

Hastings Planning Commission

February 9, 2015
Regular Meeting

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

1. Roll Call

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

2. Approval of Minutes – January 26, 2015

Motion by Commissioner Deaver to approve the minutes with two minor corrections. Seconded by Commissioner Alpaugh. Upon vote taken Ayes 7, Nays 0. Motion carried.

PUBLIC HEARING

3. Ardent Mills – Variance\Site Plan #2015-07 – Variance to Shoreland Height Limit and Site Plan for Construction of a Building Addition – 2005 Vermillion Street.

Community Development Director Hinzman introduced the item.

Public Hearing opened at 7:05 p.m.

Loren Burow, 320 18th Street East, whose property is adjacent to this property asked what the extent of the structures would be. Hinzman showed the extents on the map.

Burow asked when the construction would begin and how long it would last. Kevin Richter with Ardent Mills said depending on City approvals he believes it may begin in March or April and last for about four months.

Burow questioned if anymore lights were proposed to be added for this project as they have a bedroom in the rear of the house. Richter said he was not sure what may be required on the top of the tower, but added that there will be some wall lights below 25-feet directed at the base operations. Burow asked if the existing unloader would be demolished. Richter said it would be demolished after the construction has ended. He added that there would not be any more feed unloading on the weekends after construction of the new unloader.

Public Hearing Closed at 7:11 p.m.

Commissioner Wallace asked where current loading traffic is coming from. Richter said 90-percent of it comes from 18th Street East.

Commissioner Johnson asked what affect the proposed change would have on the current traffic patterns. Richter said none other than trucks will pull through the unloading building rather than backing into it, the scale will not be used, and there will be less idling and cueing of trucks.

Commissioner Staten asked how late trucks are unloading because he often hears noise from the mill late at night all the way from Pine Street. Richter said the noise may be coming from the mill operations itself because there is generally not any unloading on the third shift. He added that after construction there would not be any more noise than present and said that the building will have automatic doors with one of them closing while a truck is unloading.

Commissioner Deaver asked if it would be possible to condition approval on shielding or redirecting some existing bright lights that are installed on the main mill building. Chair Estenson said he did not believe it would be possible since that part of the site is not part of this proposal, but said it could be a good faith suggestion that Ardent Mills could address. Hinzman added that since it is an existing condition it would be difficult to regulate through a site plan review.

Deaver said the proposed lights on the new building should be added to the site plan prior to the City Council meeting.

Motion by Commissioner Staten to recommend approval of the variance and site plan as presented. Seconded by Commissioner Wallace.

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

OTHER ACTIONS

4. **City of Hastings** – Rezoning #2015-05 – R-3 Medium Density Residence to C-3 Community Regional Commerce – 107 21st Street W. Tabled from January 26, 2015

Motion by Commissioner Staten remove the item from the table. Seconded by Commissioner Johnson.

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

Fortney presented the staff report.

Wallace asked if the Commission tabled the proposal to give the neighboring property owner time to purchase the property. Staten said that it was one of the reasons he gave for tabling it.

Staten asked if the city would ever rezone property to change its value to a potential buyer. Fortney said no and added that staff had not had conversations with either interested parties regarding our decision to bring the rezoning forward. Hinzman added that developers are generally comfortable purchasing properties based on future land use categories, even if the current zoning does not match up with their intended use.

Wallace asked if there were two interested parties. Fortney said yes and added that he does not have confirmation who the first was, but did know that Kwik Trip was the highest. Wallace said knowing this makes him more comfortable with the rezoning. Estenson agreed.

Motion by Commissioner Alpaugh to recommend approval of the rezoning. Seconded by Commissioner Wallace.

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

5. **Fluegel's Lawn & Garden** – Site Plan #2015-10 – Construction of Building – 1278 North Frontage Road.

Justin Fortney presented the staff report.

Alpaugh asked if there were going to be any lights added in the back. Joe Mohrhauser said no and added that they are not proposing any changes to the site lighting.

Slaten asked if the existing building could be built in Hastings today. Fortney said no and added that it would need some other material applied to it that met at least category two standards. Fortney also stated that this material could be used in the back or nonvisible sides.

Motion by Commissioner Wallace to recommend approval of the site plan. Seconded by Commissioner Deaver.

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

Other Business

Hinzman updated the Commission on past Council actions and upcoming Planning Commission items.

Comments from the Audience

No comments from the audience.

Adjourn

Motion by Commissioner Slaten to adjourn the February 9, 2015 Planning Commission Meeting. Seconded by Commissioner Alpaugh

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

The meeting adjourned at 7:43 p.m.

Respectfully submitted,

Justin Fortney
Recording Secretary