

**Hastings Planning Commission****January 26, 2015  
Regular Meeting**

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

**1. Roll Call**

Commissioners Present: Alpaugh, Johnson, Slaten, Rohloff, Estenson, Vaughn, and Wallace  
Staff Present: Community Development Director John Hinzman and City Planner Justin Fortney

**2. Planning Commissioner Oath of Office**

Director Hinzman administered the Oath of Office to Commissioner Wallace

**3. Approval of Minutes – January 12, 2015**

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

**PUBLIC HEARING****4. Rezoning #2015-05 – R-3 Medium Density Residence to C-3 Community Regional Commerce – 107 21<sup>st</sup> Street West.**

City Planner Fortney introduced the item requesting the Planning Commission to review the proposed rezoning of property from R-3 Medium-High Density Residence to C-3 Community Regional Commerce and make a recommendation to the City Council. The property is bank owned and the house was demolished last year when it was part of the proposal to build Kwik Trip Convenience store in 2011. The City would like this area to redevelop commercially opposed to residentially as the 2030 Comprehensive Plan has guided. This seems to be the appropriate time for rezoning, as the property recently became vacant.

**Public Hearing opened at 7:05 p.m.**

Robert Schuller, 1941 Eddy Street, whose property is adjacent to this property questioned if an “in and out” exit to County Road 47 would be allowed in the future. He does not want an intersection on the abutting property to his.

Fortney responded that Dakota County has certain standard requirements for intersections and would not allow an intersection to close to residential if it is busy.

Schuller asked if there are current development plans and if the property is for sale.

Fortney responded there are no development plans at the present time.

Hinzman stated that he heard the property is for sale, but has not seen any development plans thus far.

Schuller questioned if the present zoning of his property is residential or commercial.

Hinzman stated the property is currently zoned residential, but looking at the Comprehensive Plan for future land uses, the property is guided for future rezoning to commercial property development.

Schuller asked about the 21<sup>st</sup> Street intersection, and if there were any plans to improve it.

Hinzman responded that the need for 21<sup>st</sup> Street and its intersection with County Road 47 has diminished substantially. It would seem the development of the property there would eliminate the intersection, specifically for the neighborhood.

**Public Hearing Closed at 7:10 p.m.**

Commissioner Slaten asked if the request for rezoning came from the present property owners.

Fortney replied that the rezoning request came from City Staff who then notified the property owners by mail. Staff was looking ahead to future development.

Commissioner Estenson asked if there is any concern that the Bank who owns the property will come back and say they did not have ample time to respond to the zoning change.

Hinzman stated the Bank was given the traditional notification, and understands that if the property is rezoned commercial the value will likely increase the holdings of the asset. From a planning standpoint, leaving the property zoned residential would not be wise for future development.

Commissioner Estenson wanted clarification that the reasoning behind the rezoning was due to the absence of a structure.

Hinzman said this is the first time the City has initiated rezoning on someone's property in the 10 plus years that he has worked for the City of Hastings. The Planning Department felt because this property is vacant and not a good use for residential, it was a good time to go forward with rezoning the property in question.

Estenson questioned if there has been a discussion to vacate part of 21<sup>st</sup> Street.

Hinzman stated there has been nothing official, but appears to be likely upon a redevelopment scenario.

Estenson asked what the protocol for vacating the road would entail.

Hinzman stated that vacating the roadway would essentially be putting in back into private ownership, but with the drive still present. Work would need to be done to change that situation.

Commission Slaten questioned if the drive is a City road and does the City maintain it.

Hinzman stated yes.

Mr. Schuller questioned what kind of business would be allowed to move into the property in question, and would he be notified prior to approval.

Hinzman replied that anytime they receive a site plan for development, a meeting will be held for approval and traditionally a sign is placed on the development site.

Commissioner Deaver asked if the lot size is big enough to build commercially?

Hinzman stated that it would be pretty tight. The City does not have a minimum development requirement size, but that just would not be practical.

Commissioner Johnson stated that a developer would have to buy the current business and combined with the property in question to be large enough.

Hinzman concluded that it would make sense to buy the pieces and assemble them together.

Commissioner Wallace questioned access.

Chairman Estenson said that what is currently 21<sup>st</sup> Street would probably become the driveway, which would be part of the site plan.

Commissioner Slaten said that this property has similar access problems that Kwik Trip faces on 17<sup>th</sup> Street and Hwy 61.

Commissioner Deaver asked if a residential home could be built on the smaller portion of the property?

Hinzman replied it would be very tight fit, if even allowable due to the significant mandatory setbacks from Cty Rd.47.

Chairman Estenson asked is we can assume that Kwik Trip may buy the property if it is zoned commercial.

Hinzman said that it is a possibility, as Kwik Trip is aware that it is for sale. They have a significant investment in this area, and believes that scenario could come to attrition.

Chairman Estenson questioned the possibility of changes to the intersection of County Rd 47 and Highway 61 in the future.

Hinzman stated he is not aware of anything.

The Commissioners had additional discussion on what is the intended purpose of rezoning this property Commercial.

Director Hinzman reiterated that allowing a residential zoning and possible construction on this property is not in alignment with the 2030 Comprehensive Plan.

Commissioner Deaver made a motion to table this item for the following reasons:

- i. The land owner did not petition for rezoning.
- ii. The lot is most likely non-buildable for a residential dwelling.
- iii. Believes the free market should dictate the zoning of the property.

Motion was seconded by Commissioner Johnson.

Chairman Estenson requested a roll call vote be taken.

Upon roll call vote: Johnson, Aye; Alpaugh, Nay; Slaten, Nay; Estenson, Nay; Rohloff, Nay; Wallace, Aye; Deaver, Aye.

Upon vote taken Ayes 3, Nays 4. Motion denied.

Commissioner Slaten made a motion to table the Hearing until the next Planning Commission Meeting. Seconded by Commissioner Wallace. 6, Ayes; 1 Nay – Commissioner Alpaugh.

Hinzman stated that staff will work and get more information on this matter, and it will be on the February 9<sup>th</sup> Planning Commission Agenda.

### **Hudson Redevelopment Update**

Hinzman gave an overview of the plans for the Hudson property. Confluence Development will purchase the property and have signed a preliminary development agreement with HEDRA. The property will be developed as an historic site. 2.2 million dollars of grant monies have been secured for the development of this property. The site will be a mix of commercial and residential with apartments. A wedding, convention and meeting space will be a welcome addition to the downtown area. HEDRA will be looking more at the details of the plan in the next couple of meetings. Development should begin this Summer.

Commissioner Slaten asked if a profit will be realized on the Hudson Building.

Hinzman responded by stating the City did not purchase the Hudson Property to realize a monetary gain, rather other profits from redevelopment.

### **Presentation of 2014 Annual Report**

Hinzman gave a summary of the projects that have been completed and included future projects which include Millner Chiropractic Health Solutions Center, Regina Hospital – Emergency Room, Kwik Trip, AutoZone, Nichols Inn, and residential development at Wallin 16<sup>th</sup> Addition, South Pointe Addition, and South Pines 8<sup>th</sup> Addition which include approximately 60 dwellings total. Increased number of permits for buildings, fences, and zoning have been realized in 2014. The City of Hastings has reserve property for future growth, which is very desirable. The Open

for Business Program that is offered at City Hall has been beneficial. The market has increased and is looking promising for the future.

**Other Business**

No other business.

**Comments from the Audience**

No comments from the audience.

**Adjourn**

Director Hinzman stated that Arden Hills better known as ConAgra has submitted a site plan a feed loader bin project expansion.

**Motion by Commissioner Slate to adjourn the January 26, 2015 Planning Commission Meeting. Seconded by Commissioner Deaver**

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

The meeting adjourned at 8:15 p.m.

Respectfully submitted,

Adeline Schroeder  
Deputy City Clerk