

# Hastings Planning Commission

October 23, 2017 - Regular Meeting Minutes  
Hastings City Hall - City Council Chambers  
7:00 p.m.

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

## 1. Call Meeting to Order

Planning Commissioners Present: Deaver, Alpaugh, Johnson, and Barse  
Planning Commissioners Absent: Slaten and Wallace  
Staff Present: Community Development Director John Hinzman

## 2. Approval of Minutes – October 9, 2017

Commissioner Alpaugh motioned to approve the minutes from the meeting of October 9, 2017, seconded by Commissioner Johnson. Motion approved 4-0.

## PUBLIC HEARINGS

### 3. Spiral Brewery – Special Use Permit #2017-42 – Additional Parking Exemption – 111 East 2<sup>nd</sup> Street.

Hinzman presented the staff report. Council approved a parking exemption ordinance amendment at their last meeting. The ordinance used to say any business with a net increase in parking demand would be required to provide parking. This special use permit comes in under that requirement. This use would normally generate the need of 35 spaces, this is 12 above former use. Demand is currently being met with public parking and can accommodate this use.

Chair Deaver opened the public hearing at 7:05 PM.

No comments

Chair Deaver closed the public hearing at 7:05 PM.

Commissioner Alpaugh asked if all of the parking for this business is accounted for on 2<sup>nd</sup> street.

Director Hinzman replied there was no formal allocation of specific spaces to each building.

Commissioner Alpaugh asked how much more room for increase is there for parking and how would we handle future requests like this.

Director Hinzman replied future uses that come forward would prompt a revised parking study to get an idea of if current parking could handle the proposed increase.

Commissioner Barse asked how many spaces in proposed ramp are designated for public use.

Director Hinzman replied there will be 119 spaces, minimum of 99 spaces will be dedicated for public use.

Commissioner Alpaugh motioned to approve Special Use Permit #2017-42 – Additional Parking Exemption – 111 East 2<sup>nd</sup> Street, seconded by Commissioner Barse. Motion approved 4-0.

This item will go before City Council on November 6<sup>th</sup>.

## **OTHER ACTIONS**

4. **Confluence Development** – Final Plat #2017-45 – Revision to Great River Landing Addition – 200 West 2<sup>nd</sup> Street.

Director Hinzman presented the staff report. This is a review plat revision request. The original was a 1 lot subdivision to 4 lots and move the boundary of outlot A as a privately maintained public open space.

Commissioner Alpaugh asked why they are requesting 4 lots.

Director Hinzman replied it is due to financing for the building lot, other lots would not be encumbered with the building. Separating lots from industrial development and non-industrial development.

Commissioner Slaten asked why they have gone back and forth on apartments versus a hotel in this development.

Director Hinzman replied that originally developers were going to go with hotel, then decided it may not be viable, upon further study they came to the conclusion that a hotel would work there.

Commissioner Slaten stated he would prefer housing vs commercial there.

Commissioner Alpaugh asked if there were any crosswalk safety signal lights to alert traffic to pedestrians planned.

Director Hinzman responded that changes to the street fall under responsibility of Dakota as it is considered to be County 42, they are the regulatory authority.

Commissioner Deaver asked for a walk through of the next steps.

Director Hinzman stated a revised site plan for development will come before the Planning Commission. Approvals were deferred until more plans were developed. Parking ramp site plan will also come before this body. Transfer of the property in December.

Commissioner Johnson motioned to approve the Final Plat #2017-45 – Revision to Great River Landing Addition – 200 West 2<sup>nd</sup> Street, seconded by Commissioner Alpaugh. Motion approved 4-0.

This item will go before City Council on November 6<sup>th</sup>.

**5. Applications Needed for Planning Commission Openings.**

Director Hinzman indicated that there are two Commissioner openings that will be available at the beginning of 2018. Applications are being taken now and due October 31<sup>st</sup>.

**6. Other Business**

**7. Adjourn**

Commissioner Johnson motioned to adjourn the meeting at 7:35 PM, seconded by Commissioner Alpaugh. Motion approved 4-0.

***Next Meeting – November 13, 2017***