

Hastings Planning Commission

**January 25, 2016
Regular Meeting**

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

1. **Roll Call**

Commissioners Present: Rohloff, Slaten, Alpaugh, Deaver, and Johnson

Commissioners Absent: Estenson and Wallace

Staff Present: Community Development Director Hinzman and City Planner Fortney

2. **Oath of Office: Deaver, Rohloff, Slaten, and Johnson**

John Hinzman led Commissioners Deaver, Rohloff, and Johnson Commissioners in the Oath of Office.

3. **Approval of Minutes – January 11, 2016**

Motion by Commissioner Alpaugh to approve the minutes. Seconded by Commissioner Rohloff. Upon vote taken Ayes 5, Nays 0. Motion carried.

PUBLIC HEARING

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

Fortney provided a summary of the staff report.

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

Dan Dancer, owner of 3466 Olson Drive asked what the value of the homes would be in the proposed development. Greg Jablonski, applicant said 225,000 to 275,000 dollars.

David Benkufsky, owner of 3184 Century Drive said they would like the evergreen trees saved that are behind their properties. Jablonski said they will keep them and added that they will figure something out.

Becky Speed of 725 31st Street West said she was under the belief that they would be getting some property from this proposed development, the existing evergreens behind her house look like scrubby trees from the forest, and the proposed area looks like it is too small for 30 houses.

Kathy Jo Prange, owner of 3368 Century Drive said we were told the trees are the property line. She added that the new homes will only be 100 yards from there back patio.

Dancer asked if there would be a home owners association. Jablonski said no because it is a single family neighborhood.

Jablonski said the proposed plat has 10-foot outlots on the north side to be deeded to homeowners

backyards that are abnormally small.

He added that the evergreen trees were not required, but they installed them for extra privacy. He added that they could maybe plant more trees.

Jablonski said the city requires 20-foot rear setbacks, but they must have at least 35-foot rear setbacks to make the homes marketable. He added that he would show the plot layout to Kathy so she can see that there would be enough separation from her property.

Speed said when it rains they hope they won't flood because the water level starts to come up. Jablonski said they are required to hold stormwater back for a certain amount before it can be released. He added that it has an overflow if it were to ever get too high and is designed to work this way.

Speed said she had heard this area would be a park and asked about the ownership of the 10-wide outlots. Jablonski said he has never heard anything about a park at this location. He added that the thin outlots will be deeded to the adjacent home owners with the existing small rear yards.

Vice Chair Deaver closed the public hearing at 7:28.

Commissioner Rohloff said he was glad to hear the home prices would start at \$225,000 because that is a price range that many people in Hastings are interested in.

Jablonski said they are willing to increase the rights-of-way, but added that there is no room for ponding basins and added that the area ponds were designed and constructed with drainage for this site in mind.

Deaver asked if the Planning Commission will have the drainage plan for the next review of this proposal. Hinzman said yes.

Motion by Commissioner Alpaugh to table the request until plans are amended as requested by city staff, Seconded by Commissioner Johnson. Upon vote taken Ayes 5, Nays 0. Motion carried.

5. City of Hastings – Ordinance Amendment #2016-05 – Flood Plain Ordinance.

Hinzman provided a summary of the staff report.

Vice Chair Deaver opened and closed the public hearing at 7:28 with no one wishing to speak.

Motion by Commissioner Rohloff to recommend approval of the proposed amendment, Seconded by Commissioner Alpaugh. Upon vote taken Ayes 5, Nays 0. Motion carried.

OTHER ACTIONS

6. Presentation of 2015 Community Development Annual Report

Commissioners asked questions related to single family lot inventory and encouraging additional development.

7. **Other Business**

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

8. **Adjourn**

Motion by Commissioner Rohloff to adjourn the January 25, 2016 Planning Commission Meeting. Seconded by Commissioner Alpaugh.

Upon vote taken, Ayes 5, Nays 0. Motion carried.

The meeting adjourned at 7:58 p.m.

Respectfully submitted,
Justin Fortney,
Recording Secretary