

# Hastings Planning Commission

December 10, 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, Barse, Best, Martin, and Siebenaler

Planning Commissioners Absent: Johnson

Staff Present: Community Development Director John Hinzman

## 2. Approval of Minutes

Commissioner Martin requested to have the minutes amended to reflect his presence at the November 26, 2018 meeting.

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

## PUBLIC HEARINGS

No public hearing scheduled.

## OTHER ACTIONS

- 3. Confluence Development** – Landscape and Grading Plans – Great River Landing (Former Hudson Manufacturing) – 200 West 2<sup>nd</sup> Street.  
Hinzman provided a summary of Landscape and Photometric Plans recommending approval of plans with contingent conditions. Remaining Land Use approvals were granted by the Commission in Council in 2015. Hinzman also provided a brief historical background of the project as a whole.

Commissioner Martin had concerns about the occupancy lighting in the parking lot for safety reasons. Commissioner Martin wanted to know if the decision to have the lighting reduced to 30% when no one in the lot was just for energy saving purposes. Mike Mattingly from Confluence Development responded to the concerns stating that the reduced lighting will help with energy savings and not have a bright light shining into hotel rooms. Mike said they will address any safety issues that occur.

Commissioner Barse wanted to know if the calculations for the parking spots included on-street parking. Hinzman responded with parking calculations are only made for the off-street parking. Commissioner Barse asked if the City had any concerns about losing on-street parking spots in front of the building. Mr. Mattingly stated that the change was brought on by Dakota County, they required

changes to the one-way road and boulevard, and this is what caused the parking spots to be reduced.

Commissioner Martin commented on the tree replacement policy, he only noted 14, 3" caliper trees being replaced when 15 are being removed. Hinzman clarified that 19, 3" caliper trees are being removed, and the developer would have to replace the trees. Commissioner Martin stated that he would like to see the trees preserved along the trail.

Commissioner Alpaugh stated the tree removal would open up the view of the river from the park on the site. Mr. Mattingly added the trees were originally planted to prevent people on the trail or river to see the industrial building. Mattingly also clarified that some of the trees were mislabeled in feet, but they will be replacing all 3" caliper trees being removed.

Commissioner Barse asked if Hinzman could explain how the parking credit works. Hinzman explained that under the City Code, anything that was present in the Downtown area prior to 2003 gets credit for the uses of the property. Hudson would have generated 114 spaces, so they receive credit for 114 spaces.

Commissioners Barse and Deaver wanted to know about the width of the trail. Hinzman explained that the width of the trail would go from 6' wide to 8' wide and the other parts of the trail leading up to this section is currently at a width of 8 feet.

Commissioner Alpaugh motioned to approve, seconded by Commissioner Barse. Motion approved 4-2 (Commissioners Martin and Siebenaler dissenting).

This will go in front of City Council at the December 17<sup>th</sup> meeting.

#### **4. Other Business**

Hinzman stated that the reappointment of Commissioners Alpaugh, Martin and Siebenaler will go to City Council at the December 17<sup>th</sup> meeting.

The December 24<sup>th</sup> Planning Commission meeting will be canceled.

Commissioner Alpaugh asked for an update on the M&H variance request being withdrawn. Hinzman confirmed that the applicant has withdrawn their request for a sign variance.

#### **6. Adjourn**

Commissioner Alpaugh motion to adjourn at 7:40 p.m. seconded by Commissioner Barse. Motion approved 6-0.

***Next Meeting*** – January 14, 2019, at 7:00 p.m.

Respectively Submitted,

Megan White