

Hastings Planning Commission

September 26, 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, John Hinzman and City Planner, Justin Fortney

2. Approval of Minutes – August 22, 2016

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

PUBLIC HEARING

3. Harold David Hoban – Rezoning #2016-37 – R-2 to RMU – 313 Ramsey Street.

Fortney presented the staff report.

Chair Estenson opened and closed the public hearing at 7:03 pm with no one wishing to speak.

Commissioner Staten asked what the past commercial users were. Harold Hoban, applicant, said it has been a duplex for the past 25-30 years, but before that it was always commercial on at least the ground floor. Hoban added that the proposed use is an exclusive two chair salon.

Slaten asked if it was previously zoned commercial. Hinzman said he did not know if it was ever zoned commercial or if it had been a grandfathered commercial use since zoning was enacted. Slaten asked if the upstairs would be rented out or used by the owners. Hoban said there is a current residential lease upstairs that will be honored by the new owners.

Commissioner Deaver asked if the property is historic and if that has any impact on the property. Fortney said exterior changes including signage will have to be approved by the HPC.

Slaten asked if there are on street parking spaces allocated to the business or if they are for anyone. Hoban said they are available to anyone and added that no one currently parks on either side of the street at this location.

Chair Estenson asked if there was a way to approve this use with a special use permit. Hinzman said it cannot be operated as a home occupation because the owner does not live at the home. He added that a special use permit for neighborhood commercial would not be ideal for this location because it is not on a major roadway. He added that RMU is a good transition district because it is a 50/ 50 mix of residential and commercial.

Motion by Commissioner Wallace to recommend approval of the rezoning. Seconded by Commissioner Johnson. Upon vote taken Ayes 7, Nays 0, Motion carried.

4. Zayo Group, LLC – Conditional Use Permit #2016-33 – Construction of a utility within the Floodplain District (Mississippi River Boring).

Hinzman presented the staff report.

The public hearing was opened and closed at 7:13 with no one wishing to speak.

Estenson asked if there will be any traffic impacts. Hinzman said none are anticipated.

The commission and staff discussed why the applicant cannot install the utility on the new bridge conduit. Hinzman stated the applicant chose not to acquire space during bridge construction and there is no availability for them at this time.

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

OTHER ACTIONS

5. Other Business

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

6. Adjourn

Motion by Commissioner Alpaugh to adjourn the September 26, 2016 Planning Commission Meeting. Seconded by Commissioner Deaver.

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

The meeting adjourned at 8:24 p.m.

Respectfully submitted,

Justin Fortney
Recording Secretary