

CITY OF HASTINGS
PLANNING COMMISSION MEETING MINUTES
May 6, 2024

The meeting was called to order at 7:00 p.m. by Chairperson Hatfield with the following Commissioners present: Levi Bolthouse, David Hatfield, Chelsey Foster, Scott Darling, Nichole Lyke, Tom Maurer, Jacquie McLean, Sarah Moyer-Cale, and Dave Tossava. Absent: None.

Call to Order

Also present: Dan King, Community Development Director and Rebecca Harvey, Planning Consultant.

It was MOVED by McLean and SECONDED by Foster to approve the agenda as presented. All members present voting yes, motion carried.

Approval of the Agenda

It was MOVED by Foster and SECONDED by McClean that the proposed minutes of the Regular Meeting of March 4, 2024 be approved. All members present voting yes; motion carried.

Approval of the Minutes

None.

Information

Chairperson Hatfield declared a conflict of interest and handed over the duties of the Chairperson to Vice-Chair Maurer. Mr. Hatfield left the room for the duration of the hearing.

Public Hearing:
Rezoning of 939 W. Clinton et al, from RS to either R1 or R2

King and Harvey presented an overview of the initial rezoning request and the discussion that the Planning Commission had in March regarding the appropriateness of evaluating the larger neighborhood area for a potential rezoning. Harvey also provided an overview of her staff report.

Mr. Garry Moyer, 939 W. Clinton, provided comments regarding his intention to construct an attached garage and the benefit the rezoning would have for his property. Vice-Chairperson Maurer opened the hearing for public comment at 7:36 p.m. Steve Hoke, 943 W. Clinton, spoke in opposition to the rezoning. No other comments were made by the public. The public comment period was closed at 7:44 p.m.

Discussion was held regarding the impact of rezoning and the Master Plan.

It was MOVED by Bolthouse and SECONDED by Foster to recommend denial of the request for rezoning any of the noticed properties to either R-1 or R-2. Roll Call Vote: Bolthouse, Darling, Foster, Lyke, Maurer, McLean, Moyer-Cale and Tossava voting yes; no members voting against, Hatfield abstained, motion carried.

Chairperson Hatfield reentered the room and took over the duties as Chairperson.

New Business:

King discussed the intended office and storage building proposed for 1000 E. Enterprise Drive. The applicant, Mr. Chad Stora, presented information about his intentions for the site. Commissioners welcomed Mr. Stora to Hastings and look forward to reviewing the site plan at a future meeting.

Unofficial site plan review for 1000 E. Enterprise Dr.

King presented information regarding the proposed changes to the Apartment district as recommended by the Housing Committee.	Text amendment to A1, A2, and AO Zoning districts
It was MOVED by Tossava and SECONDED by McLean to hold a public hearing on June 3, 2024 regarding the text amendment. All members present voting yes; motion carried.	
Modifications to the buffer zone standards as well as the inclusion of a new section prohibiting invasive species was presented. Discussion was held.	Text amendment to landscaping requirements
It was MOVED by Moyer-Cale and SECONDED by McLean to hold a public hearing on June 3, 2024 regarding the text amendment. Bolthouse, Darling, Foster, Lyke, McLean, Moyer-Cale and Tossava voting yes, Maurer voting no, motion carried.	
Harvey presented minor changes to the sign ordinance relating to temporary signs. The primary purpose of the amendment is to allow and regulate sidewalk signs. Other minor changes are also included. Discussion was held.	Text amendment to sign ordinance
It was MOVED by Tossava and SECONDED by Maurer to hold a public hearing on June 3, 2024 regarding the text amendment. All members present voting yes; motion carried.	
Harvey discussed her staff memo regarding the potential consolidation of the city's zoning districts from 19 to 13 districts. Discussion was held. It was discussed that the transition would be a lengthy process and require evaluation of each district proposed for consolidation.	Review draft zoning map consolidation
The JPA had a meeting in April. The JPC has not recently met.	Old Business JPA/JPC Update
Several items on the list are currently being worked on by the Planning Commission. It was suggested that items being worked on be highlighted on the list.	Work Task List
No changes.	Tracking Terms and Conditions
Steve Hoke addressed the Planning Commission.	Public Comment
None.	Staff Comments
Foster noted that he appreciates the diversity of thoughts and opinions on the commission.	Commission Comments
It was MOVED by McLean and SECONDED by Bolthouse to adjourn the meeting. All members present voting yes, motion carried. Meeting adjourned at 8:57 p.m.	Adjournment

Respectfully submitted,

Sarah Moyer-Cale,
Secretary