

**CITY OF HASTINGS**  
**DRAFT PLANNING COMMISSION MEETING MINUTES**  
**February 6, 2023**

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

**Call to Order**

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

It was MOVED by McLean and SECONDED by Bowers 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 Maurer that the proposed minutes of the meeting of January 3, 2023 be approved. All members present voting yes; motion carried.

**Approval of the Minutes**

None.

**Informative Items**

King provided an overview of the application process for the special land use/site plan application provided by the applicant. Harvey summarized the content of the SLU/site plan review report and noted the additional landscaping requirements needed for the site. Erin McMachen was present from Stonefield Engineering to represent the application. McMachen described the project and the changes that had been made since the preliminary review.

**Public Hearing:**  
WhiteWater car wash 1105 W. State Street

Commissioners inquired about the potential for noise generated by the site from the vacuum area and blowers. McMachen confirmed that noise studies conducted at similar WhiteWater projects demonstrated that the noise level was no greater than that created by traffic on the street.

The public comment portion of the hearing was opened by Chairperson Hatfield at 7:12pm. Two members of the public spoke regarding the application. One member asked about the noise that could be created by the project and reported he had heard about a drainage issue near the site in the past. His concerns were addressed. Another member asked a question about length of employment for those working at the current diner on site; it was noted by the Chair that such questions should be directed to the restaurant owner. Chairperson Hatfield closed the public portion of the meeting at 7:17pm.

Discussion was held amongst the commissioners. It was MOVED by Maurer and SECONDED by Brehm to approve the site plan for 1105 W. State Street by WhiteWater Car Wash contingent upon the addition of landscaping compliant with both the requirements of the zoning ordinance and additional evergreen landscape buffering on the west side of the site with final plans are to be approved by city staff. It was also noted that the vacuums are considered by the Commission to be an appropriate accessory use. All members present voting yes; motion carried.

The Public Hearing regarding text amendments for Chapter 90, Article 90, Section 90-1 Definitions pertaining to Child Care Homes (a) and (b) and corresponding text amendments relating to child care homes was reopened by Chairperson Hatfield after being postponed at previous meetings. Harvey provided an overview of the proposed amendments. It was MOVED by Foster and SECONDED by Lyke to forward the text to the City Council for approval. All members present voting yes; motion carried.

Child/daycare home text amendment

It was MOVED by Foster and SECONDED by Maurer to approve and forward the 2022 Planning Commission Annual Report to the City Council. All members present voting yes; motion carried.

**New Business:**  
PC Annual Report

King provided information regarding the accessory structure that was approved at Johnny's at 135 E. Green. No parking or other substantial impacts would be made by the addition. The application was approved administratively in compliance with the Zoning Ordinance.

Administrative Review Report for 135 E. Green St

Moyer-Cale reported that neither the JPA nor the JPC had recently met.

**Old Business**  
JPA/JPC Update

King noted no new additions or deletions.

Work Task List

King noted no changes on the tracking sheet.

Tracking Terms and Conditions

Discussion was held regarding the draft text for food trucks on private property in the City. It was determined that more work needed to be done regarding the term of approval and to specify that the food trucks are intended to be temporary. Other potential issues were discussed. Harvey will make adjustments to the text and revise for the March PC meeting.

Mobile Food Truck Ordinance Text

No public comment was received.

**Public Comment**

King expressed appreciation for the investment that WhiteWater is making in the City of Hastings and for the years of support that the State Street Diner owners have given to the community.

**Staff Comments**

Commissioners welcomed Jacquie McLean back to the Planning Commission.

**Commission Comments**

It was MOVED by McLean and SUPPORTED by Bowers to adjourn the meeting. All members present voting yes, motion carried. Meeting adjourned at 8:28 p.m.

**Adjournment**

Respectfully submitted,

Sarah Moyer-Cale,  
Secretary