

Hastings Planning Commission

September 11, 2017 - Regular Meeting Minutes
Hastings City Hall - City Council Chambers
7:00 p.m.

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

1. Call Meeting to Order

Planning Commissioners Present: Estenson, Deaver, Slaten, Alpaugh, Johnson, Barse
Planning Commissioners Absent: Wallace
Staff Present: Community Development Director John Hinzman
City Planner Justin Fortney

2. Approval of Minutes – August 14, 2017

Commissioner Alpaugh motioned to approve the minutes from the meeting of August 14, 2017 as presented, seconded by Commissioner Johnson

PUBLIC HEARINGS

3. City of Hastings – Ordinance Amendment #2017-31 – Downtown Restaurant Tavern and Bar Parking. Staff Report by John Hinzman.

Commissioner Slaten recused himself from the discussion due to a potential conflict of interest and exited the dais.

Director Hinzman introduced the ordinance amendment that would determine downtown parking/loading requirements that would create new SUP requirement that exempts bars and restaurants from being required to supply additional parking. Parking requirements are greater for bars and restaurant than for office or retail. In downtown most buildings physically cannot add parking because of lack of available space. Earlier this year there was a parking study done for downtown, the results found parking is available. Under the changes, future conversions to bars/restaurants in existing buildings could apply for this exemption to the parking rule.

Chair Estenson opened the public hearing at 7:06 PM

No comments

Chair Estenson closed public hearing 706

Commissioner Deaver asked what would happen if a building were to exceed the 10,000 sq. ft. maximum indicated in proposed amendment.

Director Hinzman replied that if that were to happen, a variance could be considered because they would be outside the parameters of the exemption.

Commissioner Barse asked if there is any cap on SUPs issued for that area.

Director Hinzman replied as part of SUP review existing parking availability would be reviewed to determine effect.

Commissioner Barse asked if a business that was over 10,000 square feet but only had a small section for seating would still be eligible for the exemption.

Director Hinzman replied that was a good point and that the main concern would lie with the seating portion of the business.

Chair Estenson asked why zoning did not change in that area.

Director Hinzman replied that they try to proactively rezone properties, but the difficulty is that it can be contentious and it was never done.

Commissioner Deaver motioned to approve Ordinance Amendment #2017-31 – Downtown Restaurant Tavern and Bar Parking, seconded by Commissioner Alpaugh. Motion approved 5-0

This item will go before City Council for a first reading on September 18th, with public hearing and final action likely on October 2nd.

4. **Spiral Brewery** – Special Use Permit #2017-33 – Operation of a Tap Room at 111 East 2nd Street. Staff Report by Justin Fortney.

Commissioner Slaten recused himself from the discussion due to a potential conflict of interest.

City Planner Fortney provided a summary of the history of the building. Proposed location will be half retail half production and storage. This business could run similar to other on-off sale establishments. Deliveries will be occurring in back of building 2-3 times a month. Required parking dictates 12 additional spaces unless ordinance amendment is approved. HPC has met and approved signage. Notice was sent to surrounding businesses.

Chair Estenson opened the public hearing at 7:19 PM.

No comments

Chair Estenson closed the public hearing at 7:19 PM.

Chair Estenson asked the applicants what is going to be done with spent grains.

Jen and Nick Fox, applicants replied they will be pursuing contracts with farmers for them to use as feed or fertilizer after their use.

Commissioner Alpaugh motioned to approve Special Use Permit #2017-33 – Operation of a Tap Room at 111 East 2nd Street, seconded by Commissioner Johnson. Motion approved 5-0

This item will go before City Council on September 18th for final action.

Commissioner Slaten returned to the dais.

5. **City of Hastings** – Comprehensive Plan Amendment and Rezoning #2017-32 – Hastings Business and Industrial Park. Staff Report by John Hinzman.

Director Hinzman presented the staff report and summarized the purpose for the re-designation of the 22 acre lot in the industrial park. The lot in question is 50 net acres, staff is proposing a comprehensive plan designation amendment from current park designation to industrial park designation and rezoning from PI – Public Institution to I-1 Industrial Park. The lot was designated as park 10 years ago and staff is now seeing more interest and demand for development on lots this proposed size.

Chair Estenson opened the public hearing at 7:30 PM.

No comments

Chair Estenson closed the public hearing at 7:30 PM.

Commissioner Johnson voiced concern about taking this lot away from parks and if it would be prudent to wait until a proposed project actually comes forward to rezone.

Director Hinzman responded that the request is brought forward as part of Shovel Ready Certification for this area to better market the Industrial Park.

Commissioner Johnson asked what it takes to get a property certified Shovel Ready

Director Hinzman replied that it is a number of things including soil conditions for construction, utilities access, etc.

Chair Estenson commented that potential developments here would increase job creation for Hastings.

Commissioner Slaten motioned to approve Comprehensive Plan Amendment

and Rezoning #2017-32 – Hastings Business and Industrial Park, seconded by Commissioner Alpaugh. Motion approved 5-1, Commissioner Johnson dissenting.

Commissioner Johnson commented that the north and east of this property is near Vermillion and has great potential for recreational space and he would like to see something different here.

This item will go before City Council for a first reading on September 18th, with a public hearing and final action likely on October 2nd.

OTHER ACTIONS

6. Other Business

Director Hinzman updated the Commission on the Caturia Smidt public hearing and that there will be a site plan to come at the September 25th meeting.

Director Hinzman made note of Chair Estenson's resignation and thanked him for his leadership.

Commissioner Alpaugh noted a large parcel of land for sale near General Sieben and 46.

City Planner Fortney added this was part of an estate that is now being sold.

7. Adjourn

Commissioner Slaten motioned to adjourn the meeting at 7:45 PM, seconded by Commissioner Johnson. Motion approved 6-0.

Next Meeting – September 25, 2017