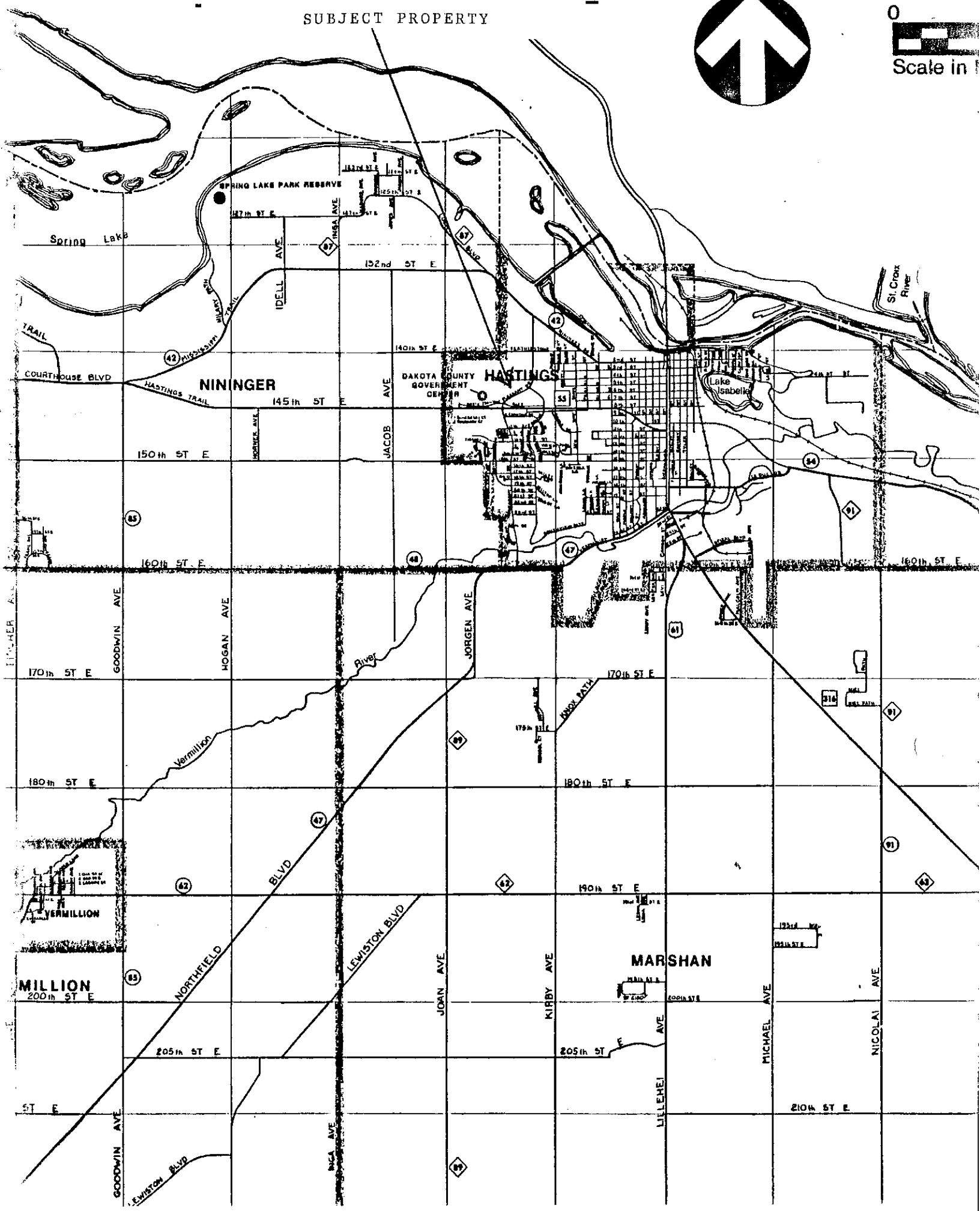
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SUBJECT PROPERTY



0  
Scale in



Attachment "A"

ENVIRONMENTAL ASSESSMENT WORKSHEET

#5. Describe the proposed project completely:

- A. Description of Project - Proposer is requesting rezoning and plat approval of the subject property which contains 31.33 acres. Proposed rezoning is from Agriculture to an R-3 Medium Density Residential zone. The proposer is requesting that the property be developed under a planned residential development (P.R.D.) process. Using the P.R.D. process the proposer intends to provide a mixed use residential development which would accommodate 177 total residential units made up of 23 single family homes, 18 townhouse units, 16 duplex units, and 120 apartment units (four - 30 unit three story structures) as well as a 4 acre church site and 2.8 acres of dedicated public park land. (See attached site plan of the development). The proposal is in compliance with the City of Hastings Comprehensive Plan.
- B. Timetable for Development - The proposer intends to market and sell the developed property for construction as quickly as the economy and market will permit with the possible exception of 30 units of multi-family housing which are located directly north of the proposed church site. It is possible the proposer will develop these units at a later date yet to be determined. Therefore, with the exception of the 30 apartment units the subject property will be developed under one steady phase.
- C. Density - The density created by the development will be approximately 5.65 units per acre. The City of Hastings Comprehensive Plan has designated the area in question for medium density residential uses to be developed at a density of 4 to 8 units per acre.
- D. Utility/Infrastructure Improvements - If the proposed development is approved the proposer has petitioned the City to install sewer, water, storm sewer, and bituminous street/curb and gutter to serve the entire development. It will not be necessary to make additional improvements or enlargements to the transportation, sanitary sewers and related treatment facilities, water, or storm sewer facilities which are adjacent to and which will serve the development.
- E. General Comments - Based upon the City's initial review of the project, it would appear that a medium density residential use of the property could blend very well with existing land uses in the area. An R-3 P.R.D. zone for the proposed site with good overall design (transition uses), accompanying open space and population mixture, could provide for a compatible development.



MEMO

TO: Gary E. Brown  
 FROM: Merlin Wilbur *MW*  
 SUBJECT: Sidewalk Fund  
 DATE: February 13, 1986

The Main Pedestrian Sidewalk Fund was in effect until June of 1976. The revenue in this fund was derived from a \$150.00 charge on each new construction permit issued by the City. After June of 1976 the fund was renamed the Emergency Sidewalk Fund. No sidewalk fund charges have been collected since June of 1976 as per Council directions. A balance of \$55,011.82 remains in the fund and has been used annually to pay 50% costs in sidewalk replacements.

New sidewalk costs, in newly developed or improvement areas of the City, are assessed to benefited property owners and costs therefore do not come from this fund. It seems to be somewhat illogical to require payment of a charge at issuance of a building permit for sidewalk that may never be installed. The remaining \$55,011.82 will go a long way into the future for matching funding for sidewalk replacements. I would suggest that some other formula or way be considered if the Council feels a need to generate additional revenue for this fund.

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AN ORDINANCE AMENDING SECTION 5.40, SUBD. 6 ADDING RESTRICTIONS TO  
PEDDLER'S LICENSES

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HASTINGS AS FOLLOWS:

Section 5.40, Subd. 6 shall be amended by adding the following  
Paragraph C.

C. Restrictions. Any license issued under this Section shall not be valid during City-wide festivals. During any City-wide festival, special licenses shall be required of each peddler who wishes to sell during that festival. Each special license issued under this Paragraph shall be subject to any restrictions which may be imposed by the City Council for that festival. The fee for the special license shall be the same as for all other licenses required by this Section.

VIOLATION A MISDEMEANOR. Every person violates a Section, Subdivision, Paragraph or Provision of this Chapter when they perform an act thereby prohibited or declared unlawful, or fails to act when such failure is thereby prohibited or declared unlawful, and upon conviction thereof, shall be punished as for a misdemeanor, except as otherwise stated in specific provisions hereof.

Adopted by the City Council of the City of Hastings this \_\_\_\_\_ day of \_\_\_\_\_, 1986.

This Ordinance shall be effective upon passage and seven days after publication.

By \_\_\_\_\_  
LuAnn Stoffel, Mayor

ATTEST:

\_\_\_\_\_  
Gary E. Brown, City Administrator/Clerk

1986 Cable Budget

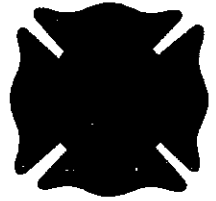
Balance from 1985	\$14,564.95
Franchise Fee	\$30,289.31
<u>Estimated Interest</u>	<u>\$1,500.00</u>
	\$31,789.31
TOTAL	\$46,354.26

Expenditures

	<u>Budget</u>
Cable Administrator & Staff	\$11,600
Professional Services	\$6,500
Publications	\$50
Memberships/Conferences/ Subscriptions	\$2,000
Office Supplies	\$600
Access Support & Development	\$25,604



# HASTINGS FIRE DEPARTMENT



DONALD C. LATCH, CHIEF  
115 West 5th Street  
Hastings, Minnesota 55033

Business Office (612) 437-5610

TO: Mayor Stoffel  
Council Members

FROM: D.C. Latch - Fire Chief

SUBJECT: Advertisement for Bids for Fire Truck


DATE: February 13, 1986

I am requesting approval to advertise for bids for a fire truck. Specifications for this truck were handed out at the City Council Safety Committee and Rural Fire Association meeting on February 6, 1986. Copies were mailed to those who were unable to attend.

We propose to open bids on Thursday, March 13, 1986 at 10:00 A.M. Proposed bid award would be at the City Council's regular scheduled meeting of Monday, March 17, 1986.

Councilman Werner, Chairman of the Safety Committee, will provide a committee report at the Council meeting. There should be adequate funding in the fire truck sinking fund for this purchase at the time of delivery.

If you should have any questions or comments, please feel free to call me.

  
DCL:lh

February 10, 1986

Arthur S. Zgoda  
1321 Ramsey Street  
Hastings, MN 55033

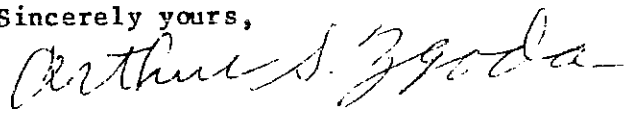
City of Hastings  
100 Sibley Street  
Hastings, MN 55033

To Whom It May Concern:

I, Arthur S. Zgoda, as of this date, do hereby inform you of my retirement from the City of Hastings, Road and Street Department, effective April 30, 1986.

It has been a pleasure working with all of my fellow employees over the past years.

Sincerely yours,



ARTHUR S. ZGODA  
CITY OF HASTINGS, ROAD AND STREET DEPARTMENT

cc: Keith Rosch, Road and Street Department

*City records indicate  
Mr. Zgoda has been  
employed by the City  
since 5/1/62.*

MEMO

TO: Gary Brown  
FROM: Marty McNamara *Marty*  
SUBJECT: Parking Lot - Jaycee Park - Public Boat Access  
DATE: February 10, 1986

The Department of Natural Resources has informed the City of Hastings that if we are interested in having the parking lot blacktopped at Jaycee Park, that our City Council must first pass a resolution requesting this service. A copy of this resolution then should be mailed to:

Kathleen Wallace  
Minnesota Department of Natural Resources  
1200 Warner Road  
St. Paul, Minnesota 55106

Funding is limited and this will not guarantee us that we will have the parking lot surfaced, but will greatly enhance our chances.

ces

RESOLUTION NO. \_\_\_\_\_

RESOLUTION REQUESTING PARTICIPATION IN THE CONSTRUCTION OF BOAT RAMP  
PARKING LOT

WHEREAS, the City of Hastings, Department of Natural Resources, in conjunction with the Army Corps of Engineers constructed a boat ramp launching area on the Mississippi River within the corporate limits of Hastings in 1984, and;

WHEREAS the City of Hastings has further improved said boat ramp by the construction of perimeter fencing, sodding medians, and parking lot and;

WHEREAS the City of Hastings has recognized a tremendous increase in the usage of said parking lot;

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Hastings, Minnesota that it hereby requests the Department of Natural Resources to consider paving the parking lot for its boat ramp in Hastings.

PASSED AND ADOPTED THIS 18TH DAY OF FEBRUARY, 1986.

\_\_\_\_\_  
Mayor LuAnn Stoffel

ATTEST

\_\_\_\_\_  
Gary E. Brown  
City Administrator/Clerk



# HASTINGS POLICE DEPARTMENT

107 West 5th Street  
Hastings, Minnesota  
612-437-4126



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DARYL A. PLATH  
Chief of Police  
February 13, 1986

MEMO TO: Mayor Stoffel  
City Council Members *[Signature]*  
FROM: Daryl A. Plath, Chief of Police

I am requesting authorization to advertise for bids for 2 marked squad cars. Monies for 2 squad cars was budgeted for in the 1986 budget.

We will be trading in or selling at auction (depending on the bids) one 1979 Chevrolet and one 1984 Ford.

Suggested bid opening on March 12th, and bid letting on March 17th.

DAP/cs



MEMO

TO: MAYOR AND COUNCIL

FROM: GARY E. BROWN *geb*

SUBJECT: CONSIDERATION OF BIDS FOR THE SOUTHWEST PONDING BASIN PROPERTY

The City Council authorized the City Clerk to advertise the sale of property previously determined surplus by the City Council in the neighborhood of the Southwest Ponding Basin property (see attached advertisement for bids) at 4:00 p.m. February 18, 1986 bids will be received by the City Clerk. They will be presented to the City Council for consideration. A notice was published in the Hastings Star & Gazette as well as being mailed to individual property owners adjacent to the property and in the immediate vicinity of the property.

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