

**CITY OF HASTINGS**  
**DRAFT PLANNING COMMISSION MEETING MINUTES**  
**January 6, 2020**

Members present: Brehm, Foster, Tossava, Czarnecki, Bowers, Resseguie, Maurer, McLean, Hatfield.

Members absent: None.

Other staff present: King, Gergen, and Harvey.

The meeting was called to order at 7:00 p.m. by Chairman Hatfield.

Hatfield called the roll.

Those present recited the Pledge of Allegiance.

Hatfield asked for comment regarding the draft agenda for tonight's meeting

Motion by Resseguie, second by McLean to approve the agenda for tonight's meeting.

Motion carried.

Hatfield asked for comment regarding the draft minutes of the December 2, 2019 regular meeting of the Hastings Planning Commission, the draft minutes of the December 4, 2019 meeting of the Rutland Township Planning Commission, the draft minutes of the December 17, 2019 of the Zoning Board of Appeals meeting, the cancelation of the December 19, 2019 Downtown Development Authority meeting, the cancellation of the December 26, 2019 meeting of the Local Development Finance Authority, the cancellation of the December 18, 2019 meeting of the Joint Planning Commission, and the Joint Planning Alliance did not meet in December. No comment was forwarded.

Motion by Foster, second by Bowers to approve and place on file the draft minutes of the December 2, 2019 regular meeting of the Hastings Planning Commission, the draft minutes of the December 4, 2019 meeting of the Rutland Township Planning Commission, the draft minutes of the December 17, 2019 of the Zoning Board of Appeals meeting, the cancelation of the December 19, 2019 Downtown Development Authority meeting, the cancellation of the December 26, 2019 meeting of the Local Development Finance Authority, the cancellation of the December 18, 2019

meeting of the Joint Planning Commission, and the Joint Planning Alliance did not meet in December.

Motion carried.

Hatfield introduced and opened the public hearing to solicit comment regarding amendments to Section 90-81(a)(b) regarding membership and appointment of Board of Appeals at 7:03pm.

No public comment. Closed public hearing at 7:03pm

Motion by Brehm, support by McLean to recommend proposed amendments to Section 90-81(a)(b) to City Council for approval.

In favor: Brehm, Foster, Bowers, Tossava, Czarnecki, Maurer, Resseguie, McLean, and Hatfield.

Opposed: None

Absent: None

Motion carried.

Hatfield asked Czarnecki to comment on the activities of the JPA and JPC. Czarnecki stated that JPC and JPA did not have meetings in December.

Hatfield asked if there were any comments on the work tasks identified by the Planning Commission for completion in 2020. King stated that there were no changes. Tossava asked if parking on green space could be added as a task to address. Hatfield stated that it would be discussed at next month's meeting.

Hatfield introduced discussion regarding the Part 2 Master Plan Update. Harvey stated that the Master Plan update is on schedule. The Steering Committee will be meeting at the end of January. The last two sections will be completed in February and March. Final Draft will be completed in April.

Hatfield asked King to comment on efforts to track progress on the requirements imposed by the Planning Commission as a condition of project or site plan approval. King shared a brief update on projects.

Hatfield stated that the PC has suggested updates to the By-Laws and Rules and Regulations at their places. Hatfield highlighted the proposed changes.

Motion by Resseguie, support by Brehm to approve By-Laws and Rules and Regulations with proposed changes. Hatfield noted that by accepting the changes to the By-Laws, it will require the holding of elections of officers at this meeting.

Motion carried.

Hatfield introduced setting a public hearing for the February 3, 2020 meeting to hear comment on Rezoning Request by Par-Tee Estate.

Motion by Tossava, second by McLean to set the public hearing for February 3, 2020.

In favor: Brehm, Foster, Tossava, Czarnecki, Maurer, Resseguie, Bowers, McLean, and Hatfield.

Opposed: None

Absent: None

Motion carried.

Hatfield introduced the discussion on an unofficial site plan review from Kendall Place Limited Dividend Housing Association, LLC for a project in the Court Street PUD. Proposed project was presented to the PC and members were given an opportunity to ask questions. This site plan will be brought back at a later date.

Hatfield introduced a request for an extension of the 02-04-19 site plan review for project located at 600 block E. Woodlawn. King gave a summary. Ravenna Holdings representatives were present and noted that the request is for a one-year extension.

Motion by Tossava, second by Bowers to grant the one-year extension.

In favor: Brehm, Foster, Tossava, Czarnecki, Maurer, Resseguie, Bowers, McLean, and Hatfield.

Opposed: None

Absent: None

Motion carried.

Hatfield asked the Commission for recommendations for officers for 2020.

Motion by Tossava, second by Bowers for unanimous ballot to re-elect current officers for 2020.

In favor: Brehm, Foster, Tossava, Czarnecki, Maurer, Resseguie, Bowers, McLean, and Hatfield.

Opposed: None

Absent: None

Motion carried.

Hatfield asked if there was any public discussion and comment. No comment was forwarded.

Hatfield asked for any commission comment. McLean wished everyone Happy New Year. Hatfield thanked everyone for their confidence.

Motion by Bowers, second by McLean to adjourn at 7:55 p.m.

Motion carried.

Submitted by:

Jerry Czarnecki  
Secretary

**CITY OF HASTINGS**  
**DRAFT PLANNING COMMISSION MEETING MINUTES**  
**February 3, 2020**

Members present: Brehm, Foster, Tossava, Czarnecki, Bowers, Resseguie, Maurer, McLean, Hatfield.

Members absent: None.

Other staff present: King and Harvey.

The meeting was called to order at 7:00 p.m. by Chairman Hatfield.

Hatfield called the roll.

Those present recited the Pledge of Allegiance.

Hatfield asked for comment regarding the draft agenda for tonight's meeting

Motion by Bowers, second by Maurer to approve the agenda for tonight's meeting.

Motion carried.

Hatfield asked for comment regarding the draft minutes of the January 6, 2020 regular meeting of the Hastings Planning Commission, the draft minutes of the January 7, 2020 meeting of the Rutland Township Planning Commission, the cancelation of the January 21, 2020 of the Zoning Board of Appeals meeting, the draft minutes of the January 16, 2020 Downtown Development Authority meeting, the draft minutes of the January 23, 2020 meeting of the Local Development Finance Authority, the draft minutes of the January 15, 2020 meeting of the Joint Planning Commission, and the cancelation of the Joint Planning Alliance January 20, 2020. No comment was forwarded.

Motion by Bowers, second by Resseguie to approve and place on file the draft minutes of the January 6, 2020 regular meeting of the Hastings Planning Commission, the draft minutes of the January 7, 2020 meeting of the Rutland Township Planning Commission, the cancelation of the January 21, 2020 of the Zoning Board of Appeals meeting, the draft minutes of the January 16, 2020 Downtown Development Authority meeting, the draft minutes of the January 23, 2020 meeting of the Local Development Finance Authority, the draft minutes of the January 15, 2020

meeting of the Joint Planning Commission, and the cancelation of the Joint Planning Alliance January 20, 2020.

Motion carried.

Hatfield introduced public hearing to solicit comment regarding Par-Tee Real Estate, LLC request for rezoning of the named parcels from R-S Suburban Residential District to R-R Rural Residential District.

King gave recap:

- R-S requires utilities, R-R does not
- Four (4) residential properties in area already have well and septic (nonconforming to R-S)

Harvey stated:

- Request is consistent with Master Plan

Tossava noted that utilities run along Broadway, but do not service this area.

Public Hearing opened at 7:06pm.

Tom Watson noted that information was given to residents effected by and near the requested rezoning by applicant. A meeting was set and 14 residents showed for applicant to share the plan. All appeared to be in support.

No other public input.

Closed public hearing at 7:07pm

Motion by Tossava, support by Resseguie to recommend proposed rezoning to City Council for approval.

In favor: Brehm, Foster, Bowers, Tossava, Czarnecki, Maurer, Resseguie, McLean, and Hatfield.

Opposed: None

Absent: None

Motion carried.

Hatfield asked Czarnecki to comment on the activities of the JPA and JPC. Czarnecki stated that JPC had set a public hearing for February 19, 2020 to solicit comments on proposed changes to zoning ordinances in regard to commercial livestock in the JPC area. JPA did not have meetings in January.

Hatfield asked if there were any comments on the work tasks identified by the Planning Commission for completion in 2020. King stated that Council had passed the recommended ordinance change for the Zoning Board of Appeal.

Hatfield introduced discussion regarding the Part 2 Master Plan Update. Harvey stated that the Master Plan update is on schedule. Final Draft will be completed in April.

Hatfield asked King to comment on efforts to track progress on the requirements imposed by the Planning Commission as a condition of project or site plan approval. King shared a brief update on projects.

Hatfield introduced the year in review document that King provided. No additional comments were presented.

Hatfield introduced request to approve preliminary site plan and setting a public hearing for the March 2, 2020 meeting to hear comment on Rezoning and final site plan review for property located at 1812 Lavender Drive.

Motion by Tossava, second by Bowers to approve the preliminary site plan and set the public hearing for March 2, 2020.

In favor: Brehm, Foster, Tossava, Czarnecki, Maurer, Resseguie, Bowers, McLean, and Hatfield.

Opposed: None

Absent: None

Motion carried.

Hatfield introduced request to set a public hearing for the March 2, 2020 meeting to hear comment on final site plan review for property located at 326 W. State St. Planning Commission will be recommending to Council for approval.

Motion by McLean, second by Brehm to approve the preliminary site plan and set the public hearing for March 2, 2020.

In favor: Brehm, Foster, Tossava, Czarnecki, Maurer, Resseguie, Bowers, McLean, and Hatfield.

Opposed: None

Absent: None

Motion carried.

Hatfield asked if there was any public discussion and comment. No comment was forwarded.

Hatfield asked for any commission comment. No comment was forwarded

Motion by McLean, second by Tossava to adjourn at 7:48 p.m.

Motion carried.

Submitted by:

Jerry Czarnecki  
Secretary

**CITY OF HASTINGS**  
**DRAFT PLANNING COMMISSION MEETING MINUTES**  
**March 2, 2020**

Members present: Brehm, Foster, Tossava, Czarnecki, Bowers, Resseguie, Maurer, McLean, Hatfield.

Members absent: None.

Other staff present: King, Gergen and Harvey.

The meeting was called to order at 7:00 p.m. by Chairman Hatfield.

Hatfield called the roll.

Those present recited the Pledge of Allegiance.

Hatfield asked for comment regarding the draft agenda for tonight's meeting

Motion by Foster, second by McLean to approve the agenda for tonight's meeting.

Motion carried.

Hatfield asked for comment regarding the draft minutes of the February 3, 2020 regular meeting of the Hastings Planning Commission. No comment was forwarded.

Motion by Tossava, second by Bowers to approve the draft minutes of the February 3, 2020 regular meeting of the Hastings Planning Commission.

Motion carried.

Hatfield asked comment on any of the Informative Items presented. No comment was forwarded.

Hatfield introduced the public hearing format and procedure for all in attendance.

Hatfield introduced the public hearing to solicit comment and make determination for rezoning of property from D-2 to PUD and final site plan approval of the Meadowstone Mobile Home Park addition.

King gave a brief summary of the project.

Harvey pointed out that the PC would be dealing with two requests: 1) rezoning of the property and 2) final site plan review. The rezoning is supported by the Master Plan and represents the expansion of an existing PUD. The final site plan includes revisions of the site plan from an unofficial site plan review presented at a past meeting. Harvey noted that two areas of design considerations to still be addressed: 1) Insulation of pedestrian ways from vehicular streets and 2) preservation of natural features to provide buffering in character with the area.

Gergen stated that there were no additional concerns from DPS.

Tossava noted that if the plans are to leave the existing vegetation, some is scrubby and would be better if trees were planted.

Robb Lamer (Exxel Engineering) noted that the slope from Star School Rd to the cul de sac is very steep. Only potentially two units that would be visible from Star School Rd. The plan is to maintain as much green space as possible. Sewer will be connected to Star School Rd. The plan minimizes units to allow reduce the amount of grading that is needed.

Hatfield opened public hearing at 7:15pm.

Wayne Nickelson (512 W. Green) asked:

- How close will units be to Wilder property?
- How close will sewer be to north side of building?
- Will there be a fence on the property?

Hatfield closed public hearing at 7:17pm

Lamer responded that the closest units will be 20-22 ft from lot line; sewer line will be 10 ft from lot line and buried so have not affect once done.

Hatfield noted that fencing can be put up by either party.

Foster noted that this is near an auto repair and may need noise buffer

McLean should present something to deter crossing property boundary

Lamer shared the current green space that would remain in plan and noted that would work with adjacent property owner on fencing and potential purchase of property with easement.

Motion by Tossava, second by Resseguie to rezone property from D-2 to PUD. Foster abstained from vote because a customer owned adjacent property.

In favor: Brehm, Bowers, Tossava, Czarnecki, Maurer, Resseguie, McLean, and Hatfield.

Opposed: None

Absent: None

Abstain: Foster

Motion passed.

Motion by Tossava, second by Resseguie to approve final site plan under direction of staff.

In favor: Brehm, Bowers, Tossava, Czarnecki, Maurer, Resseguie, McLean, and Hatfield.

Opposed: None

Absent: None

Abstain: Foster

Motion carried.

Hatfield introduced the public hearing to solicit comment and make determination for final site plan approval Kendall Place Limited Dividend Housing Association, LLC for property located at 326 W. State Street.

King gave summary of project.

Kevin Moore and Nate Heyboer (Kendall Place) noted that this is a great project because it is 3-5 blocks to everything the City offers. There will be no covered parking and the ratio is a little more than 1 parking space per unit. Moore reached out to property management companies and they stated that they strive for 1 to 1 ratio of parking spaces to units. Moore worked to meet with area residents. The project is planned to be as Silver LEAD building.

Harvey noted that this is a final site plan review. The current project does not meet PUD requirements for parking, density, or setback; but PUD conditions can be determined by the PC.

Gergen noted that positioning of building was appropriate, incorporating of lighting pattern was appropriate, sidewalk on Park was added, and revisions from unofficial site plan review were appropriate.

Maurer noted that there were a different number of parking spaces on two different pages of plans. Moore stated that it was the civil engineering drawings that are correct and have 47 parking spaces. The other was a rendering by the architect.

Maurer questioned how it will be handled if more than 1 to 1 ratio is needed for parking. Moore noted that leases will be written that each unit has one available spot.

Hatfield thanked Kendall Place for data to support parking request. The parking requirement in PUD was not based on knowing anything about what was going into the development.

Moore stated that they have to balance profitability and proper parking.

Hatfield also noted that developer has vested interest to provide adequate parking and that the PC requested that the zero lot line setback for the building in the unofficial site plan review.

Hatfield opened the public hearing at 7:45pm.

Robert Schiermer (Emmanuel Church) applauded the housing development. Asked that it be made smoke-free site and reduce the burning of fossil fuels. Could developers explore solar, geothermal, etc.

Shannon Thornton (423 W. Center) shared a concern about the intensity of the number of people. Putting this development there will increase traffic on Court, Park, and Green St. This will reduce the enjoyment of walking in the neighborhood. Concerned that apartment tenants have less investment in the community than homeowners. Thornton questioned the materials used on the exterior and the standards of the management company that would be managing the site.

Dennis James (115 S Washington) asked what will happen to the parking in the neighborhood when the big events come to town. These streets are currently used and will this push the parking onto his street.

Linnea Stifler (Emmanuel Church) shared concern about losing the park like space. Stifler asked that renewable energy be considered and that developers are asked to work carefully. Care for the Earth is important.

Hatfield closed public hearing at 7:56pm

Kendall Place representatives responded that the exterior will be brick, cement board, and tinted glass. The plan is to make it a transition building into the downtown.

Tossava verified that new sidewalk will be placed on Park

Brehm asked to address renewable energy.

Kara Harrison (Colliers International) stated that renewable energy options are being considered where possible, but cost is the biggest obstacle.

Heyboer stated that they will do whatever they can to incorporate renewable technologies.

Resseguie asked about the placement of snow.

Heyboer stated that they would truck it off if necessary. That is their responsibility to deal with.

Maurer asked if they would be placing a retaining wall on the eastside of property. Heyboer stated yes.

Motion by Tossava, second by Maurer to recommend the City Council approve the final site plan including the reduction of the parking requirement, increasing of the density allowed, and allowing for the zero setback on State St.

In favor: Brehm, Foster, Bowers, Tossava, Czarnecki, Maurer, Resseguie, McLean, and Hatfield.

Opposed: None

Absent: None

Motion carried.

Hatfield introduced the public hearing to solicit comment and make determination for final site plan approval EWB Properties, LLC for property located at 400 W. State Street and 410 W. State Street.

Jim Ramey (Architect) summarized that the planned project is combining of 400 W. State St. and 410 W. State St. and extension to the existing building that houses the Hastings Pharmacy and Edward Jones.

Harvey stated that her report had a number of items that would need to be addressed. PC would have to either get information from applicant tonight, or recommend conditional on administrative review.

Gergen noted that DPS had no additional comments.

Ramey noted that the parking is 1 space per 266 sq. ft. Depending on the use, the City's ordinances have 1 space per 300 sq. ft. or 1 space per 200 sq. ft. So, this is not knowing the uses and balancing what would fit on the site.

Eric Butler (owner) stated that the expansion would be an increase in the Pharmacy and office space for CPA or medical office. Very low volume for parking needs.

Ramey stated that there was no pedestrian access from State St. because most of the customers would enter from the rear where there is parking. Would be willing to add sidewalk for pedestrians on the west side of the building. Applicant will provide light design and readings for the property. Intent is to limit glare and have light directed down. Plan has retention wall in the back of parking lot. Applicant will use paint stripping and signage to help with flow of traffic on site.

Hatfield stated that it is not a high volume, so not much of a concern.

Maurer shared concern with drive.

Ramey stated that the current drive for the drive-thru will be eliminated. The drive on the west of 410 W. State St. will become the access to the site.

Hatfield opened the public hearing at 8:25 pm.

No comment was forwarded.

Hatfield closed the public hearing at 8:25 pm.

Maurer asked about storm runoff.

Harvey noted that would be subject to City Staff approval.

Motion by Foster, second by Maurer to recommend the City Council approve the final site plan for 400 W. State St. and 410 W. State St. upon direction of staff.

In favor: Brehm, Foster, Bowers, Tossava, Czarnecki, Maurer, Resseguie, McLean, and Hatfield.

Opposed: None

Absent: None

Motion carried.

Hatfield asked Czarnecki to comment on the activities of the JPA and JPC. Czarnecki stated that JPC held a public hearing for February 19, 2020 to solicit comments on proposed changes to zoning ordinances in regard to commercial livestock in the JPC area. JPA did not have meetings in February.

Hatfield asked if there were any comments on the work tasks identified by the Planning Commission for completion in 2020. King stated that the ordinance that had been passed by Council had been removed.

Hatfield introduced discussion regarding the Part 2 Master Plan Update. Harvey stated that the Master Plan update is on schedule. Business Growth speaker tomorrow night, all are invited. Final Draft will be completed in April.

Hatfield asked King to comment on efforts to track progress on the requirements imposed by the Planning Commission as a condition of project or site plan approval. King shared a brief update on projects.

Hatfield introduced the request to extend the April 1, 2019 site plan approval for the project at 133 E. State St.

Motion by Tossava, with second by Resseguie to extend the site plan approval for 1 year.

In favor: Brehm, Foster, Bowers, Tossava, Czarnecki, Maurer, Resseguie, McLean, and Hatfield.

Opposed: None

Absent: None

Motion carried.

Hatfield introduced the Capital Improvement Plan (CIP) items for the 2020-2021 budget. Czarnecki noted that in the past PC received the entire CIP this included only the projects that could potentially need zoning issues addressed.

Motion by Brehm, second by Foster to approve CIP as submitted.

In favor: Brehm, Foster, Tossava, Czarnecki, Maurer, Resseguie, Bowers, McLean, and Hatfield.

Opposed: None

Absent: None

Motion carried.

Hatfield asked if there was any public discussion and comment.

Robert Schiermer noted that the management company mentioned in the Kendall Place information was a management company that focused on urban areas, so the number of vehicles used by residences would be lower than in Hastings.

Hatfield asked for any commission comment. No comment was forwarded

Motion by Bowers, second by Foster to adjourn at 8:44 p.m.

Motion carried.

Submitted by:

Jerry Czarnecki  
Secretary

**CITY OF HASTINGS**  
**DRAFT PLANNING COMMISSION MEETING MINUTES**  
**May 4, 2020**

Members present: Brehm, Foster, Tossava, Czarnecki, Bowers, Resseguie, Maurer, Hatfield.

Members absent: Hatfield.

Other staff present: King and Harvey.

The meeting was called to order at 7:00 p.m. by Chairman Hatfield.

Hatfield called the roll.

Hatfield asked for comment regarding the draft agenda for tonight's meeting

Motion by Foster, second by Brehm to approve the agenda for tonight's meeting.

Motion carried.

Hatfield asked for comment regarding the draft minutes of the March 2, 2020 regular meeting of the Hastings Planning Commission. No comment was forwarded.

Motion by Bowers, second by Resseguie to approve the draft minutes of the March 2, 2020 regular meeting of the Hastings Planning Commission.

Motion carried.

Hatfield introduced the public hearing to hear comment and make determination concerning the elimination of the expiration date of prohibition on marihuana establishments.

Czarnecki gave a brief summary of the intent of the elimination of the expiration date to put in line with action previously taken by the City Council.

Hatfield opened public hearing at 7:06pm.

No public comment was forwarded.

Hatfield closed public hearing at 7:07pm

Motion by Resseguie, second by Brehm to eliminate the expiration date of prohibition on marihuana establishments.

In favor: Brehm, Bowers, Tossava, Czarnecki, Maurer, Resseguie, Foster, and Hatfield.

Opposed: None

Absent: McLean

Motion passed.

Hatfield asked if there was any public discussion and comment.

No comment forwarded.

Hatfield asked for any commission comment. No comment was forwarded

Motion by Bowers, second by Resseguie to adjourn at 7:12 p.m.

Motion carried.

Submitted by:

Jerry Czarnecki  
Secretary

**CITY OF HASTINGS**  
**DRAFT PLANNING COMMISSION MEETING MINUTES**  
**July 6, 2020**

Members present: Brehm, Foster, Tossava, Czarnecki, Bowers, Resseguie, Maurer, Hatfield.

Members absent: None

Other staff present: King and Harvey.

The meeting was called to order at 7:00 p.m. by Chairman Hatfield.

Hatfield called the roll.

Hatfield asked for comment regarding the draft agenda for tonight's meeting

Motion by Tossava, second by Resseguie to approve the agenda for tonight's meeting.

Motion carried.

Hatfield asked for comment regarding the draft minutes of the May 4, 2020 regular meeting of the Hastings Planning Commission. I was pointed out that Hatfield was present at the meeting.

Motion by Tossava, second by McLean to approve the draft minutes of the May 4, 2020 regular meeting of the Hastings Planning Commission with corrections.

Motion carried.

Czarnecki reported on administrative site plan approval and consideration for 802 W. State St.

Hatfield asked if there was any public discussion and comment.

Lauren McCloud – Problem with Quads and dust at corner of Clinton and Michigan.

Fred Hayes - Agreed with concerns.

Jon Hart (923 S. Michigan) – experience everything outlined, it is loud, and looks horrible.

Hatfield requested that a report be brought back to Planning Commission after allowing Hastings Police Department and Code Enforcement work with property owners.

Hatfield asked for any commission comment. No comment was forwarded

Motion by Tossava, second by Resseguie to adjourn at 7:23 p.m.

Motion carried.

Submitted by:

Jerry Czarnecki  
Secretary

**CITY OF HASTINGS**  
**DRAFT PLANNING COMMISSION MEETING MINUTES**  
**August 3, 2020**

Members present: Brehm, Foster, Tossava, Czarnecki, Bowers, Resseguie, Maurer, Hatfield.

Members absent: None

Other staff present: King and Harvey.

The meeting was called to order at 7:00 p.m. by Chairman Hatfield.

Hatfield called the roll.

Hatfield asked for comment regarding the draft agenda for tonight's meeting. Hatfield asked to add an item under Old Business a review of Work Tasks List.

Motion by Foster, second by McLean to approve the agenda for tonight's meeting with addition.

Motion carried.

Hatfield asked for comment regarding the draft minutes of the July 6, 2020 regular meeting of the Hastings Planning Commission. It was pointed out that McLean was present at the meeting.

Motion by Foster, second by McLean to approve the draft minutes of the July 6, 2020 regular meeting of the Hastings Planning Commission with corrections.

Motion carried.

Hatfield asked members of the Planning Commission to review the Work Task List and prioritize the tasks. Bring these along with any other additions to the list to the meeting in September.

Czarnecki reported on administrative site plan approval and consideration for 1330 E. State St.

Hatfield asked if there was any public discussion and comment.

Julie Drabik (415 S. Broadway) – because there is an increase in finding sustainable ways to live by gardening and raising chickens, is asking the Planning Commission to revisit the ordinance

dealing with the raising of chickens in the city limits. Understand that there will have to be regulations that limit number, permit requirement, no rosters, etc.

Fred Hayes - Agreed with concerns.

Hatfield asked for any commission comment.

Tossava commented that chickens within the city limits should be revisited.

Resseguie commented that the housing situation should be a top priority.

Motion by Tossava, second by McLean to adjourn at 7:21 p.m.

Motion carried.

Submitted by:

Jerry Czarnecki  
Secretary

**CITY OF HASTINGS**  
**DRAFT PLANNING COMMISSION MEETING MINUTES**  
**October 5, 2020**

Members present: Brehm, Tossava, Czarnecki, McLean, Bowers, Resseguie, Maurer, Hatfield.

Members absent: Foster

Other staff present: King, Tate and Harvey.

The meeting was called to order at 7:00 p.m. by Chairman Hatfield.

Hatfield called the roll.

Hatfield asked for comment regarding the draft agenda for tonight's meeting. Hatfield asked to add discussion on request from Legacy Golf Course. King asked to add discussion of text amendment to allow commercial kennels in Industrial Zoned districts.

Motion by Bowers, second by Maurer to approve the agenda for tonight's meeting with addition.

Motion carried.

Hatfield asked for comment regarding the draft minutes of the August 3, 2020 regular meeting of the Hastings Planning Commission. It was pointed out that McLean was present at the meeting.

Motion by Tossava, second by Bowers to approve the draft minutes of the August 3, 2020 regular meeting of the Hastings Planning Commission with corrections.

Motion carried.

Hatfield asked for an update on JPA/JPC meetings. Czarnecki noted that these two boards have not met.

Hatfield asked members of the Planning Commission to review the Work Task List. Harvey noted that the Keeping of Animals was discussed in December 2017 and January 2018. It included poultry and honey bees. Hatfield asked if there is interest regarding investigating the keeping of animals ordinance.

Tossava suggested at least looking at draft ordinances that Harvey might have. Bowers noted that months were spent discussing and it was decided to keep only in the RR district. Resseguie stated that if it is decided to leave as it was without investigation, then where do you stop with requests. McLean stated that it should be reconsidered and have Harvey show how other communities handle. Brehm noted that it is a different time from 2017-2018 with more self sufficiency and concern for healthy living. It is a perfect time to reconsider.

Hatfield asked how many are interested in having Harvey investigate other communities' ordinances. Bowers was the only one opposed to investigating.

Harvey reported on progress for the Master Plan Part II. Final sections are completed and Harvey is reviewing the first edition. Tossava asked for a timeline. Harvey was not sure, depends on revisions. Should have a date on Monday.

King gave an update on the tracking of the terms and conditions imposed by the Planning Commission.

Czarnecki reported on administrative site plan approval and consideration for 815 W. State St.

Hatfield introduced the request for site plan approval for outdoor sales of merchandise at Gilbert's Maxi Muffler located at 201 N. Broadway Ave.

King noted that 2007 approval of outdoor sales, but is asking to modify the area. Tossava asked if previous owners already had approval, why is there a need for this decision. King noted the outside sales are the same, but the area will be varied, so it is a modification to the original plan.

Motion by Tossava, second by Brehm to approve the site plan for outdoor sales. Harvey noted that conditions for parking requirements were not met from original site plan and recommended keeping the conditions. Tossava amended motion and Brehm agreed.

In favor: Brehm, Tossava, Czarnecki, McLean, Bowers, Resseguie, Maurer, Hatfield

Opposed: None

Absent: Foster

Motion carried.

King gave a summary of the Redevelopment Ready Communities evaluation and evaluation memo.

Hatfield opened discussion about request from Legacy Golf Course to construct an equipment storage shed on north side of access road to golf course. Harvey clarified that this was part of the golf course operations. Harvey noted that this was not a change of the current special use, so the Planning Commission would need to review the site plan. Tossava noted that it is behind current residents and asked how close. Applicant noted 50-75 feet with some trees currently there and others would be added if needed. Harvey noted that the Planning Commission could direct staff to notice the site plan review.

Motion by Brehm, second by McLean to review the site plan at the next meeting and have staff notice that the site plan review was happening.

In favor: Brehm, Tossava, Czarnecki, McLean, Bowers, Resseguie, Maurer, Hatfield

Opposed: None

Absent: Foster

Motion carried.

Hatfield introduced discussion on Karen Zuver's request to add commercial kennels as a special use in the D1 and D2 Industrial Zones. Currently commercial kennels are allowed as special uses in RR zoning district. This would require a text amendment to the ordinances. Zuver gave summary of current situation. King gave a reminder of the process to make a text amendment.

Motion by Tossava, second by McLean to set a public hearing for November 2, 2020 at 7pm to hear comment on the text amendment to allow commercial kennels as a special use in the Industrial Zones.

In favor: Brehm, Tossava, Czarnecki, McLean, Bowers, Resseguie, Maurer, Hatfield

Opposed: None

Absent: Foster

Motion carried.

Hatfield asked if there was any public discussion and comment.

None forwarded.

Hatfield asked for any commission comment.

Tossava wanted to welcome Travis Tate (new Director of Public Services) that was on the virtual meeting.

Hatfield brought up a concern about the outside display at Family Farm & Home.

McLean brought up that she felt the Planning Commission should know more information about what is planned to go into locations like the old Kmart building. Czarnecki and King noted that this was to honor the request of the owners to make sure information was released when the tenant and owners had reached an agreement.

Motion by Tossava, second by Bowers to adjourn at 8:11 p.m.

Motion carried.

Submitted by:

Jerry Czarnecki  
Secretary

**CITY OF HASTINGS**  
**DRAFT PLANNING COMMISSION MEETING MINUTES**  
**November 2, 2020**

Members present: Brehm, Tossava, Czarnecki, McLean, Bowers, Resseguie, Maurer, Foster.

Members absent: Hatfield

Other staff present: King, Tate and Harvey.

The meeting was called to order at 7:00 p.m. by Vice-Chairperson Maurer.

Maurer called the roll.

Maurer asked for comment regarding the draft agenda for tonight's meeting. None were forwarded.

Motion by Tossava, second by Bowers to approve the agenda for tonight's meeting with addition.

Motion carried.

Maurer asked for comment regarding the draft minutes of the October 5, 2020 regular meeting of the Hastings Planning Commission. None were forwarded.

Motion by Bowers, second by McLean to approve the draft minutes of the October 5, 2020 regular meeting of the Hastings Planning Commission as presented.

Motion carried.

Maurer presented the public hearing to solicit comment on an amendment to Section 90-553 adding Commercial Kennels as a Special Use in the D-1 District. Harvey commented that the City already has a definition of Commercial Kennel and requirements under the Special Land Use section of Ordinances.

Maurer opened the public hearing at 7:10pm. King read a letter submitted by a resident.

Maurer closed the public hearing at 7:13pm.

Motion by Tossava, second by McLean, to recommend Ordinance No. 592 for consideration to the City Council.

In favor: Bowers, Brehm, Czarnecki, Foster, McLean, Resseguie, Tossava, and Maurer.

Opposed: None

Absent: Hatfield

Motion carried.

Maurer presented the public hearing to amend Section 90-831 dealing with accessory buildings. Harvey gave suggestions to simplify the amendment and more appropriately represent the intent of the regulations on accessory buildings.

Maurer opened the public hearing at 7:31pm.

No public comment.

Maurer closed the public hearing at 7:32pm.

Motion by Resseguie, second by McLean, to recommend Ordinance No. 593 to City Council for consideration with proposed changes.

In favor: Bowers, Brehm, Czarnecki, Foster, McLean, Resseguie, Tossava, and Maurer.

Opposed: None

Absent: Hatfield

Motion carried.

Maurer presented the public hearing to discuss the site plan approval for the Legacy Golf Course. The applicant gave an overview of the proposed changes to the site plan and Harvey gave a summary of her report that provided to the Planning Commission.

Maurer opened the public hearing at 7:47pm.

No public comment.

Maurer closed the public hearing at 7:48pm.

Planning Commission members, Harvey and Tate (DPS Director) discussed the additional information that the site plan would need to have added so that it could be approved by staff without returning to the Planning Commission.

Motion by McLean, second by Resseguie, to approve the site plan conditional of an administrative approval of plans resubmitted with more details on lighting and stormwater; review by Fire and Police; and upon the approval of Ordinance No. 593 by the City Council regulating accessory buildings.

In favor: Bowers, Brehm, Czarnecki, Foster, McLean, Resseguie, Tossava, and Maurer.

Opposed: None

Absent: Hatfield

Motion carried.

Maurer asked for an update on JPA/JPC meetings. Czarnecki noted that these two boards have not met.

Maurer asked members of the Planning Commission to review the Work Task List. King noted that nothing new was added to the Work Task List.

Harvey reported on progress for the Master Plan Part II. Expecting delivery date of Friday for the draft of the Master Plan.

King gave an update on the tracking of the terms and conditions imposed by the Planning Commission.

Harvey reviewed the information supplied on the Keeping of Animals, in particular chickens. Planning Commission members requested that this be a discussion at the December meeting.

Maurer introduced the request from Andrew Courtright to consider adding fitness centers as a permitted use in the Industrial Zoned Districts. Harvey noted that the City does not have a definition of fitness center and had to decide if wanted to write a definition or try to fit within current definitions. Harvey shared the concerns of trying to fit with current definitions would allow activities within the Industrial Districts that might not be appropriate. The Planning Commission asked staff to put together a definition for fitness centers and bring back to the December meeting for consideration.

Maurer introduced the request for site plan approval for a driveway location for Christ the King Church at 328 S. Jefferson St. Tate gave a summary of the project and the discussion he had with

applicant. Tate felt it was suitable to do the relocation. Harvey noted that there are landscape regulations, but that may create issues with visibility.

Motion by Foster, second Bowers, to approve the site plan with waving of the requirement for landscaping.

In favor: Bowers, Brehm, Czarnecki, Foster, McLean, Resseguie, Tossava, and Maurer.

Opposed: None

Absent: Hatfield

Motion carried.

Maurer introduce the request from Julie Fox for a one-year extension to her site plan that was approved on December 2, 2019. Fox noted that her delays were do to construction slowdown and concerns with being able to open due to COVID regulations.

Motion by McLean, second by Bower, to grant the one-year extension.

In favor: Bowers, Brehm, Czarnecki, Foster, McLean, Resseguie, Tossava, and Maurer.

Opposed: None

Absent: Hatfield

Motion carried.

Hatfield asked if there was any public discussion and comment.

None forwarded.

Hatfield asked for any commission comment.

McLean ask for clarification on the Policy and Procedures for Virtual meetings that was passed by the City Council.

Motion by Tossava, second by Bowers to adjourn at 8:56 p.m.

Motion carried.

Submitted by:

Jerry Czarnecki  
Secretary

**CITY OF HASTINGS**  
**DRAFT PLANNING COMMISSION MEETING MINUTES**  
**December 7, 2020**

Members present: Brehm, Tossava, Czarnecki, Foster, McLean, Bowers, Resseguie, Maurer, Hatfield.

Members absent: None

Other staff present: King, Tate and Harvey.

The meeting was called to order at 7:00 p.m. by Chairman Hatfield.

Hatfield called the roll.

Hatfield asked for comment regarding the draft agenda for tonight's meeting. King requested adding the City of Hastings Community Engagement Statement for consideration by the Planning Commission. It was added as (c) under New Business.

Motion by Bowers, second by Foster to approve the agenda for tonight's meeting with addition.

Motion carried.

Hatfield asked for comment regarding the draft minutes of the November 2, 2020 regular meeting of the Hastings Planning Commission. It was pointed out that Hatfield was not present at the meeting, but his name appeared in some items.

Motion by Bowers, second by Maurer to approve the draft minutes of the November 2, 2020 regular meeting of the Hastings Planning Commission with corrections.

Motion carried.

Hatfield asked for an update on JPA/JPC meetings. Czarnecki noted that these two boards have not met.

Hatfield asked members of the Planning Commission to review the Work Task List. King noted that nothing new had been added to the list.

Harvey reported on progress for the Master Plan Part II. Final Draft available soon. Then provided to Planning Commission, City Council, and neighboring jurisdictions for review.

King gave an update on the tracking of the terms and conditions imposed by the Planning Commission.

Hatfield introduced discussion on ordinance regarding keeping of animals as it pertains to chickens. Harvey summarized her report. McLean suggesting considering other animals that are a nuisance. Tossava asked about surveying residents. Maurer asked if this would over-ride the current regulations in R-R district. Foster not in favor of public hearing every time someone wants to keep chickens, so should make it permitted use and require permit issued by staff.

Planning Commission directed staff to conduct a survey to determine if residents are interested in making it a permitted use with regulatory and permitting requirements; and to see if residents would consider raising chickens if it was permitted. Hatfield also directed Commission members to work with model and sample ordinances to be prepared to discuss regulatory requirements at the January meeting.

Hatfield introduced the review and consideration of a definition for Fitness Centers. Harvey summarized her report.

Motion by Tossava, second by Maurer, to set a public hearing for 7:00pm on January 4, 2021 to hear comment and make recommendation regarding a definition for Commercial Recreation Facility.

In favor: Brehm, Tossava, Foster, Czarnecki, McLean, Bowers, Resseguie, Maurer, Hatfield  
Opposed: None

Motion carried.

Hatfield opened discussion about modifying specific standards for Commercial Kennels in the D-1 and D-2 Districts. King gave summary of situation. Harvey noted that it could be accomplished with a text amendment to the reference in D-1 and D-2 District.

Motion by Tossava, second by Bowers to set a public hearing for 7:00pm on January 4, 2021 to hear comment and make recommendation regarding a text amendment to the ordinance regulating Commercial Kennels in the D-1 and D-2 districts.

In favor: Brehm, Tossava, Foster, Czarnecki, McLean, Bowers, Resseguie, Maurer, Hatfield  
Opposed: None

Motion carried.

Hatfield introduced discussion on the City of Hastings Community Engagement Statement. King gave a summary of the statement and that this would also be presented to the City Council for similar action.

Motion by Tossava, second by Foster that the Planning Commission has reviewed, acknowledged, and supports the City of Hastings Community Engagement Statement.

In favor: Brehm, Tossava, Foster, Czarnecki, McLean, Bowers, Resseguie, Maurer, Hatfield  
Opposed: None

Motion carried.

Hatfield asked if there was any public discussion and comment.

None forwarded.

Hatfield asked for any commission comment.

A number of Commission members wanted thank McLean for service on Planning Commission and wished best with time on City Council.

Motion by Tossava, second by Bowers to adjourn at 8:37 p.m.

Motion carried.

Submitted by:

Jerry Czarnecki  
Secretary