

Hastings Planning Commission

November 13, 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, Barse, Slaten, and Wallace

Planning Commissioners Absent:

Staff Present: City Planner Justin Forney

2. Approval of Minutes – October 23, 2017

Commissioner Slaten had one revision to the minutes.

Commissioner Alpaugh motioned to approve the minutes from the meeting of October 23, 2017 as amended, seconded by Commissioner Johnson. Motion approved 5-0-1 Abstain (Slaten).

PUBLIC HEARINGS

OTHER ACTIONS

3. Daniel Milligan – Variance #2017-46 – Garage Setback from Alley and Original Hastings Design Standards Review – 317 West 3rd Street. Staff Report Justin Fortney.

City Planner Fortney presented the staff report. Proposed construction is a 672 square foot garage. Lot is small and narrow at 36' wide, zoning code requires 20' setback from property line, presumably to allow a car to park in driveway without blocking sidewalk. Minimum lot width is 50' so this has created a hardship for construction without variances. Small lot does not provide enough property for a side loaded garage. Property was subdivided before applicant purchased. Other garages in the area have a similar setback.

Applicant resides in the OHDS district, new construction requires Planning Commission and City Council review to maintain the neighborhoods historic value and ensure consistency with the rest of the neighborhood. Garage must have consistent size and look as other garages. Proposed garage is 672 square feet and will have white vinyl siding to match the home.

Commissioner Slaten asked if the torn down garage next door will have to

request variances for a new construction.

Fortney replied that a variance request would have to be justified and in this case the lot is abnormally small and narrow, not allowing for a side loading garage. The garage at the lot next to the proposed location would have to comply with ordinances and can more easily do so.

Commissioner Barse asked if there were any compromises available with parking stall depth and garage depth to lessen the variance request.

Applicants replied that they have considered a shorter garage but it would not suit their needs.

Chair Deaver asked if there were rules for pavement in an alleyway and if it has to come right up to the alleyway pavement.

Fortney replied that the ordinance calls for improved driveway surface that meets the alley pavement but doesn't know if an exemption exists for a gravel alley.

Commissioner Wallace commented that the alley is narrow and asked if a larger vehicle would have enough room to back out and is it worth putting the garage so close to the alley just to get seven more feet of backyard.

Applicant replied he is working on projects and needs the yard space in addition to having a few dogs that need the yard space. Applicant indicated he drives small cars that wouldn't create a hardship getting into and out of the garage.

Commissioner Slaten motioned to approve Variance #2017-46 – Garage Setback from Alley and Original Hastings Design Standards Review – 317 West 3rd Street seconded by Commissioner Wallace. Motion approved 6-0.

Commissioner Alapugh motioned to approve the Original Hastings Design Standards seconded by Commissioner Johnson. Motion approved 6-0.

This item will go before City Council for final review on Monday November 20th.

4. Other Business

Fortney updated the Commission on recent Council actions. Spiral Brewery parking lot SUP was approved, as well as the Great River Landing re-plat. Council also approved a purchase and development agreement for a small lot on Pleasant and Highway 55 to be used as a small medical facility. Purchasers have submitted an application for rezoning, a comprehensive plan amendment that will facilitate that rezoning to come before the Planning Commission on November 27th.

5. **Adjourn**

Commissioner Slaten motioned to adjourn the meeting at 7:23 PM, seconded by Commissioner Alpaugh. Motion approved 6-0.

Next Meeting – November 27, 2017