

## Hastings Planning Commission

July 22, 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 Alpaugh  
Commissioners Absent: Wallace  
Staff Present: Community Development Director John Hinzman, and Associate Planner Justin Fortney

### 2. Approval of Minutes – July 8, 2013

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

### OTHER ACTIONS

### 3. Discuss Ordinance Amendment – Boarding Houses

Associate Planner Fortney presented the staff report.

Commissioner Estenson said he has spoken to various people in the community and their opinions of the proposal have been varied. He added that a realtor said there is a market for this type of use in the area due to Flint Hills, Marathon, and Prairie Island facilities.

Commissioner Slaten said that traveling hands have been coming to this area for fifty years and renting rooms. He added that it does not seem to have been an issue, but if it is, he would support a boarding house ordinance.

Commissioner Bullington said we should not duplicate code enforcement's duties.

Chair Vaughan said he agreed with Bullington that we do not need this ordinance at this time.

Commissioners generally agreed that no further action was needed at this time. Director Hinzman stated no further action would be sought.

### 4. Discuss Vermillion Street Development Guidelines

Community Development Director John Hinzman presented the staff report.

Slaten said if the buildings were closer to Vermillion Street, it would push the loading areas to the back of the buildings that face the residential areas.

Vaughan asked if the Original Hastings Design Standards are ordinances rather than guidelines.

Hinzman said they are an ordinance.

Vaughn asked if there was a corridor plan for Highway 55. Hinzman said there is not.

Vaughan asked if there were any provisions in the guidelines for green space. Hinzman said no.

Vaughan asked how far geographically the plan stretches east and west of Vermillion Street. Hinzman said two blocks.

Vaughan asked if the state had any input in the plan. Hinzman said they were consulted but cannot recall the exact role they took in participation. Hinzman added that they are mainly concerned with traffic and driveway access.

Vaughan asked if anyone has walked away from a project because of the guidelines. Hinzman said not to his knowledge.

Commissioner Alpaugh said that if the buildings were positioned close to Vermillion Street it would push the solid waste to the rear of the building near residential homes. He added that the Commissioners received a letter from a business owner on the CVS site that said the parking in the rear makes it difficult for customers to see the parking and less likely to visit the business. He asked if that has been looked at. Hinzman said that the buildings could be closer to Vermillion Street and still have visible parking. He added that doing so would also move the site improvements further from the residential area.

Bullington said the plan is now five and a half years old and wondered how successful it has been. He added that he is concerned that the plan has not attracted the types of businesses they would like.

Bullington asked what maintenance the state is responsible for on Vermillion Street. Hinzman said everything up to the sidewalk.

Bullington asked if they were responsible for weeds in the median. Hinzman said they are, but added they have a limited maintenance schedule.

Bullington asked if we could make these guidelines ordinances. Hinzman stated the plan elements were specifically adopted as guidelines at the request of area businesses and the Chamber of Commerce; adoption as ordinance may encounter resistance.

Vaughan asked if there is an end date that this plan should be reviewed before. He added that it is five and a half years old already. Hinzman said there has not been a lot of development in this time. He added that the comprehensive plan is updated every ten years and that may be an appropriate amount of time for this plan as well.

## 5. Other Business

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

**6. Comments From the Audience**

No comments were received.

**7. Adjourn**

**Motion by Commissioner Slaten to adjourn the July 22, 2013, Planning Commission Meeting. Second by Commissioner Rohloff. Upon vote taken, Ayes 6, Nays 0. Motion carried.**

The meeting was adjourned at 7:50 p.m.

*Next Meeting – August 12, 2013*

Respectfully submitted,

Justin Fortney,  
Recording Secretary