

# Hastings Planning Commission

May 13, 2024 - Regular Meeting Agenda  
Hastings City Hall - Council Chambers  
7:00 p.m.

**The Planning Commission of the City of Hastings, Minnesota met in a regular meeting on Monday, May 13, 2024 at 7:00 p.m. in the Hastings City Council Chambers.**

## 1. Call Meeting to Order

**Planning Commissioners Present:** Messina, Halberg, LeBrun, McGrath, Peters, and Teiken.

**Planning Commissioners Absent:** Swedin

**Staff Present:**

Community Development Director John Hinzman  
City Planner Justin Fortney

## 2. Approval of Minutes – April 22, 2024 - Regular Meeting

Chair Messina asked if there were any additions or corrections to the minutes.

Minutes were approved as presented.

## PUBLIC HEARINGS

### 3. **Mint Development Co** – Comprehensive Plan Amendment and Rezoning – SW Corner of Pleasant Dr and South Frontage Rd

Hinzman provided a summary of the request to consider a Comprehensive Plan Amendment and Rezoning of the 3.94-acre property located at the SW Corner of Pleasant Drive and South Frontage Road. This request would change the future land use map designation of Medium Density Residential to Commercial and rezone the property from R-1 Low Density Residential to C-4 Regional Shopping Center. Hinzman indicated specific plans for development will be submitted at a later date but a conceptual plan has been shared to provide context on future development. Hinzman indicated a Purchase Agreement for sale of the property was executed by HEDRA and Mint Development on March 14, 2024 including all land use approvals must be obtained prior to the December 31, 2024 deadline for closing.

Chair Messina opened the public hearing at: 7:06 p.m.

Chair Messina closed the public hearing at: 7:06 p.m.

Commissioners asked if notice was provided to neighbors of the property. Hinzman indicated notice was mailed to all neighbors within 350 feet of the property and that no comments have been received. Commissioners expressed concern and potential limitations for the request to rezone the parcel, the potential loss of vegetation and traffic flow in the area. Hinzman clarified the forthcoming site plan will provide a better understanding to address the concerns shared by Commissioners.

Commissioner Halberg motioned to approve the Comprehensive Plan Amendment and Rezoning, seconded by Commissioner LeBrun.

Ayes: Commissioners Messina, Halberg, LeBrun, McGrath, and Peters.

Nays: Teiken

Abstain: None

Absent: Swedin

4. **City of Hastings** – Ordinance Amendment – Keeping of Chickens, Ducks and Quail

Fortney provided a summary of the request to hold a public hearing and review the proposed ordinance amendment to the Hastings City Code Chapters 91 and 155 to allow ducks, quails, additional chickens, and provide a recommendation to City Council. Fortney provided an overview of the current licenses held within the City and compared ordinance requirements and feedback from other municipalities.

Commissioners posed questions on the structure requirements and the complaint received on an existing license holder. Fortney provided an overview of the current application process and shared Code Enforcement was contacted regarding the incident.

Chair Messina opened the public hearing at: 7:20 p.m.

Chair Messina closed the public hearing at: 7:21 p.m.

Commissioners expressed appreciation for the comprehensive staff report and posed clarifying questions on the specific quantity allowed.

Commissioner Teiken motioned to approve the Ordinance Amendment request, seconded by Commissioner Peters.

Ayes: Commissioners Messina, Halberg, LeBrun, McGrath, Peters, and Teiken.

Nays: None

Abstain: None

Absent: Swedin

5. **Judith Kulla** – Special Use Permit – Cannabis Sales – 427 Vermillion Street

Hinzman provided a summary of the request for a Special Use Permit to allow Cannabis Retail Sales at Caring Hands Massage located at 427 Vermillion Street. The Zoning Code outlines performance standards and prohibited acts pertaining to Cannabis. The application for a Cannabis Retail Sales License and the Special Use Permit will be considered by the City Council in at the same time.

Chair Messina opened the public hearing at: 7:27 p.m.

Chair Messina closed the public hearing at: 7:27 p.m.

No Commission discussion.

Commissioner Peters motioned to approve the Special Use Permit, seconded by Commissioner Halberg.

Ayes: Commissioners Messina, Halberg, LeBrun, McGrath, Peters, and Teiken.  
Nays: None  
Abstain: None  
Absent: Swedin

6. **Vipul Patel** – Special Use Permit – Cannabis Sales – 1608 Vermillion Street

Hinzman provided a summary of the request for a Special Use Permit to allow Cannabis Retail Sales at Jake’s Discount Liquor at 1608 Vermillion Street. The Zoning Code outlines performance standards and prohibited acts pertaining to Cannabis. The application for a Cannabis Retail Sales License and the Special Use Permit will be considered by the City Council in at the same time.

Chair Messina opened the public hearing at: 7:30 p.m.

Chair Messina closed the public hearing at: 7:30 p.m.

No Commission discussion.

Commissioner Teiken motioned to approve the Comprehensive Plan Amendment and Rezoning, seconded by Commissioner McGrath.

Ayes: Commissioners Messina, Halberg, LeBrun, McGrath, Peters, and Teiken.  
Nays: None  
Abstain: None  
Absent: Swedin

**OTHER ACTIONS**

7. **Other Business**

Hinzman provided a summary of recent City Council actions and future items for the Planning Commission’s review.

8. **Adjourn**

Commissioner Halberg motioned to adjourn the meeting at 7:32 PM. Seconded by Commissioner Peters. Vote: Ayes 6; Nays: 0. Motion approved as presented.

***Next Meeting – TUESDAY, May 28, 2024***

Respectively submitted:

Emily King  
Deputy City Clerk