

## Hastings Planning Commission

**October 12, 2015  
Regular Meeting**

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

### 1. **Roll Call**

Commissioners Present: Estenson, Rohloff, Alpaugh, Deaver, and Johnson

Commissioners Absent: Slaten and Wallace

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

### 2. **Approval of Minutes – September 28, 2015**

**Motion by Commissioner Alpaugh to approve the minutes. Seconded by Commissioner Deaver. Upon vote taken Ayes 5, Nays 0. Motion carried.**

## **PUBLIC HEARING**

### 3. **Shepherd of the Valley Church – Rezoning #2015-39 – Rezone Existing Church from R-1, Low Density Residence to PI – Public Institution.**

Fortney provided a summary of the staff report.

Chair Estenson opened the public hearing at 7:02

Leonard Graham of 353 Summit Point Court asked if the rezoning went forward, would it stay that way, even for future owners. Fortney said yes, but the PI district is fairly restrictive and only allows for governmental offices, schools, fitness facilities, and churches. Hinzman added that it does not allow any commercial uses and if they wanted to expand the building they would have to come back for site plan approval.

Jill Graham of 353 Summit Point Court asked if there would be a limit to the number of people attending the fitness center and if there would be all kinds of bright lights shining at them. Fortney said there is no limit to the number of people that could join the facility. He added that the lighting ordinance would set limits on any proposed lighting. Hinzman added that the fire marshal would set an occupancy limit.

Patricia Harp of 365 Summit Point Court asked if there were any changes proposed for the parking lot. She added that it was originally used as a basketball court. Fortney said no changes have been proposed for the parking lot. Harp also said there is a lot of traffic on 4<sup>th</sup> Street and this will add to the traffic.

Pastor Chad Kirchoff of Shepherd of the Valley Lutheran Church said we would love it if the fitness facility were that busy, but realistically, there may be as many as five or six people using it at a time.

Hinzman asked about proposed lighting. Kirchoff said a light would be mounted on the building near the entrance.

Chair Estenson closed the public hearing at 7:12

Commissioner Deaver asked about other options for the proposal besides rezoning like a variance and what other churches are zoned. Hinzman said the PI district is appropriate for churches and the Comprehensive Plan has guided many of them that way. He added that variances are not allowed for uses.

Deaver asked if they would be charging for memberships. Kirchoff said yes.

Commissioner Rohloff asked if there were other churches in the state with similar uses. Kirchoff said he hopes they are the first but he thinks there may be others. Hinzman said there is one in Twin Falls, Idaho.

Jill Graham said she thinks this is just a way to increase participation in the church.

Estenson said the Comprehensive Plan calls for the property to be zoned PI and there are many parishes with commercial components in them including gift shops.

Commissioner Alpaugh asked what the size of the fitness facility would be. Kirchoff said the basement is about 4,800 Square feet.

Jill Graham spoke from the audience and asked if there were restricted hours. Estenson said this is a rezoning hearing and they are not able to place any restrictions on operations. He added that there is always the possibility of activity at a church at odd hours and stated he has been at his at 2:00 a.m.

Commissioner Johnson asked what kind of hours the facility would be open for. Kirchoff said about 20-hours per week for the public. He added that these would be believers that fear god and love people, and he cannot foresee them being disrespectful and cause problems in the area. He cannot understand trying to limit those kinds of people.

Estenson asked what the tipping point was in requiring a rezoning because certainly adding a couple of treadmills would be acceptable. Hinzman said it was due to separate memberships proposed for sale for the fitness center.

**Motion by Commissioner Deaver to approve the proposed rezoning. Seconded by Commissioner Alpaugh. Upon vote taken Ayes 4, Nays 1 (Johnson). Motion carried.**

**4. Confluence Development – Preliminary Plat\Final Plat, Site Plan, and Special Use Permit #2015-29 – Great Rivers Landing (Hudson Building) – 200 West 2nd Street.**

Hinzman provided a summary of the staff report.

Chair Estenson opened and closed the public hearing at 7:37 with no one wishing to speak.

Deaver asked about the project timeline. Hinzman said the property would be transferred in December, the residential portion would be completed in 2016 and the commercial portions would be finished in the middle of 2017.

Johnson said the 25% impervious coverage seems to have come that way, but asked what proposals there were for stormwater treatment. Hinzman said some bio swales and holding tanks are proposed.

Alpaugh asked if the grant for the parking ramp is not approved, is there a plan “B”. Hinzman said yes, it would likely include a parking lot at the First National Bank site, but added this would not be ideal because they propose to develop a hotel there as a second phase.

Alpaugh asked if the loading and trash would be placed on the NE portion of the site and if so, would it conflict with the outdoor patio space. Hinzman said yes that is the location and it would not be a conflict because of a separation between the uses.

Alpaugh asked what would be the proposed usage of the rooftop. Hinzman said it would be primarily for the restaurant. He added that HEDRA wanted to make sure the spaces was accessible to the public, at least through a commercial operator rather than just for private residents of the apartments.

Pat Regan with Confluence Development spoke about the proposals for the park area that will soon be developed.

## 5. **Other Business**

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

## 6. **Adjourn**

**Motion by Commissioner Johnson to adjourn the October 12, 2015 Planning Commission Meeting. Seconded by Commissioner Deaver.**

**Upon vote taken, Ayes 5, Nays 0. Motion carried.**

The meeting adjourned at 8:08 p.m.

Respectfully submitted,

Justin Fortney  
Recording Secretary