

Hastings Planning Commission

February 22, 2016
Regular Meeting

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

1. Roll Call

Commissioners Present: Estenson, Alpaugh, Deaver, Johnson, and Wallace

Commissioners Absent: Slaten and Barse

Staff Present: Community Development Director Hinzman and City Planner Fortney

2. Approval of Minutes – January 25, 2016

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

PUBLIC HEARING

OTHER ACTIONS

3. YMCA – Site Plan #2016-07 – Building Addition – 85 Pleasant Drive

Fortney provided a summary of the staff report.

Commissioner Alpaugh asked staff if Allina has the 16 spaces to spare based on their own parking requirements. Hinzman said yes.

Commissioner Deaver asked if the 16 spaces Alina allows the YMCA to use would be removed from actual spaces that Alina can count for future expansions. Hinzman said yes.

Chair Estenson asked the applicant if the parking lot is ever filled up. Derrick Jaeger, Executive Director of the Hastings YMCA said it gets close to being full at peak times and added that employees often park in the unimproved overflow parking to the north.

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

4. Mike Bauer – Site Plan and Variance to Minimum Lot Size #2016-09 – 2551 Glendale Road.

Hinzman provided a summary of the staff report.

Deaver asked why a variance was required since the lot is already existing. Hinzman said the code specifically prohibits the construction of structures on lots that do not meet the standards. Deaver asked why 10-acres is the minimum lot size for the district. Hinzman said to prohibit large lot subdivisions that would prohibit future urban development.

Commissioner Wallace asked if any commercial uses are allowed in the Agricultural District. Hinzman said there are a few including landscaping, kennels, and storage.

Estenson asked if the building that burned down had a variance to be on the site. Hinzman responded that it was likely there prior to the code required a minimum of 10-acres.

Deaver asked why condition three required a paved driveway. Hinzman said that the zoning code requires it for all construction, regardless of use or zoning district.

Motion by Commissioner Wallace to recommend approval of the proposed site plan and variance, Seconded by Commissioner Deaver. Upon vote taken Ayes 5, Nays 0. Motion carried.

5. Other Business

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

6. Adjourn

Motion by Commissioner Alpaugh to adjourn the February 22, 2016 Planning Commission Meeting. Seconded by Commissioner Deaver.

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

The meeting adjourned at 7:35 p.m.

Respectfully submitted,
Justin Fortney,
Recording Secretary