

# Hastings Planning Commission

December 28, 2020 - Regular Meeting Agenda

**The Hastings Planning Commission of the City of Hastings, Minnesota met in a regular meeting on Monday, December 28, 2020 at 7:00 p.m. via Zoom video conference.**

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

## **1. Call Meeting to Order**

Planning Commissioners Present: Best, Halberg, Johnson, Matzke, Messina and Romens

Staff Present: Community Development Director John Hinzman  
City Planner Justin Fortney  
City Administrator Dan Wietecha

## **2. Approval of Minutes**

Chair Johnson asked if there were any additions or corrections to the minutes of the November 9, 2020 Planning Commission meeting minutes. Roll call vote: Ayes 6; Nays 0. Motion approved.

## **PUBLIC HEARINGS**

### **3. City of Hastings - Ordinance Amendment #2020-03 - C-2 Zoning and Interim Uses.**

Hinzman summarized previous discussions and the reasons for the ordinance amendments, and detailed the proposed changes to the C-2 Zoning and Interim Uses in City Code Chapters 30 and 155.

Chair Johnson opened the public hearing at 7:07 p.m.

Chair Johnson and Hinzman discussed the notification process.

Hearing no comments, Chair Johnson closed the public hearing at 7:09 p.m.

Commissioner Messina asked if the ordinance amendment addressed vehicles which have been converted to motorhomes and are less than 15 years old. Hinzman responded that its age pre-conversion should be less than 15 years old.

Chair Johnson and Hinzman conversed that the only proposed class of motorhome would be a Type A motorhome, the definition of motor coach and the reason for the age limit of 15 years.

Commissioner Romens asked about the term length of the interim use permit and whether there was any guidance similar to a variance. Hinzman detailed the application and review processes include determining the term length which would be dependent on each individual application.

Commissioner Messina and Hinzman discussed the state statute definition of Type A motorhome. Commissioner Messina expressed concerns that the proposed definition of a motor coach lacks guidance of vehicles converted to Type A motorhomes. Wietecha addressed Commissioner Messina's concerns; that applications must fit the parameters of the ordinance and the Commission has discretion to apply various conditions.

Commissioner Matzke asked for clarification about the applicant's proposed use. Hinzman described the proposed use.

Chair Johnson inquired about a motor coach's length of stay at the facility. Hinzman indicated that the length of stay would be determined per each individual Interim Use Permit application.

Chair Johnson questioned the spacing between the motor coaches. Hinzman replied that there would be approximately 12 feet between each motor coach.

The Commissioners and Hinzman discussed the 15-year parameter and how it may be enforced and the proposed amenities of the facility.

Commissioner Best asked whether other camping type items may be placed around a motor coach while it was parked at the facility. Hinzman explained that operational restrictions would be listed in the conditions of the Interim Use Permit.

Commissioner Messina asked how this item may proceed depending on if it was approved or not by the Planning Commission. Hinzman explained the various scenarios.

Commissioner Matzke motioned to approve Chapter 30 as presented, seconded by Commissioner Messina. Roll Call: Ayes 6; Nays 0.

Commissioner Matzke motioned to approve Chapter 155 as presented, seconded by Commissioner Halberg.

Chair Johnson explained why he was apprehensive of approving Chapter 155. Commissioner Halberg responded that the Commission may apply discretion to submitted applications. Commissioners Matzke and Messina noted that approved Interim Use Permits would periodically be inspected and reviewed.

Roll Call: Ayes 6; Nays 0.

Hinzman stated that City Council will consider the first reading and order a public hearing at their January 4, 2021 meeting.

## **OTHER ACTIONS**

### **4. Election of Planning Commission Chair and Vice Chair.**

Commissioners thanked Chair Johnson and Commissioner Siebenaler for their service.

Commissioner Halberg nominated Commissioner Messina as Chair and Commissioner Romens as Vice Chair for 2021, seconded by Chair Johnson. Roll Call: Ayes 6; Nays 0.

### **5. Other Business.**

Hinzman indicated that the newly nominated Chair and Vice Chair and two new commissioners will begin in January.

Hinzman updated the Commissioners of:

- the 2040 Comprehensive Plan has been approved by City Council;
- approval of a land sale in the industrial park; application for a mini storage facility is

anticipated in early 2021; and  
-the Heritage Development.

**6. Adjourn**

Commissioner Halberg motioned to adjourn at 8:04 p.m., seconded by Chair Johnson.  
Roll Call: Ayes 6; Nays 0. Motion approved.

*Next Meeting – January 11, 2021*

Respectively Submitted:  
Erica Henderson  
Deputy City Clerk