

Hastings Planning Commission

TUESDAY February 13, 2018 - 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, Harvey, Johnson, Siebenaler, and Barse

Planning Commissioners Absent: Wallace

Staff Present: City Planner Justin Fortney

2. Oath of Office

Fortney administered the oath to Commissioner Barse.

3. Approval of Minutes

Commissioner Alpaugh motioned to approve the minutes from the meeting of January 8, 2018 as presented, seconded by Commissioner Harvey. Motion approved 6-0.

PUBLIC HEARINGS

McShane Development – Site Plan, Preliminary and Final Plat – Medical Office Building - Whispering Aspen Addition – 1465 North Frontage Road.

Commissioner Barse recused himself from this item as he is employed by McShane Development.

Fortney presented the staff report. The .65 acre site is presently owned by the City of Hastings. The City and McShane Development have entered into a purchase and development agreement for sale and development of the parcel. The site was recently re-designated as “Commercial” in the 2030 Hastings Comprehensive Plan from “Road”. Site development is consistent with the Plan. The site was recently rezoned from residential to Commercial for the proposed use and now conforms. No new public streets are included as part of this plat. All access drives would be privately owned and maintained. Park land dedication and payment of sewer interceptor sewer fees are not applicable on a replat of property.

Approval of the Preliminary and Final Plat is recommended subject to the

following conditions:

1) Conformance with the plans submitted with the Planning Commission Staff Report dated February 13, 2018.

2) Approval of plans by MNDot.

3) Execution of a development agreement for any constructed public utilities.

4) Approval is subject to a one year Sunset Clause; the plat must be recorded with Dakota County within one year of City Council approval or approval is null and void.

Chair Deaver opened the public hearing at 7:10 p.m.

No comments

Chair Deaver closed the public hearing at 7:11 p.m.

Commissioners discussed the grade difference between the site and the higher elevations surrounding some of the site.

Commissioner Siebenaler had concerns that there is poor water pressure in this area and wanted to assure that this proposal wouldn't worsen the issue.

Staff said they would pass this concern on to the Engineering Dept for review.

Chair Deaver asked Fortney to clarify the parking space situation.

Fortney explained the proposed site contains more parking spaces than allowed by the zoning code, necessitating an exemption from the City Council.

Commissioners discussed the differences between the proposed use of dental office from professional office, which is the closest use category to determine parking standards. It was mentioned that professional office wouldn't account for a high volume of customer traffic that a service based business would see. The applicants state that the tenant's floor plans include 11 dental chairs, are proposing 11 employees, and expect 11 customers in the waiting room, which is based on the current performance of their other locations. They would ideally like four additional spaces, but believe the 29 proposed will suffice. Fortney said based on a professional office use category, 12-15 spaces would be required/ allowed.

Fortney reviewed the landscape requirements for the newer Commissioners.

Commissioner Alpaugh motioned to approve Site Plan, Preliminary and Final Plat – Medical Office Building - Whispering Aspen Addition, seconded by Commissioner Harvey. Motion approved 5-0.

Scheduled for the February 20th City Council meeting.

OTHER ACTIONS

4. **DR Wallin** – Final Plat #2018-08 – Wallin 17th Addition.

Fortney presented the staff report. Wallin Limited Partnership seeks Final Plat approval of Wallin 17th Addition consisting of three single family lots generally located south of Greystone Road near Fallbrooke Drive. The property is part of the Wallin Preliminary Plat and Master Development Agreement approved by the City Council on July 8, 2002. The agreement was further extended on March 15, 2012. The Final Plat is consistent with the 2002 Preliminary Plat. The use is consistent with the Comprehensive Plan. The property is guided Low Density Residential in the Comprehensive Plan. The use is permitted within the Zoning Code. The property is zoned R-1 - Low Density Residence. Single family homes are a permitted use in the R-1 District. The existing site is vacant. Greystone Road has been constructed. Preliminary Plat approval was granted by the City Council on July 8, 2002. The Final Plat is consistent with the Preliminary Plat.

Staff recommends approval of the final plat of WALLIN 17TH ADDITION to the City Council, subject to the following condition:

1. Conformance with the approved Preliminary Plat and Master Development Agreement as approved by the City Council on July 8, 2002, as amended.

Commissioner Alpaugh motioned to approve Final Plat #2018-08 – Wallin 17th Addition, seconded by Commissioner Harvey. Motion approved 6-0.

Scheduled for the February 20th City Council meeting.

5. **Steven Smidt** – Variance #2018-10 – Sideyard Setback – 46 Jefferson Court. Staff Report by Justin Fortney.

Fortney presented the staff report. The existing house built in 2004 has an attached 16-foot wide garage door. The applicant would like to widen the garage by adding an additional stall. Due to the configuration of the house and property shape, a corner of the garage will extend 1.6-feet into the 7-foot required setback on the rear of the garage. The applicant reduced the size of the proposed addition to the minimum that would work for his needs. The lot is large in size for the district at a ¼ acre, but is similar to the immediate neighborhood average. The home meets all the required setbacks. The house footprint is about 1,500 SF in addition to a 500 SF attached garage. The lot is a reversed pie shape that is wide in the front, but narrow in the rear.

The property was fully constructed in 1994 before being purchased by the applicant. The character of the area will remain unchanged, the addition will be in

line with the existing house. The amount of variance requested is minimal and not visually perceptible. From the front of the home, there will be over a 15-foot setback from the side property line.

Commissioners discussed how this request is different from other variance requests that have been approved or denied and any precedence that could be set.

Fortney said that each variance request is reviewed on its own merits to determine if it meets the required findings required by state statutes and City codes.

Commissioner Alpaugh motioned to approve Variance #2018-10 – Sideyard Setback – 46 Jefferson Court, seconded by Commissioner Barse. Motion approved 6-0.

Scheduled for the February 20th City Council meeting.

6. Other Business

Fortney updated the Commission on past City Council actions, future Planning Commission business, and the pending sale of the Hudson building.

7. Adjourn

Commissioner Johnson motioned to adjourn the meeting at 8:05 p.m., seconded by Commissioner Alpaugh. Motion approved 6-0.

Next Meeting – February 26, 2018