

Hastings Planning Commission

**July 11, 2016
Regular Meeting**

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

1. **Roll Call**

Commissioners Present: Estenson, Deaver, Slaten, Alpaugh, Johnson, and Barse

Commissioners Absent: Wallace

Staff Present: Community Development Director Hinzman

2. **Approval of Minutes – June 27, 2016**

Motion by Commissioner Slaten to approve the minutes as presented. Seconded by Commissioner Barse. Upon vote taken Ayes 6, Nays 0, Motion carried.

PUBLIC HEARING

No public hearings scheduled

3. **Artspace Hastings Lofts – Amended Preliminary Plat, Final Plat, and Site Plan #2016-24 – Construction of a 37 unit mixed residential commercial building at the northeast corner of Tyler and 2nd Street.**

Director Hinzman presented the staff.

Chair Estenson opened the public hearing at 7:06pm.

Heidi Zimmer of Artspace reiterated the concerns over bedrock and utilities as the reason for the amended application. They are excited to move forward on the \$12.5 million dollar project.

Chair Estenson closed the public hearing at 7:08pm.

Commissioner Slaten asked how the project would affect the Saturday Night Cruise In Car Shows. Director Hinzman stated land would still be available to the north of the site to accommodate car show parking.

Commissioner Alpaugh asked if additional land was necessary to accommodate the request. Has the total amount of parking provided changed? What is the impact to the remaining HEDRA owned property on the block. Director Hinzman stated that an additional 40 foot strip of land is necessary to accommodate all the parking as surface parking. The net parking between the original request and the amended application is unchanged. The transfer of additional land to Artspace will reduce the amount of property available for future development, but remaining land is adequate for redevelopment.

Commissioner Slaten asked if cameras or lighting will be installed within the parking lot for safety and to protect against theft. David Miller of Urban Works Architecture stated landscaping

and lighting will be part of the plan to alleviate safety and security concerns. Becky Carlson St. Clair of Artspace stated security cameras are utilized on Artspace projects.

Commissioner Johnson asked about potential vehicle visibility for cars entering and exiting the site and within the parking lot due to landscape plantings near intersections. Mr. Miller stated he will review site visibility with the landscape architect.

Chair Estenson asked how much the building height has been reduced. Mr. Miller stated building height will be about three feet lower at grade.

Commissioner Slaten stated he has been speaking with many citizens and he looks forward to the impact of both Artspace and the Hudson project in improving the downtown.

Motion by Commissioner Slaten to approve the actions as presented. Seconded by Commissioner Deaver. Upon vote taken Ayes 6, Nays 0, Motion carried.

OTHER ACTIONS

4. Other Business

Director Hinzman updated the Commission on future Planning Commission Business and City Council actions. Staff is surveying citizens concerning the Original Hastings Design Standards and will bring discussion back to the Commission at the August 8th meeting at the earliest.

5. Adjourn

Motion by Commissioner Alpaugh to adjourn the July 11, 2016 Planning Commission Meeting. Seconded by Commissioner Johnson.

Upon vote taken, Ayes 6, Nays 0. Motion carried.

The meeting adjourned at 7:20 p.m.

Respectfully submitted,

John Hinzman
Recording Secretary