

## Hastings Planning Commission

**October 26, 2015  
Regular Meeting**

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

### 1. **Roll Call**

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

Commissioners Absent: Estenson and Rohloff

Staff Present: Community Development Director Hinzman

### 2. **Approval of Minutes – October 12, 2015**

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

### **PUBLIC HEARING**

No public hearings scheduled

### **OTHER ACTIONS**

### 3. **Confluence Development – Preliminary Plat\Final Plat, Site Plan, and Special Use Permits #2015-29 – Great Rivers Landing.**

Director Hinzman provided a summary of the staff report.

#### **Preliminary and Final Plat:**

Commissioner Deaver asked for clarification on the variation in widths of perimeter easements. Director Hinzman stated the widths are in response to areas of the building being closer to the property line.

Commissioner Alpaugh asked why the property wasn't replatted during the various additions to Hudson. Director Hinzman stated he was uncertain why this was not done.

Acting Chair Slaten sought clarification that the proposed plat would combine the various parcels into one lot. Director Hinzman confirmed.

Commissioner Alpaugh asked if development occurred on the various Hudson parcels in the past. Director Hinzman stated the subject area has a long history of development.

Commissioner Wallace asked for clarification that the proposed actions would be considered under separate motions. Director Hinzman stated that was correct.

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

**Special Use Permit – 1<sup>st</sup> Floor Residential in a DC District:**

Commissioner Wallace asked for confirmation that the recent ordinance amendment allowing first floor residential has been adopted by the City Council. Director Hinzman stated it had.

**Motion by Commissioner Wallace to approve the Special Use Permit – 1<sup>st</sup> Floor Residential in a DC District. Seconded by Commissioner Alpaugh. Upon vote taken Ayes 5, Nays 0. Motion carried.**

**Special Use Permits – Shoreland Ordinance – Multiple Family Building Exceeding Five Units, Impervious Surface Exceeding 25 Percent, Movement of Over 50 Cubic Yards in the Shoreland Impact Zone**

Commissioner Wallace asked for clarification on the ownership and maintenance of the riverfront trail across the site. Director Hinzman confirmed that the trail would remain publicly owned and maintained.

Acting Chair Slaten and Commissioner Wallace asked for clarification on the outlot created for park dedication along the river. Director Hinzman stated Hudson owned the property to the river; however the city is retaining a portion of the property along the river for the trail, that portion will not be sold to the developer. The dedication fulfills park land dedication requirements of the Subdivision Ordinance.

Commissioner Alpaugh stated he is pleased that impervious surface has been reduced on the site.

Commissioner Wallace asked for clarification on the need for Shoreland Special Use Permits. Director Hinzman stated the requirements in the City Ordinance are mandated through the Minnesota Department of Natural Resources.

**Motion by Commissioner Alpaugh to approve the Special Use Permits – Shoreland Ordinance – Multiple Family Building Exceeding Five Units, Impervious Surface Exceeding 25 Percent, Movement of Over 50 Cubic Yards in the Shoreland Impact Zone. Seconded by Commissioner Johnson. Upon vote taken Ayes 5, Nays 0. Motion carried.**

**Site Plan – Rehabilitation of Existing Building and Construction of Parking:**

Commissioner Deaver asked for clarification on the parking credit calculation. Director Hinzman provided a summary on the calculation of required parking spaces.

Acting Chair Slaten asked how many parking spaces exist on the Hudson site today. Director

Hinzman stated about 40 spaces exist today.

Commissioner Alpaugh asked for clarification on what the Commission is approving for parking, since the specific plans for the parking lot\structure would be brought forward at a later date. Director Hinzman confirmed that Site Plan for parking is not part of the current application and will be brought to the Commission at a later date; however staff is seeking confirmation that the provision for minimum parking within the Staff Report is acceptable; so that the applicant can design the facility according.

Commissioner Wallace asked if the parking provided on site would be available to the public. Does the parking calculations include street or public parking Director Hinzman stated a portion of the parking would be reserved for tenants, but the majority would be open to the public. All required parking spaces would be within the site; street and public lot parking has not been included to meet minimum requirements.

Acting Chair Slaten asked how the potential parking ramp would affect adjacent first and second floor units adjacent to the facility. Pat Regan of Confluence Development stated the parking ramp would be setback from the building and be situated below the existing grade at the corner of Lock and Dam Road and 2<sup>nd</sup> Street.

Commissioner Deaver asked for clarification on the Tree Preservation Guidelines. Will the trees that will be removed along the trail be replaced elsewhere Director Hinzman provided a summary of the Guidelines and confirmed the replacement of any removal of trees.

**Motion by Commissioner Wallace to approve the Site Plan. Seconded by Commissioner Alpaugh. Upon vote taken Ayes 5, Nays 0. Motion carried.**

**4. Other Business**

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

**5. Adjourn**

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

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

The meeting adjourned at 7:55 p.m.

Respectfully submitted,

John Hinzman  
Recording Secretary