

Hastings Planning Commission

**December 8, 2014
Regular Meeting**

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

1. **Roll Call**

Commissioners Present: Estenson, Johnson, Slaten, Alpaugh, Wallace, Deaver, and Rohloff
Commissioners Absent: None
Staff Present: Community Development Director Hinzman

2. **Approval of Minutes – November 24, 2014**

Motion by Commissioner Slaten to approve the minutes as presented. Seconded by Commissioner Alpaugh. Upon vote taken, Ayes 7, Nays 0. Motion carried.

PUBLIC HEARINGS

3. **Ordinance Amendment #2014-39 – Exterior Lighting.**

Director Hinzman provided a summary of the request.

Chair Estenson opened the public hearing. No members of the public addressed the item. Chair Estenson closed the public hearing.

Commissioner Deaver asked for clarification on the trigger for lighting improvements. Director Hinzman stated the proposals was similar to parking lot improvements; improvements over 25% in a five year period trigger full compliance with the ordinance.

Commissioner Deaver asked if dwelling units or gross floor areas should be used as the measurement for lighting improvements. Director Hinzman stated both can be used.

Commissioner Deaver asked for clarification of the automatic switching requirements; is there a specific measure in which the lighting should be reduced. Director Hinzman stated the omission of a reduced lighting level was intentional, to provide flexibility in dealing with lighting that may meet the foot-candle illumination levels but considered a nuisance.

Chair Estenson asked for clarification on the applicability of residential lighting – are 2 or 3 unit structures covered. How would flashing seasonal lights be affected. Director Hinzman stated 2 or 3 unit structures would be regulated under the ordinance. The prohibition of flashing lights could be removed from the ordinance; flashing of commercial lighting related to signs is already covered under the sign code.

Chair Estenson asked how the amendment would affect a building that was damaged. Director Hinzman stated a building is grandfathered in if it is less than 50 percent destroyed.

Commissioner Johnson stated a laser light may not meet the foot-candle illumination. Director

Hinzman stated that may be correct. If issues arise that do not fall directly under the exterior lighting ordinance, the nuisance ordinance has broad language to address broad concerns.

Motion by Commissioner Deaver to recommend approval of ordinance amendment with the deletion of Section E – Prohibitions. Seconded by Commissioner Johnson.

Upon vote taken, Ayes 7, Nays 0. Motion carried.

4. Ordinance Amendment #2014-45 – Dairy\Creamery Uses in the C-3 District.

Director Hinzman provided a summary of the request.

Chair Estenson opened the public hearing. No members of the public addressed the item. Chair Estenson closed the public hearing.

Commissioner Slaten stated the Hastings Coop has been in business for many years and may predate the zoning code. The may continue as is, but would be restricted from further growth or to rebuild if destroyed. The change is needed to ensure future viability of the business. Director Hinzman confirmed that is correct.

Commissioner Wallace asked for clarification on the effect of the change, does it affect current operations, or just expansions. Director Hinzman confirmed the effect on expansions only.

Commissioner Johnson asked if more specific language should be considered to limit the effect of the change; other C-3 areas would now be eligible for this type of use.

Motion by Commissioner Slaten to recommend approval of the ordinance amendment as presented. Seconded by Commissioner Alpaugh.

Upon vote taken, Ayes 7, Nays 0. Motion carried.

OTHER ACTIONS

Other Business

Director Hinzman provided an update of City Council activities and future Planning Commission items

Comments from the Audience

No comments from the audience.

Adjourn

Motion by Commissioner Wallace to adjourn the December 8, 2014, Planning Commission Meeting. Second by Commissioner Johnson.

Upon vote taken, Ayes 7, Nays 0. Motion carried.

The meeting adjourned at 7:35 p.m.

Respectfully submitted,

John Hinzman
Recording Secretary