

Hastings Planning Commission

September 9, 2013
Regular Meeting

Vice Chair Bullington called the meeting to order at 7:01 p.m.

1. Roll Call

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

2. Approval of Minutes – August 26, 2013

Commissioner Slaten asked to amend the minutes. The vote for adjournment listed six members present; only five were present for the meeting.

Motion by Commissioner Estenson to approve the minutes as amended. Seconded by Commissioner Alpaugh. Upon vote taken, Ayes 5, Nays 0, Motion carried.

PUBLIC HEARINGS

3. **Extreme Sandbox** – Division of property and construction of a new building at 1901 Glendale Road:
 - A) **Minor Subdivision** – Subdivide a 10 acres lot.
 - B) **Site Plan** – Construction of a new commercial building.
 - C) **Variance** – Variance to City Code Chapter 155.09(C) – Parking Lot Curbing.

Associate Planner Fortney presented the staff report.

Dan Tilsen, GGG Engineering (applicant's engineer) spoke in support of granting the curbing variance citing the preference by the Minnesota Pollution Control Agency and Dakota Soil and Water Conservation District to allow sheet flow drainage across parking lots as opposed to using curbs to concentrate flows.

Randy Stenger, Extreme Sandbox stated the addition of curbing adds \$7,000 - \$10,000 of additional cost. The site is agricultural; curbing does not exist on area roads.

Vice Chair Bullington opened and closed the public hearing at 7:13 pm. No one spoke to the issue.

Commissioner Estenson asked if a vegetative buffer zone was proposed to treat parking lot runoff if curbing is not installed. Will erosion of the blacktop be a problem? Mr. Tilsen stated storm water will be filtered through existing vegetation to the ditch. Since the grades are not steep,

erosion of the blacktop should not be an issue.

Commissioner Slaten stated the additional cost to install curb should not factor into the decision on the variance; however since the area is agricultural exempting the site from curbing would be consistent with the area.

Commissioner Slaten asked how the underground pipeline marked, is it a hazard. Mr. Stenger stated the pipeline easement is well marked, and they place a further 25 foot setback from the easement to ensure safety; there is not digging in the pipeline easement area.

Commissioner Slaten asked if the property could be further subdivided; could further park dedication be required at that time. Associate Planner Fortney stated it could not be further subdivided under the current zoning.

Commissioner Wallace asked for further clarification on the rational for reduction in park dedication fees. Director Hinzman stated park dedication is based on either a 10 percent land dedication or payment of fees equal to 10 percent of the land value. The application of the standard payment of \$1,500 per acre is nearly 50 percent of the land value.

Greg Stotko, Stotko Speedling Construction (applicant's contractor) spoke in support of the curbing variance citing the area is agricultural in nature with no curbing in the vicinity.

Commissioner Slaten asked for clarification on the park dedication reduction; is it a variance. Director Hinzman stated the request was a variance. The Park and Recreation Commission will review the request on September 10th, and the City Council would review the variance on September 16th.

Commissioner Estenson asked for clarification on the traffic and customers. Mr. Stenger stated they have had 1,000 customers in the last 18 months and bring in tourism dollars to Hastings.

Commissioner Alpaugh asked about the hours of operation. Would the site require lighting? Mr. Stenger stated they usually operate from Wednesday to Saturday from 9am to 6pm. Mr. Stotko stated building wall pack lighting is planned.

Vice Chair Bullington asked about signage. Mr. Stenger stated they currently have one sign on the property, more maybe considered.

Motion by Commissioner Slaten to approve the minor subdivision, site plan, and variance as presented. Second by Commissioner Wallace. Upon vote taken, Ayes 5, Nays 0. Motion carried.

OTHER ACTIONS

4. Other Business

Hinzman provided a recap of past City Council actions and mentioned future Planning Commission activities.

5. Comments From the Audience

No comments were received.

6. Adjourn

Motion by Commissioner Estenson to adjourn the September 9, 2013, Planning Commission Meeting. Second by Commissioner Alpaugh. Upon vote taken, Ayes 5, Nays 0. Motion carried.

The meeting was adjourned at 7:33 p.m.

Next Meeting – September 23, 2013

Respectfully submitted,

John Hinzman,
Recording Secretary