

Hastings Planning Commission

October 22, 2018 - Regular Meeting Minutes
Hastings City Hall - City Council Chambers
7:00 p.m.

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

1. Call Meeting to Order

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

Planning Commissioners Absent: Martin

Staff Present: Community Development Director John Hinzman

2. Approval of Minutes

Commissioner Alpaugh motioned, seconded by Commissioner Best to approve the minutes as presented. Motion approved 6-0.

PUBLIC HEARINGS

No public hearing scheduled.

OTHER ACTIONS

3. Vermillion Street Corridor Study Presentation

Hinzman presented a summary of the Vermillion Street Corridor Plan. This plan was approved by City Council in April of 2018. This plan would divide Vermillion Street into four districts: Downtown, Midtown, Vermillion River, and Southtown. The study will be used to guide future development.

Commissioner Alpaugh wanted to know if these plans could be deviated from. Hinzman responded with yes, they can as this is just a plan. Commissioner Alpaugh asked if there are any incentives to get businesses to set up along Vermillion Street. Hinzman said that staff is currently speaking with the current owners and developers to understand development obstacles and willingness to develop.

Commission Deaver asked if the city was taking any proactive actions with this study. Hinzman said the City is currently talking with larger landowners about their plans for development and what their options are. Commissioner Deaver also wanted to know if there were plans to make improvements to transportation on HWY 61 with MNDOT. Hinzman responded with the City did not focus too much on transportation due to this study is focused on economic planning and not a transportation plan. Hinzman said MnDOT will be looking into improving

HWY 61 in the next 5-10 years.

Commissioner Barse commented on the change to density along Vermillion Street and asked if the City has done a market and housing demand study to know if there is a need for housing along Vermillion Street. Hinzman responded with the City has not done this study, but it is a good item to consider.

No action required on this item.

4. Great River Landing Update

Hinzman provided a summary of the staff report providing an update and the history of the project. The Hudson building will be rehabilitated into 67 hotel rooms, 20 residential units, and 20,000 square feet of commercial use area. Hinzman also touched on the financial impact of environmental cleanup of the building and land surrounding the building. Confluence Development is developing the site as a Historic Tax Credit Property, which would bring equity into the development. Building permits must be submitted to the City by December 1st, 2018 and significant construction must be done by December 15th of 2019.

Commissioner Alpaugh asked about the ownership of the parkland and if they can sell the land for potential development. Hinzman responded that Confluence cannot sell the parkland and it must stay as parkland. This is written into the purchase agreement.

Commissioner Siebenaler wanted more information on the sheathing materials being used and what the purpose of it is. Hinzman explained there are chemical vapors in the soil that could come to the surface and being released. The system is installed, would use a fan system to draw vapors out of the building. The City will install this system when the HVAC system is being installed. The system being installed is called the Vapor Intrusion Mitigation System. Commissioner Siebenaler wanted clarification on what "significant construction" meant. Hinzman stated that the building would need to be ready for occupancy by the December 15th, 2019 deadline.

No action required on this item.

5. Other Business

Hinzman presented a summary of City Council and future planning Commission issues.

6. Adjourn

Commissioner Alpaugh motion to adjourn at 7:41 p.m. seconded by
Commissioner Best. Motion approved 6-0.

Next Meeting – November 13, 2018, at 7:00 p.m.

Respectively Submitted,

Megan White