

## Hastings Planning Commission

September 28, 2015  
Regular Meeting

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

### 1. Roll Call

Commissioners Present: Rohloff, Slaten, Wallace, Alpaugh, Deaver, and Johnson

Commissioners Absent: Estenson

Staff Present: Community Development Director Hinzman, City Planner Justin Fortney

### 2. Approval of Minutes – September 14, 2015

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

### PUBLIC HEARING

#### 3. City of Hastings – Ordinance Amendment #2015-38 – 1st Floor Residential Uses within the DC Zoning District.

Hinzman provided a summary of the staff report.

Vice Chair Rohloff opened and closed the public hearing at 7:05 with no one wishing to speak.

Commissioner Slaten asked what the difference is between this proposal and the previous one on the east side of downtown from this past spring. Hinzman said the former location was guided for commercial on the first floor in the Heart of Hastings Plan, has a different development pattern with zero lot line setbacks, and was specifically listed as a location that should not have residential on the first floor.

Commissioner Wallace asked if the Hudson redevelopment project requires this approval for first floor residential. Hinzman said yes.

Commissioner Alpaugh asked if residential uses are to be proposed in specific portions of the building. Hinzman said they are on the west side of the building. He added that the east side of the building will be used for commercial uses.

**Motion by Commissioner Deaver to approve the proposed amendment. Seconded by Commissioner Wallace. Upon vote taken Ayes 6, Nays 0. Motion carried.**

### OTHER ACTIONS

#### 4. Tabled - City of Hastings – Ordinance Amendment #2015-33 – Allowance of Brewery Taprooms, Brew Pubs, Microdistilleries and Cocktail Rooms in certain commercial and industrial districts.

Fortney provided a summary of the staff report

**Motion by Commissioner Slaten to remove the item from the table. Seconded by Commissioner Deaver. Upon vote taken Ayes 6, Nays 0. Motion carried.**

Commissioner Deaver asked staff why they are proposing to limit the use in commercial areas to a maximum size. Fortney said most cities that allow brewery taprooms only allow them in the industrial parks. He added that there have been several cities that have started allowing them in commercial areas, but have had limits on the maximum size. Fortney added that the primary use of these businesses are manufacturing, but a case can be made that manufacturing on a small scale for retail sales is a productive commercial use in a commercial district. If a large brewery operated in a commercial area the manufacturing aspect would dominate use of the property. This would not provide commercial synergy to the commercial district and could create trucking and waste traffic that is not compatible with commercial districts. Fortney added that many of the larger breweries operate their taprooms as highly incidental with hours limited to three to four hours per night and as few as three days per week. Fortney said that the smaller brewery taprooms in commercial areas place a strong emphasis on retail sales of their products and are often opened all week for several hours per day. He added that all the brewery taprooms he is aware of in commercial areas are under 4,000 total square feet in size.

Slaten asked if the proposed limit of 5,000 SF for production area would be sufficient for the Hudson proposal. Fortney said representatives of the Hudson project are in attendance and may speak to it, but staff discussed the proposal with them and they said they are planning on having a 4,000 SF production area.

**Motion by Commissioner Deaver to strike the maximum square foot limit of brewery taprooms in commercial districts and cocktail rooms. Seconded by Commissioner Slaten. Upon vote taken Ayes 4, Nays 2 (Johnson and Alpaugh). Motion carried.**

Commissioner Johnson said the proposed maximum sizes is not to limit business opportunities, but to limit the likelihood of incompatible uses.

Deaver said we don't limit the sizes of other businesses. Hinzman said we do not allow any other manufacturing uses in commercial districts. He added that this limit is a way of assuring that their admittance in commercial areas does not disrupt their character.

**Motion by Commissioner Wallace to add a maximum 7,500 square foot production area limit of brewery taprooms in commercial districts and cocktail rooms to the district regulation section of the code and move the floor area provision there as well. Seconded by Commissioner Slaten. Upon vote taken Ayes 6, Nays 0. Motion carried.**

Deaver asked if a variance could be issued for the maximum production area limit. Hinzman said yes.

**Motion by Commissioner Slaten to approve the proposed ordinance as amended. Seconded**

**by Commissioner Alpaugh. Upon vote taken Ayes 6, Nays 0. Motion carried.**

**5. City of Hastings – Tax Increment Financing District No. 7 (Great Rivers Landing\Hudson Manufacturing) – Review of Comprehensive Plan Conformance.**

Hinzman provided a summary of the staff report.

Wallace asked questions about the maps shown and Slaten asked about the public funds that have been used on the project so far.

**Motion by Commissioner Deaver to approve the resolution affirming the proposed TIF district is in line with the Comprehensive Plan. Seconded by Commissioner Alpaugh. Motion passed.**

**6. Confluence Development – Conceptual Plan Review #2015-29 – Great Rivers Landing (Hudson Building) – 200 West 2nd Street.**

Hinzman provided a summary of the staff report.

Slaten asked how a parking structure is going to fit into the historical nature of the building. Hinzman said the design has not been completed yet, but added that if the ramp were built in the existing west parking area that is well below grade, it would be level with the street level and have little impact to the area aesthetics.

Commissioners asked questions about roadway changes and sewer capacity.

**7. Other Business**

Hinzman updated the Commission on upcoming City Council actions and future Planning Commission Business.

**8. Adjourn**

**Motion by Commissioner Johnson to adjourn the September 28, 2015 Planning Commission Meeting. Seconded by Commissioner Slaten.**

**Upon vote taken, Ayes 6, Nays 0. Motion carried.**

The meeting adjourned at 8:16 p.m.

Respectfully submitted,

Justin Fortney  
Recording Secretary