

Hastings Planning Commission

July 30, 2018 - Regular Meeting Minutes
Hastings City Hall - City Council Chambers
7:00 p.m.

1. Call Meeting to Order

Planning Commissioners Present: Deaver, Alpaugh, Johnson, Barse, Siebenaler, Best and Martin.

Planning Commissioners Absent: None

Staff Present: City Planner Justin Fortney, Public Works Director Nick Egger, City Engineer Ryan Stempski

2. Oath of Office – Commissioner Ian Martin

Fortney administered the Oath of Office to Commissioner Martin.

3. Approval of Minutes

Chair Deaver motioned, seconded by Commissioner Alpaugh to approve the minutes as presented. Motion approved 7-0.

Public Hearings

4. Roberta Sjodin – Preliminary and Final Plat #2018-35 – Wallin 18th Addition – 22 villa homes located northeast of General Sieben Drive and Rivershore Drive.

Fortney presented a summary of the staff report.

Chair Deaver opened the public hearing.

The applicant's attorney S. Todd Rapp said the eight additional driveways onto General Sieben Drive will have less trips per day than the three single family homes already approved because of the age of the prospective homeowners. These villa homes would be for senior citizen or residents who are empty nesters.

Trent Johnson from Fieldstone Family Homes stated that the villa homes would mimic the design of preexisting homes; they have already received reservations for the home sites.

Matt Radant of 1779 Greystone Road, stated that he was never told about villa homes when he built in the neighborhood. He said that these type of homes do not fit the area.

Curtis Gerrits of 1771 Greystone Road, stated that he was told that any other

homes that are to be built in the development would be like theirs. He also expressed concerns for how the villa homes would affect his property value.

Kelsey Martin of 1770 Greystone Road, expressed concerns over covenants. She stated that several covenants are already not being followed and that these new homes would create more issues.

Public Hearing Closed at 7:39pm.

Commissioner Alpaugh stated that the cluster development would not preserve open space. He added that this proposal was just to increase the number of units. He also stated that there could be issues with setbacks when it comes to snow removal, garbage disposal, and traffic on General Sieben Drive and how the driveways would affect the bike path.

Commissioner Barse commented on the lack of any other lots directly accessing collector roads.

Commissioner Johnson commented on increased density. Cluster developments have their purpose, but not in this area. He added that there is not a guarantee on what type of people are going to buy these homes. He also suggested rear access or an alley as an option to access the homes.

Motion by Johnson, seconded by Best to recommend denial of Preliminary and Final Plat #2018-35 – Wallin 18th Addition as presented. Motion approved 7-0. The City Council will review the item on August 6, 2018.

Other Actions

5. **Confluence Development** – Site Plan #2018-36 – Construction of Parking Ramp – 119 2nd Street W.

Fortney presented a summary of the staff report.

Commissioner Alpaugh asked if the parking ramp is intended to provide parking for the general public. He added that the applicants have requested to reserve certain dates for private use. He also raised a question about handicapped parking and if additional levels could be built in the future.

Commissioner Best asked if there would be an elevator for people to use. Also asked if the lower level is closed, would that prevent access to the handicapped parking.

Patrick Regan of Confluence Development stated that he believes that since there is no other handicap parking in the ramp, they cannot close off access to the handicap parking.

Greg Stotko of Stotko Speedling Construction explained that handicapped parking would be available on the first level and that additional levels could be built in the future. If additional levels were to be built, an elevator would then be installed.

Chair Deaver asked about the lighting that would be used in the parking ramp. Stotko explained that the ramp would use LED lighting and would have light poles around the ramp. He also stated that there would be plug-in parking spaces for electric cars.

Patrick Regan stated the executed Parking Use and Maintenance Agreement allows closure of the lower level of the ramp for no more than 5 days a month or 30 days a year. This is in hopes to attract conventions and/or conferences for the hotel. This is also a way to generate profits to help cover maintenance costs for the ramp.

Commissioner Barse asked about how the ramp would handle storm water.

Ryan Stempki, City Engineer stated that there would be a series of drains on the first level that would flow into the preexisting storm water system. The second level would have catch basins that would eventually flow water into the storm water system.

Commissioner Siebenaler commented that the structure is uninviting. She explained that the structure does not fit into the downtown area and that the lack of landscaping is unappealing.

Regan and Stotko explained that the material that would be used on the ramp is to replicate the materials used on the bridge. They want this structure to be hidden, especially when you come over the bridge. It will have an open face and the concrete will have a stone pattern.

Commissioner Alpaugh motioned, seconded by Commissioner Johnson, to recommend approval of the Site Plan as presented. Motion approved 7-0. The City Council will review the item on August 6, 2018.

6. **Dan & Jayme Verner** – Original Hastings Design Standards Review #2018-38 – Home Addition – 614 West 5th Street.

Fortney present a summary of the staff report.

Dan Verner stated that he did not want an attached garage because it would cut off access to his back yard. He wants to build a second level living area and attach that to the house via a hallway. His family needs more room.

Commissioner Johnson asked if the pitch of the roof would match that of the house. Verner explained that it would, but would make the new roof one foot taller than the roof of the house.

Commissioner Alpaugh asked if there would be access to the second floor from the garage. Verner said no. Alpaugh asked if the siding would match the house. Verner said that it would be matched as close as possible.

Commissioner Martin motioned, seconded by Commissioner Alpaugh to recommend approval of the application as presented. Motion approved 7-0. The City Council will review the item on August 6, 2018.

7. Other Business

None

8. Adjourn

Chair Deaver motioned to adjourn at 8:47pm. Seconded by Commissioner Siebenaler. Motion approved 7-0.

Next meeting: August 13, 2018 at 7:00pm.

Respectively Submitted,

Megan White, Recording Secretary