

Hastings Planning Commission

August 13, 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, Siebenaler, Best, and Martin

Planning Commissioners Absent: Barse

Staff Present: Community Development Director John Hinzman

2. Approval of Minutes

Commissioner Alpaugh motioned, seconded by Commissioner Siebenaler to approve the minutes of the July 30, 2018 meeting as presented. Motion approved 6-0.

Public Hearings

3. **WAI Continuum** – Shoreland Special Use Permit, Variance, and Site Plan #2017-34 – 60 Unit Apartment Building – 950 31st Street W.

Hinzman presented a summary of the staff report. Public Hearing opened.

Mary Murphy, 1020 County Road 47, stated she lives across the street and expressed concerns about additional traffic entering Co. Rd. 47.

Public Hearing closed.

Commissioner Siebenaler asked about vehicles parking on 31st Street and if the building plans had adequate parking for the apartment building residents. She also asked about the Shoreland Management District and what the purpose of it is. Hinzman stated that it is intended to protect lakes and rivers. Chairman Deaver also asked about traffic being increased on 31st Street and Co. Rd. 47. and whether the city has any control over the intersection of 31st Street and Co. Rd. 47. Hinzman stated that Dakota County has jurisdiction over the roadway.

Commissioner Alpaugh asked about how to get the county to look at the intersection. Hinzman stated that the county could look at the intersection themselves or the residents or the city can petition the county to do a traffic study. He also asked about run off from the parking lot, if there would be a storm water basin. Hinzman stated that there is presently a pond basin for the storm water.

Commissioner Johnson asked about the adjacent apartment building and if the

height would be similar. Todd Siewert, of Siewert Construction, stated that the building will step down to a two-story elevation on the ends to make it look similar to the other building.

Commissioner Alpaugh motioned to approve as presented, Johnson seconds. Motion approved 6-0. The City Council will review on August 20, 2018.

4. **Greg J. Homes** – Preliminary and Final Plat #2017-27 – South Pines 9 – 25 single family homes located on Sandpiper Circle north of Tuttle Drive.

Hinzman presented a summary of the staff report. Public Hearing opened.

John Grindland, 115 Sandpiper Circle, stated he lives in South Pines, and that Greg Jablonski told home owners that he would complete the road on Sandpiper Circle to Tuttle Drive to reduce the construction traffic. He also expressed concerns about the retention ponds and the run off and that he was never informed about the meeting.

Public Hearing closed.

Commissioner Siebenaler asked about who was notified and if everyone in the association was notified. She also commented about the responsibilities of the home owners association(s); there are several home owners associations in the area. Hinzman stated that there is already an agreement with the existing home owners association to maintain the retention ponds.

Commissioner Alpaugh commented on completing the road to Tuttle Drive. Nick Jablonski, of Greg J. Homes, stated the first thing to be completed is the road. Chairman Deaver asked about the retention ponds. Mr. Jablonski said that the ponds were made to handle the entire development.

Commissioner Martin motioned to approve as presented, Alpaugh seconds. Motion approved 6-0. The City Council will review on August 20, 2018.

Other Actions

5. **Robert Wright** – Variance and OHDS Review #2018-41 – Construction of a detached garage within the five foot side yard setback – 414 5th Street W.

Hinzman present a summary of the staff report.

Commissioner Alpaugh asked about the age of the existing garage. Robert Wright stated that the existing garage has major issues and the materials it was built with are falling apart. He also stated that the reason for the variance is to preserve the back yard and that if he were to move the garage to meet the five

foot setback, it would take away access to the new garage door. He also expressed concerns about being able to maintain the portion of the garage that is on the property line and there are no markings for the property line.

Commissioner Johnson asked about the length from the property line to the house. There was also discussion of whether there is any part of the garage door would be behind the house. He stated the applicant should determine where the property line is and come back with a new design/variance.

Chairman Deaver stated that he believes that the home owner could find a new configuration to work for him. He believes that the Commission should stick to the rules that have been set and he cannot support approval of the variance.

Commissioner Martin suggested to table the item until the next Planning Commission Meeting to allow the applicant to determine the property line and to make better drawings.

Commissioner Martin motioned to table item, Johnson seconds. Motion approved 5-1 (Alpaugh dissenting). The Planning Commission will review item on August 27, 2017.

6. Other Business

Hinzman presented a summary of the City Council meeting on August 6, 2018 and future Planning Commission issues.

Wallin 18th Addition developer has proposed a modification. Will be brought to the Planning Commission on August 27, 2018.

7. Adjourn

Commissioner Alpaugh motioned to adjourn, seconded Johnson. Motion approved 6-0. Meeting adjourned at 8:24pm.

Next meeting: August 27, 2018 at 7:00pm.

Respectively Submitted,

Megan White, Recording Secretary