

## Hastings Planning Commission

December 14, 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 and City Planner Fortney

### 2. Approval of Minutes – October 26, 2015

**Motion by Commissioner Deaver to approve the minutes. Seconded by Commissioner Alpaugh. Upon vote taken Ayes 4, Nays 0 (Estenson abstained). Motion carried.**

### PUBLIC HEARING

#### 3. **Conzemius Dairy Farm** – Preliminary Plat\Final Plat\Comprehensive Plan Amendment #2015-44 – Dakota Summit 3<sup>rd</sup> Addition.

Director Hinzman provided a summary of the staff report.

Chair Estenson opened and closed the public hearing at 7:10 with no one wishing to speak.

Commissioner Alpaugh asked if there would be any change to the access of Highway 55. Hinzman said no.

Commissioner Johnson suggested that condition nine be reworded.

Estenson asked about the annexation process. Hinzman said the City has not had one in 11-years, it is guided by state statutes, and this plat would be conditioned on the annexation, which should be added as condition number 15.

**Motion by Commissioner Johnson to approve the preliminary and final plat with the rewording of condition nine and the addition of fifteen, conditioning approval on annexation. Seconded by Commissioner Deaver. Upon vote taken Ayes 5, Nays 0. Motion carried.**

**Motion by Commissioner Johnson to approve the comprehensive plan amendment. Seconded by Commissioner Deaver. Upon vote taken Ayes 5, Nays 0. Motion carried.**

#### 4. **Holst Mining** – Special Use Permit #2015-43 – Mining and Soil Processing – County Roads 54 and 91.

Fortney presented a summary of the staff report.

Chair Estenson opened and closed the public hearing at 7:28 with no one wishing to speak.

Bill Holst, owner said they may have started crushing the concrete rubble by now, but there were delays due to the sale of property to Extreme Sandbox and a related relocation of their driveway entrance.

Commissioner Deaver asked how long it will take to remove the proposed one million cubic yards of sand. Holst said it is ongoing and added that he has a pit that he removes that much material from each year. It depends on the area market and would require a sand washing facility.

Chair Estenson asked what would be a reasonable timeframe to remove the concrete rubble. Holst said three to four years, but it depends on the market. He added that most sales of crushed concrete require a certain percentage of asphalt to be mixed with it, so he will have to bring in some blacktop rubble to crush with the concrete.

Deaver asked what will happen to the site after the mining project. Holst said it will be many years, but the center of the site will be a pond, possibly with housing lots developing around it.

Deaver suggested conditions two and three relating to the removal of the rubble be removed.

Holst suggested that a condition could be added that would place a limit of 75,000 cubic yards of rubble on the site. He added that there is presently between 40,000 and 50,000 cubic yards of concrete rubble and this would allow him the ability to bring in another 35,000 to 25,000 cubic yards of blacktop to compliment the concrete for a usable end product.

**Motion by Commissioner Deaver to approve the proposed SUP with the following conditions. Seconded by Commissioner Johnson. Upon vote taken Ayes 5, Nays 0. Motion carried.**

- Remove proposed condition 2 and 3 related to the removal of concrete rubble
- Add a condition that no more than 75,000 cubic yards of rubble be on the site.

## **OTHER ACTIONS**

### **5. Elect Planning Commission Chair and Vice Chair for 2016**

**Motion by Commissioner Deaver to reelect Estenson as the Chair of the Planning Commission. Seconded by Commissioner Johnson. Upon vote taken Ayes 5, Nays 0. Motion carried.**

**Motion by Commissioner Rohloff to elect Deaver as the Vice Chair of the Planning Commission. Seconded by Commissioner Alpaugh. Upon vote taken Ayes 5, Nays 0. Motion carried.**

### **6. Other Business**

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

**7. Adjourn**

**Motion by Commissioner Alpaugh to adjourn the December 14, 2015 Planning Commission Meeting. Seconded by Commissioner Rohloff.**

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

The meeting adjourned at 7:56 p.m.

Respectfully submitted,  
Justin Fortney,  
Recording Secretary