

## Hastings Planning Commission

**August 22, 2016  
Regular Meeting**

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

### 1. **Roll Call**

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

Commissioners Absent: None

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

### 2. **Approval of Minutes – July 25, 2016**

**Motion by Commissioner Slaten to approve the minutes as presented. Seconded by Commissioner Alpaugh. Upon vote taken Ayes 7, Nays 0, Motion carried.**

### 3. **Paul Peters – Variance #2016-35 – Addition of a car port within the minimum side setback – 295 West 15<sup>th</sup> Street.**

Fortney presented the staff report.

Commissioner Deaver asked how the carport would be tied into the roof of the garage. Fortney stated that the applicant said it would continue the roof line of the garage as it comes down the driveway and would be attached to the side of the house.

Commissioner Slaten asked if the owner had considered buying property from neighbors instead of seeking a variance. Paul Peters, applicant, said he preferred to purchase property from neighbors, but unfortunately this has not been possible.

Commissioner Wallace said he understands that staff sent letters to the neighbors, but he was wondering if the applicant had spoken to the adjacent homeowner to the east. Peters said he had and he is supportive.

Chair Estenson asked if the homeowner had concerns with the overhead utility lines. Peters said no, they are at least 18-feet from the ground.

**Motion by Commissioner Slaten to approve the variance as presented. Seconded by Commissioner Alpaugh. Upon vote taken Ayes 7, Nays 0, Motion carried.**

## **PUBLIC HEARING**

### 4. **Mortenson Development – Rezoning\Site Plan #2016-34 – Allina Clinic – Highway 55 & General Sieben Drive.**

Hinzman presented the staff report.

The public hearing was opened at 7:20 and closed at 7:22 with only Jeremy Jacobs, agent for the applicant speaking, to introduce himself and the project.

Commissioner Alpaugh asked if a specific portion of the parking lot has been chosen for proofing. He added that it may not be possible to do so and not disrupt the flow. Hinzman said the applicants do not wish to proof any of the parking. He added that it has been the desire of staff to do so.

Commissioner Johnson asked if all the stormwater ponds would be intended to serve all possible parking. Hinzman said yes.

Commissioner Wallace said he doesn't see any reason to require proofing of some parking because it would increase costs and time. He added that they have shown the need for parking at similar facilities.

A representative with Allina said they will need the additional parking shown on the plan due to having additional services, group sessions, and therapies.

Slaten said that 2-3 patients per day go to the clinic and must be sent to the adjacent hospital for emergency care by wheelchair. He added that building the new clinic across town would increase time and expense in doing so. An Allina representative said the new clinic would be easier for new patients to find as they have found that even some Hastings residents have trouble initially finding the clinic. Doctor Kevin Best said 2-3 transport per day to the hospital is a high estimate, but said it does happen. He added they are in a unique situation in that the clinic and hospital are jointly owned so they don't have to limit themselves to caring for patients in specific buildings when not medically necessary. Tom Thompson, President of Reginal Medical Center said that an ambulance is the safest transportation even between the current clinic and hospital. He also added that the current site is restrictive for a 50,000 SF clinic with its necessary parking.

Jacobs said they looked for some time around the area and found that this is the only site large enough to house this facility.

Estenson said he has concerns that the PI zoning district that is proposed is too specific and could cause issues if the clinic left or had ancillary uses on the site. Hinzman said the PI district would allow a wide variety of uses that are related to the site as accessory uses. Commissioner Barse asked if the zoning could be easily changed in the future if the project didn't work out as proposed. Hinzman said yes. Deaver said asked if ancillary uses like a coffee shop, medical equipment, and pharmacy would be allowed on site as accessory uses. Hinzman said yes.

Slaten asked if this would be considered spot zoning to only zone this parcel PI. Hinzman said it would not because the parcel is large and the PI district is somewhat similar to commercial.

Estenson stated that an Allina Clinic in Inver Grove Heights was in an area that appeared to be a mixed use district.

Barse said he is in favor of approving the plan with the proposed parking because the applicant knows their business's needs.

Estenson asked if the applicant had considered pervious pavers. Jacobs said they require a lot of maintenance and need to be replaced more often than traditional methods.

Johnson said he was initially struck by the large amount of pavement on the proposed site. He added that it seems odd to have all that pavement there, in addition to all of the unused pavement at Walmart. He asked if there could be any sharing of parking worked out. Jeremy said due to the nature of their business, they would need the parking located as close to their building as possible, if they have a full parking lot, their customers cannot just leave and come back later like they would at a store, and he mentioned that shared parking agreements can be difficult to acquire.

Deaver asked for a description of the proposed lighting plan for the parking lot. A representative from Mortenson described the locations and added that all will be downcast.

**Motion by Commissioner Barse to approve the rezoning and site plan. Seconded by Commissioner Alpaugh. Upon vote taken Ayes 7, Nays 0, Motion carried.**

## **OTHER ACTIONS**

### **5. Original Hastings Design Standards Review Update**

Fortney presented the staff report.

Slaten said realtors should do a better job passing along pertinent information relating to properties they are selling.

Estenson said he had a conversation with a resident who stated that the city is in effect passing a restrictive covenant on the property owners. He added that if half are not in favor of it, then only half will be receiving a benefit from it. He added that we should do a better job of marketing the regulations.

Slaten said it is time to look at the regulation again. Estenson agreed and said we need to allow people to make these houses their own homes.

Deaver said he agrees, but is not ready to do so tonight.

Commissioner Wallace said he is unsure of the request at this point. Alpaugh said he is also unsure of what the Commission's action would be at this point. Slaten said it may be a good opportunity to meet with the HPC about the issue for guidance.

Fortney said the commissions could meet, but the HPC is very focused on preserving historical materials and structures, whereas the OHDS regulations do not accomplish either of these items. He added that the OHDS guidelines are designed to mimic historic development, but are not

allowed to protect it because of the way it is structured through the zoning ordinance rather than the HPC, as outlined in state statute.

Deaver said what caused this ordinance being created was one duplex infill that neighbors didn't like on 6<sup>th</sup> Street. He added that no matter how much they involve the neighborhood, it will still come down to the commission because half are in favor and half are opposed.

Hinzman said staff can come back with options for the commission to take action on if they wish.

Wallace said he lives at the center of the entire district and added that there is no common theme. He said we cannot dictate a common theme or style when the area has developed over the years with such a wide variety.

Johnson said he is for the district, but has some concerns about it.

## 6. **Other Business**

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

## 7. **Adjourn**

**Motion by Commissioner Deaver to adjourn the August 22, 2016 Planning Commission Meeting. Seconded by Commissioner Johnson.**

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

The meeting adjourned at 8:24 p.m.

Respectfully submitted,

Justin Fortney  
Recording Secretary