

Hastings Planning Commission

**March 14, 2016
Regular Meeting**

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

1. **Roll Call**

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

Commissioners Absent: None

Staff Present: Community Development Director Hinzman

2. **Oath of Office:** Oath of office administered to Slaten and Barse.

3. **Approval of Minutes – February 22, 2016**

Motion by Commissioner Wallace to approve the minutes. Seconded by Commissioner Deaver. Upon vote taken Ayes 6, Nays 0, Abstain 1 (Slaten) Motion carried.

PUBLIC HEARING

4. **Artspace Hastings Lofts – Preliminary Plat, Final Plat, Site Plan, Special Use Permit and Variance #2016-10**

Hinzman provided a summary of the staff report.

Chair Estenson Opened and closed the public hearing at 7:21 with no one wishing to speak.

Commissioner Slaten asked for clarification on the amount of commercial on the first floor of the building. He added that he would have concerns about the first floor being all residential. Hinzman clarified by stating that the SW corner of the building will be commercial. Slaten asked if the stormwater tank water could be used for recycling of the water. Hinzman stated that our new requirements are particularly strict in respect to quality and quantity. Slaten asked that staff put his comment forward. Slaten asked about the impact to the car show. Hinzman said we look forward to finding any alternatives available. Slaten asked about the elevators ability to move furniture and other large items. David Miller, project architect said the elevator is similar to past projects and has worked well in those situations. Slaten asked for clarification on the Shoreland SUP and parking variance. Hinzman responded.

Commissioner Wallace stated there will be future parking issues with all of the area projects.

Commissioner Deaver confirmed that the underground parking will be just for residence and asked if the rear parking was available for the public. Miller stated the rear parking will be for residents also, in addition to some parking for events. Deaver asked what the projected purpose of the property to the north is. Hinzman said for future development. Deaver said there will cease to be any access to the property after the artspace development is completed. Hinzman said staff will review the access to the northern parcels. Wallace asked the applicants if they would consider maintain an access to the northern parcel. The applicants said they had not considered it.

Commissioner Barse asked if there is any parking requirements attributed to the gallery use. Hinzman said there is not because this gallery is for use by the residents, similar to a party room in an apartment complex. Becky Carlson Sinclair with artspace added that the residents in their facilities typically never have more than one car per unit. She added that they are adding more parking for this facility than they provide on other projects. Some in more urban areas are not provided with any.

Deaver asked for clarification on the request by the applicant to waive the park dedication fee. Hinzman said they are requesting to wave \$40,000 in park dedication fees. He added that that request will go before the Park Board at their March 29th meeting and ultimately be considered by the City Council.

Deaver asked about why square windows were proposed when there are so many round topped windows in the downtown. Miller explained the design of the building. He added that curved may affect the allowable height of them and they may also not be compatible with the overall design of the building.

Deaver asked how the proposed height relates to the rest of downtown. Miller said the height is about 39 to 42 feet tall.

Slaten said the white color on the proposed building does not seem to go well with the rest of the building. Miller said we are trying to vary the color to exaggerate the relief of the building to break it up visually. He added that it is not set in stone and could be changed as plan evolve.

Estenson said the north side may also be highly visible from the river and asked if the materials on that side should be as good as others. Miller said the north side is not as visible, especially as close up, so the dollars budget for materials were better spent on the three other sides. He added that there will be brick at the lower levels of the north side where people will interact with it.

Commissioner Alpaugh asked the applicants if they had any indication of what the proposed commercial tenant would be. He added that he is concerned that there may be more commercial space proposed downtown than can be supported. Carlson Sinclair said no specific user has been proposed yet, but said at 2,200 square feet it should not be a problem. She added that 99 percent of their projects have retail components. She clarified the difference between the commercial and gallery spaces.

Deaver asked if the space was proposed as an amphitheater. He added that it does not appear large enough. Miller said it is designed as an informal amphitheater that could be used in a variety of ways. He added that it is predominantly a greenspace for the enjoyment of the residents.

Deaver asked if there is any mechanical equipment proposed for the roof. Miller said the individual units will have small residential units on the roof, which should be hidden by the parapet walls.

Deaver asked where the trash will be located. Miller said the trash will be handled in dumpsters with a cedar fence enclosure near the garage entry.

Barse asked if there is any known issues with the black material longevity overtime, such as fading. Miller said it will fade a little in 10-15 years and would be part of future maintenance schedules.

Estenson asked if there are any concerns over these units possibly operating as a business and will SUPs be necessary. Hinzman said the DC zoning district allows for commercial and residential uses on the site and would not require additional approvals.

Deaver asked for an overview of the proposed lighting. Miller explained the proposed fixtures and lighting levels.

Motion by Commissioner Deaver to recommend approval of all of the proposed requests as proposed, Seconded by Commissioner Slaten. Upon vote taken Ayes 7, Nays 0. Motion carried.

OTHER ACTIONS

5. Other Business

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

6. Adjourn

Motion by Commissioner Alpaugh to adjourn the March 14, 2016 Planning Commission Meeting. Seconded by Commissioner Wallace.

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

The meeting adjourned at 8:18 p.m.

Respectfully submitted,
Justin Fortney,
Recording Secretary