

Hastings Planning Commission

May 23, 2016
Regular Meeting

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

1. Roll Call

Commissioners Present: Estenson, Alpaugh, Wallace, and Slaten

Commissioners Absent: Deaver, Johnson and Barse

Staff Present: Justin Fortney, City Planner

2. Approval of Minutes – May 9, 2016

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

PUBLIC HEARING

3. Cranky Ape.com – Special Use Permit #2016-20 – Operation of a Service Use (Automobile Online Consignment Auction Service) – 1101 Spiral Boulevard.

Fortney presented the report.

Chair Estenson opened and closed the public hearing at 7:04 with no one wishing to speak.

Commissioner Slaten said this is a good use for the site and added that it has been vacant for some time. He asked how the vehicles will be brought and removed from the site. Brian Livingston with Crankyape.com said the methods will vary from being driven, flatbed tow trucks, enclosed trucks, to car hauling semi-trailers. Slaten asked how many vehicles will be there and how often they will turn over. Livingston said 50-60 are processed each week and 150 will likely be there in total, including cars, atvs, trucks, campers, and motorcycles. He added that they are usually there for less than a month, depending on tittle work processing. He also stated that some are classic vehicles and some are as new as 6-months old.

Commissioner Alpaugh asked if they are serviced there. Livingston said no, they only visually inspect them and added they have procedures in place to respond to any type of fluid leak, if one were to occur.

Slaten asked if any of the vehicle were there because they were abandoned. Livingston said the vehicles are there for a whole host of reasons, likely including abandonment. Slaten asked what happens if they don't sell. Livingston said they do all sell. He added that sometimes they don't sell the first time and reserves have to be lowered.

Estenson asked how the vehicle turnover happens and if it would create a traffic problem. Livingston said it is generally a constant trickle because they have 14-days to pick up their vehicles, but he added that Wednesdays are the busiest. Estenson asked how the screening and security is proposed to be done. Livingston said they would like to use the existing 8-foot tall

chain link fence and insert slats into it. He added that the building will be alarmed and there will be motion controlled cameras outside that feed directly to employees' phones and computers.

Commissioner Wallace asked what their hours of operation are. Livingston said 8:30 am to 5:00 pm Monday through Friday, Saturday 9:30 am to 2:00 pm, and they are closed on Sundays.

Motion by Commissioner Slaten to recommend approval of the SUP as proposed, Seconded by Commissioner Wallace. Upon vote taken, Ayes 4, Nays 0. Motion carried.

OTHER ACTIONS

4. Intek Plastics – Site Plan #2016-21 – Parking Lot Expansion – 1000 Spiral Boulevard.

Fortney provided a summary of the staff report.

Slaten asked if the Engineering Department has reviewed the plans. Fortney said they had and they signed off on them.

Wallace asked if lighting poles would be added to the expanded parking lot. Ron Chapin with Intek said additional lighting would be from wall pack lighting.

Motion by Commissioner Wallace to recommend approval of the site plan as proposed, Seconded by Commissioner Alpaugh. Upon vote taken, Ayes 4, Nays 0. Motion carried.

5. Brian Meier – Original Hastings Design Standards Review #2016-23 – New Home – 648 West 6th Street.

Fortney provided a summary of the staff report.

Slaten asked if this property was one or two lots. Fortney said it was originally platted as two lots but it has been combined into one parcel. Forney added that it has been used as a single parcel for many years.

Slaten said the biggest issue he sees with the proposal is the four car garage. He added that there isn't any garages that large in the area.

Wallace said there is a large detached garage nearby that is a two car, but that it is also two full stories tall. He added that at 8th and Spring Streets, there is an attached three car garage with one large RV door.

Alpaugh asked if the metal roofing material was allowed. Fortney said it is generally allowed by the city and added that the Design Standards say it is appropriate on steep pitched roofs. Fortney added that an 8/12 roof is slightly steep. Brian Meier, applicant said a steel roof is more environmentally friendly and would have been widely used as the original roofing material for

many houses during the districts period of significance.

Slaten asked why he was proposing so much garage space. Meier said because he is a car show enthusiast and has two classic cars. He also added that his parents are getting older and may need to move in with him and they have two cars.

Estenson said that an attached two car garage would certainly be allowed because they are very prevalent and the owner could also build a detached three car garage. He added that it is aesthetically preferable to have one larger garage built as part of the home, rather than two garages.

Slaten said when reviewing infill development, he looks mostly for similarity to the area.

Wallace said he assesses similarities of style and is not comfortable dictating materials. Slaten agreed.

Alpaugh said this garage is double deep, so it's closer to an eight stall garage.

Slaten asked if a notice was sent to the neighbors. Forney said a notice was not sent out because the ordinance doesn't direct one to be sent. Slaten said we could table this and direct staff to do so. Wallace said he doesn't like the idea of imposing requirements that aren't in the ordinance.

Slaten asked the applicant if a one car garage would be acceptable. Meier said it would certainly not meet their needs.

Wallace said he just wanted to confirm that the garage space is not intended to be used for a business. Meier said it certainly is not. He added that he is a nurse and the garage space is only for his personal vehicles.

Alpaugh said he has difficulties seeing this home fit into the historical character of the neighborhood. Estenson said he understands that, but added that this is not a historical district. He also said the intention of the district is to determine the feel of a project and assure that the massing and architectural style fits in.

Motion by Commissioner Slaten to recommend approval of the Design Standards Review as proposed, Seconded by Commissioner Wallace. Upon vote taken, Ayes 3, Nays 1 (Alpaugh). Motion failed to pass.

Fortney explained that the motion failed to pass because a minimum of 4 members of a seven-person commission is necessary to pass a recommendation. He said the application this will go on to the June 6th City Council meeting showing a failed motion of 3:1 to recommend approval. He added that a new motion could still be made is made and voted on. No further motions were made.

6. Other Business

Fortney updated the commission on future Planning Commission Business and passed City

Council actions.

7. **Adjourn**

Motion by Commissioner Alpaugh to adjourn the May 23, 2016 Planning Commission Meeting. Seconded by Commissioner Slaten.

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

The meeting adjourned at 7:58 p.m.

Respectfully submitted,
Justin Fortney,
Recording Secretary