

CITY OF HASTINGS
PLANNING COMMISSION MEETING MINUTES
May 5, 2026

The meeting was called to order at 7:00 p.m. by Chairperson Hatfield with the following Commissioners present: Levi Bolthouse, Scott Darling, David Hatfield, Bill Mattson, Jacquie McLean, Sarah Moyer-Cale, David Tossava, and Tom Wiswell. Student member Meredith Ansorge was also present. Nichole Lyke arrived at 7:02 p.m.

Call to Order

Absent: None.

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

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

Approval of the Agenda

It was MOVED by Tossava and SECONDED by Mattson to approve the April 6, 2026 meeting minutes as presented. All members present voting yes; motion carried.

Approval of the Minutes

None.

Information

King and Harvey presented an overview of the application and planning report. Scott Chandler was present and spoke on behalf of the application. The hearing was opened for public comment at 7:10 p.m. Reverend Ken Scheck, 1835 Briar Hill Dr, noted that he likes the revised layout for the site. Daryl Smith, 1831 N. Jefferson, asked about the price range for housing. Public comment was closed at 7:17 pm.

Public Hearing:
Final Site Plan &
PUD for
Thornapple
Meadows

Chandler commented that the price range for the condos would be market rate. He stated that they would add the required shrubs.

It was MOVED by Mattson and SECONDED by Tossava to recommend to the City Council that they approve the final PUD and site plan with the following contingencies:

- The area around the condos be used as the required open space
- The required shrubs be added to the plan for compliance with front yard landscaping requirements
- Final review and approval by DPS and the Fire Department

All members present voting yes; motion carried.

Harvey presented her findings from the staff report, also noting that she was mistaken regarding the landscape requirement and that the comment from the report does not apply. Getty and Jore spoke on behalf of the application. The public comment portion of the hearing was opened at 7:36 p.m. Diane Barlow

SLU for 901 W.
Green
Community
Garden

Hanes commented that her parents live near the development and wanted to know how deep into the lot the construction was going. Public comment was closed at 7:38 p.m. The locations of the walking paths were displayed.

It was **MOVED** by Bolthouse and **SECONDED** by Lyke to approve the special land use and site plan for the community garden at 901 W. Green Street, contingent upon final engineering review by the city, a compliant lighting plan, and that this be considered for planning and zoning purposes as a single site with the primary hospital site. All members present voting yes; motion carried.

It was **MOVED** by Tossava and **SECONDED** by Mattson to schedule a public hearing for June 1, 2026 at 7:00 p.m. to review and consider the site plan and special land use permit for a foster care group home for seven or more adults at 1501 N. Church Street. All members present voting yes; motion carried.

New Business:
1505 N. Church
schedule hearing

Hatfield noted that the JPA met in April and discussed the Meijer project. The JPC will consider the Meijer site plan and SLU request for the gas station at their June meeting.

Old Business
JPA/JPC Update

King noted that the Master Plan review should be added to the work task list as a priority project.

Work Task List

An explanation of the tracker rankings was received. Essentially, the projects tied for priority.

Tracking Terms
and Conditions

None.

Public Comment

None.

Staff Comments

Moyer-Cale stated that she will not be present for the next meeting.

**Commission
Comments**

It was **MOVED** by McLean and **SECONDED** by Lyke to adjourn the meeting. All members present voting yes; motion carried. The meeting was adjourned at 7:52 p.m.

Adjournment

Respectfully submitted,

Sarah Moyer-Cale,
Secretary