

Hastings Planning Commission

November 14, 2016
Regular Meeting

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

1. Roll Call

Commissioners Present: Estenson, Deaver, Alpaugh, and Barse

Commissioners Absent: Slaten, Wallace, and Johnson

Staff Present: Community Development Director, John Hinzman and City Planner, Justin Fortney

2. Approval of Minutes – October 24, 2016

Motion by Commissioner Alpaugh to approve the minutes as presented. Seconded by Commissioner Deaver. Upon vote taken Ayes 4, Nays 0, Motion carried.

PUBLIC HEARING

3. Greg J Homes – Preliminary and Final Plat #2016-01 – South Oaks of Hastings 4th Addition

Fortney presented the staff report.

Chair Estenson opened the public hearing at 7:05pm

Sharon Benkufsky of 3184 Century Drive stated she has met with the developer and trees located adjacent to her property will be moved and she has no issue with the plat.

Rachel Fauver of 3279 Olson Drive stated that during past construction she encountered construction debris blowing onto her property; she wanted to ensure this does not happen again. The back of her yard abuts the proposed plat and during heavy rains there is standing water at the rear of her lot.

Dustin Speed of 725 31st Street W stated his property abuts Outlot E in the northeast corner of the plat. He wants to ensure drainage will not be an issue for his property.

With no other comments, Chair Estenson closed the public hearing at 7:12pm.

Chair Estenson asked about the tree planting requirement. Fortney stated one front yard tree and one boulevard tree are required per property.

Chair Estenson asked for clarification on how the proposed grading may affect abutting property owners. Nick Jablonske of Greg J Homes stated stormwater will be directed to a rain garden located on Outlot E on the northeast corner of the plat. During most rain events, stormwater would be handled on site, extreme events would overflow into the existing city stormwater system.

Greg Jablonske of Greg J Homes stated the City would provide maintenance for the stormwater facility on Outlot E. Hinzman stated maintenance of the pond may be the responsibility of the developer and future home owner association. He would need to verify responsibility with the Public Works Director.

Commissioner Alpaugh asked if there were any changes to the grading outside the plat. Nick Jablonske stated there were no changes.

Chair Estenson asked if fill would be removed from the site. Nick Jablonske stated removal of large amounts of fill is not anticipated.

Commissioner Barse asked about the timing of construction. Nick Jablonske stated work would begin in the spring of 2017 with public improvements completed within 2-3 months. He added that Bette Lane would occur first.

Commissioner Alpaugh asked for clarification in the deviation from the standard right-of-way width from 60 feet to 50 feet for the subdivision. Fortney stated the reduction is due to the existing width of right-of-ways entering the subdivision.

Chair Estenson stated he has concerns about the long term maintenance of Outlot E and the assignment of maintenance responsibilities.

Motion by Commissioner Deaver to approve the Preliminary and Final Plat as presented. Seconded by Commissioner Barse.

Upon vote taken, Ayes 4, Nays 0. Motion carried. Greg Jablonske requested that City Council action not be brought forward on November 21st as scheduled.

OTHER ACTIONS

4. Original Hastings Design Standards (OHDS) Review

Fortney presented the staff report.

Commissioner Deaver stated he requested the information presented on the construction of 648 6th Street West. The Commission took action to OHDS request and he does not believe it fits into the neighborhood. In the future having pictures of the neighboring properties during the review would be helpful. Fortney stated the lot size is unusual, but it meets the dimensional setbacks of the zoning district.

Commissioner Deaver stated OHDS places additional qualifiers on the owners to build what they may not want.

Chair Estenson stated perhaps homes should be placed within historic districts or not protected at all; instead of having an OHDS. Infill compatibility is important, but he is not sure if the

regulations are what citizens' desire.

Commissioner Alpaugh stated he supports the continuation of OHDS regulations; we are a historic city and the regulations help foster that.

Commissioner Deaver asked how the boundary for the OHDS was determined. Hinzman stated it reflected the study area of the Heart of Hastings Master Plan.

Commissioner Deaver stated it is the choice of the owner to move into a historic area or keep a house historic. If the OHDS are continued, thought should be given to extension to other historic areas. However, he would support a repeal of the regulations.

No official action taken the Commission. Review will continue at a later meeting.

5. Other Business

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

6. Adjourn

Motion by Commissioner Deaver to adjourn the November 14, 2016 Planning Commission Meeting. Seconded by Commissioner Alpaugh.

Upon vote taken, Ayes 4, Nays 0. Motion carried.

The meeting adjourned at 8:08 p.m.

Respectfully submitted,

John Hinzman
Recording Secretary