

Hastings Planning Commission

**April 8, 2013
Regular Meeting**

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

1. **Roll Call**

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

2. **Approval of Minutes – March 25, 2013**

Motion by Commissioner Bullington to approve the minutes as presented. Seconded by Commissioner Rohloff. Upon vote taken, Ayes 6, Nays 0, Motion carried.

OTHER ACTIONS

3. **Presentation – Planning Commission Enabling Powers.**

Director Hinzman presented an overview of Planning Commission enabling powers.

Chair Vaughan asked about the role of the Parks and Recreation Commission in reviewing development. Director Hinzman stated the Parks Commission's role is limited to determining park dedication requirement in new subdivisions.

Chair Vaughan asked about the role of Metropolitan Council in reviewing the Comprehensive Plan; does Met Council have specific representatives assigned to Hastings. Director Hinzman stated Met Council representatives serve by district, Hastings has a district representative.

Commissioner Slaten asked how park dedication fees are determined. Director Hinzman stated fees are determined by Ordinance and differ depending on the type of development.

Commissioner Estenson asked about the role of other Commissions in the Board of Adjustment and Appeals. Director Hinzman stated the Planning Commission has been designated as the Board of Adjustment and Appeals for all land use code related items.

4. **Presentation – Zoning and Land Uses.**

Director Hinzman presented an overview of the Zoning Districts and Land Use.

Commissioner Slaten asked for clarification on manufactured home parks operate under zoning. Director Hinzman stated the R-6 district was designed specifically for manufactured home parks, all home sites are leased, and all roads and utilities are private.

Commissioner Wallace asked if City Code differentiates between mobile homes and

manufactured homes. Director Hinzman stated mobile homes generally contain a chassis and are limited to the R-6 District, manufactured homes may also include prefabricated homes. Prefabricated homes may be allowed in other districts provided they are affixed to a foundation.

Commissioner Bullington asked for further clarification on the regulation of towers. Director Hinzman stated towers generally refer to cell towers. The City has certain requirements to co-locate antennas onto existing towers to minimize their numbers.

Commissioner Slaten asked how solar panels are regulated. Director Hinzman stated state statutes have certain requirements for their allowance. The City Code is generally neutral on the issue.

Chair Vaughan asked if the zoning map has substantially changed since its inception. Director Hinzman stated most changes have been gradual over time.

Commissioner Wallace asked for clarification of the Vermillion Street Overlay District, are both residential and commercial uses allowed. Director Hinzman stated he wasn't certain, but believed both would be allowable.

Commissioner Estenson asked how the City interacts with adjoining townships. Director Hinzman stated townships that abut Hastings have their own separate planning and zoning authority, we keep each other informed of developments.

5. **Other Business**

Director Hinzman provided a recap of recent City Council activities.

6. **Comments From the Audience**

Chair Vaughan opened the floor for any comments from audience. No comments were received.

7. **Adjourn**

Motion by Commissioner Estenson to adjourn the April 8, 2013, Planning Commission Meeting. Second by Commissioner Rohloff. Upon vote taken, Ayes 6, Nays 0. Motion carried.

The meeting was adjourned at 7:53 p.m.

Next Meeting – April 22, 2013

Respectfully submitted,

John Hinzman
Recording Secretary