

Hastings Planning Commission

August 27, 2018 - Regular Meeting Agenda
Hastings City Hall - City Council Chambers
7:00 p.m.

1. **Call Meeting to Order**

Present: Commissioners Deaver, Alpaugh, Johnson, Barse, and Best

Absent: Commissioners Siebenaler and Martin

Staff Present: John Hinzman – Community Development Director

2. **Approval of Minutes** – Chair Deaver asked if there were any additions or corrections to the minutes of the Regular Planning Commission Meeting on August 13, 2018

Commissioner Alpaugh motioned, seconded by Commissioner Best to approve minutes as presented. Motion approved 5-0.

PUBLIC HEARINGS

No public hearings scheduled.

OTHER ACTIONS

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

John Hinzman present a summary of the staff report requesting that the variance be denied.

Robert Wright submitted new plans for the Commission to consider. Applicant had the property line surveyed and has learned that the existing garage is not located on the property line, but is setback 2 feet 8 inches from the line. He is now seeking a variance of 2 feet 4 inches from the required 5 foot minimum setback requirement.

Commissioner Barse wanted to verify that the applicant is now requesting an encroachment of the five foot rule by two feet, four inches. He also wanted clarification on the grandfathering rule with allowing the new structure to be built at the same setback as the existing structure. Hinzman clarified that once the existing structure is demolished, the grandfather rule does not apply. It only applies to structures that are being added onto. Commissioner Barse also asked about the applicants business and what his needs are for the garage. He also asked about the power lines overhead and the clearance with the new garage. He wanted to know if there are any provision around this situation. Director Hinzman stated that he is not sure if there is any provisions, but as long as the power lines don't touch the building, it should be okay.

Commissioner Alpaugh wanted to identify the hardship that the applicant is having. He does not see why the applicant cannot move the garage over to meet the five foot ordinance requirement. Robert Wright stated that the plan is to have an eighteen foot garage door and moving the garage over to the five foot setback line would cause some of the garage door to be behind the house. This would make it more difficult to get a car in and out of the garage. Commissioner Alpaugh asked if he could move the garage door over. Mr. Wright stated that the current plan is to have the garage door centered on the structure. If he was to move the garage door over, he would have to change the building plans. Commissioner Alpaugh asked Director Hinzman if he would recommend denial of the revised 2 foot 4 inch variance request. Director Hinzman stated that he is still having a tough time finding hardship to allow the variance. He said that based off of the new plans, he would still recommend denial of variance.

Chair Deaver mentioned that on the original plan, the garage structure was at the ten foot rear setback line. He noticed that it is now at fifteen feet and if it would help to move the garage back to the ten foot line. Mr. Wright stated that the lot survey showed the property line at a different spot and he had concerns about moving it to the ten foot line because there is a wall there that might not be able to handle the weight of the garage.

Commissioner Alpaugh motions to recommend denial of the variance as recommend by staff. Motion seconded by Commissioner Deaver. Ayes, 2 (Alpaugh and Deaver); Nays, 3 (Johnson, Barse, and Best). Motion fails

Commissioner Johnson motions to approve the two foot, four inch variance as presented by the applicant has. Seconded by Commissioner Barse Ayes, 3 (Johnson, Barse, and Best); Nays, 2 (Alpaugh and Deaver). Motion approved.

Commissioner Alpaugh motions to recommend approval of the OHDS review as presented. Seconded by Commissioner Barse. Motion approved 5-0.

Both actions will move forward to the City Council Meeting on September 4, 2018.

4. **Roberta Sjodin** – Preliminary and Final Plat #2018-35 – Wallin 18th Addition – 14 single family villa homes – Brandlewood Court and General Sieben Drive.

Director Hinzman presented a summary of the staff report and staff recommendation for approval as presented.

Commissioner Barse asked about lot sizes compared to original 2002 plat plan. Director Hinzman stated that the new average lot sizes are still larger than the minimum lot size requirement for an R-1 district.

Chair Deaver asked about some of the lots that are smaller than the required minimums. Director Hinzman said cluster developments allow for some lots to be smaller as long as the average is at the minimum size or larger. Todd Rapp, attorney for developer, said some of the lots vary in size due to having to plan around preexisting drainage pipes.

Commissioner Johnson asked about areas of the plat fronting and accessing General Sieben Drive, are there any future plans for those or if it would be used for green space. He stated that cluster developments are to preserve green space and he doesn't believe this development is preserving green space.

Chair Deaver also commented on green space and parkland dedication due to the increase of lots. The Parks & Recreation Commission has recommended the acceptance of cash in lieu of parkland dedication and he has concerns with this. Mr. Rapp said there is no plans for development of the lots front General Sieben Drive at this time. The lots are currently planned for single family homes per the 2002 Master Development Agreement.

Commissioner Alpaugh thanked the developer for coming with new plans and removing the access to General Sieben Drive.

Curtis Gerrits of 1771 Greystone Road, has concerns about the villa homes not matching the current single family homes. He felt as if he was given different information by the developer and other parties involved. He believes these villa homes will affect his home value and that if he knew that these type of homes were going to be built next to his home, he would have picked a different lot. He thought that this development was going to be all single family homes and not having a retirement community be built and that future owners may be low income owners who may not follow the covenants. Commissioner Alpaugh stated that he doesn't see anywhere that this is going to be a retirement community and that people buying these homes are going to be ones that can afford it. Chair Deaver said he did some research into villa homes and if they affect property values in developments. He could not find any evidence of villa homes affecting property values.

Commissioner Alpaugh motions to approve the request as presented, seconded by Commissioner Best. Ayes, 4; Nays, 1 (Johnson). Motion passes 4-1. The recommendation will be forwarded to the September 4th City Council for action.

- 5. Residential Parking Discussion.** Hinzman presented a summary of the request to consider changes to residential parking standards.

Chair Deaver wanted to know why this is being brought to the Planning Commission to review. He wanted to know why there is a need make any of

these alternations and what the benefit is. Director Hinzman that the request stems from a code enforcement complaint.

Commissioner Barse stated that from an administration side, this would be a nightmare to manage and would take a lot of staff time to enforce.

Commissioner Best said these alternations would cause more cars to be parked on the street and would interrupt traffic more.

Commissioner Alpaugh said that he does not currently see a problem and adopting these would cause issues.

Commissioner Johnson said he is not sure how these changes would be implemented and then how they would enforce them.

Commissioner Deaver motions to not move on the suggested ordinance changes, seconded by Commissioner Alpaugh.
Ayes, 5; Nays, 0. Motion passes.

6. **Other Business** Hinzman presented a summary of City Council and future Planning Commission issues.
7. **Adjourn** Meeting adjourned at 8:06pm

Next Meeting –September 10, 2018