

CITY OF HASTINGS

PLANNING COMMISSION MEETING MINUTES

September 2, 2025

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

Call to Order

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

It was MOVED by Mattson and SECONDED by Lyke 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 Foster that the proposed minutes of the Regular Meeting of May 5, 2025 be approved. All members present voting yes; motion carried.

Approval of the Minutes

None.

Informative Items

King and Harvey presented information about the request and summarized the staff review. Chairperson Hatfield opened the public hearing at 7:11 p.m. Marcus Ringnalda spoke on behalf of the application and presented the site plan contents. Matt Koning provided information on the history of the business and the need for growth. The Planning Commission asked questions regarding site lighting. There was extensive discussion regarding the building orientation and the direction of the doors on the building. Screening and landscaping were discussed as there were no details provided on the plan. It was confirmed by the applicant that they intend to keep the vehicle sales area as is. They also confirmed that they only do service work for their cars and customer vehicles; they do not provide service to outside vehicles. No other public comments were received, and the public hearing was closed at 7:56 pm.

Public Hearing: SLU and site plan for Broadmoor Motors, 1504 S Hanover

The Planning Commission discussed the plan further, noting multiple items that were not included in the application or on the site plan. The sidewalk requirement was also discussed. The majority of members expressed that they did not think the sidewalk extension on Shriner was necessary.

It was MOVED by Tossava and SECONDED by Bolthouse to approve the special land use for a vehicle repair shop and site plan for 1504 South Hanover, with the following conditions to be reviewed and approved by staff:

- A lighting plan compliant with the zoning ordinance is required
- Any future signage must be reviewed
- Fencing and/or screening must comply with the zoning ordinance
- Landscaping must meet the district and buffer zoning requirements
- Parking locations and number of spaces must meet ordinance

requirements.

- Approval by the Fire and Public Services Departments must be received.

Further, the application is to be approved with these findings:

- No sidewalk is required on Shriner.
- The elevations as shown with the application are approved subject to final staff review of the materials. It is noted that the Commission is approving metal siding as an acceptable material for this project.

All members present voting yes; motion carried.

King discussed the preliminary site plan for 420 E Mill planned unit development. The amendments would include a daycare use and the reorientation of the commercial building, and moving one of the apartment buildings a few feet. Discussion was held regarding parking and the commercial building size was confirmed. The applicant requested an expedited approval.

New Business:
PUD Amendment
for 420 E Mill –
preliminary
review

It was MOVED by Bolthouse and SECONDED by Darling to schedule a public hearing and special meeting for the PUD amendment and final site plan approval on Friday, September 26, 2025, at 3:00 p.m. All members present voting yes; motion carried.

The Commission reviewed the plan for North Ridge Estate Condos. No objections were noted and it was found to be generally in line with development expected and appropriate for that neighborhood.

Unofficial Site
Plan Review for
North Ridge
Estate Condos

Administrative plan approvals were presented to the commission. There were no questions.

Administrative
approvals

Moyer-Cale reported that the JPA discussed driveways on M-37 and the future Meijer at their meeting. The JPC did not meet.

Old Business
JPA/JPC Update

No changes to the work task list were noted.

Work Task List

King reported that he has not received an updated site plan yet from Terry Dennison on the museum.

Tracking Terms
and Conditions

No public comment was received.

Public Comment

None.

Staff Comments

Lyke stated that the YMCA ribbon cutting for the new daycare will be on September 17.

**Commission
Comments**

It was MOVED by Tossava and SECONDED by Foster to adjourn the meeting. All members present voting yes; motion carried. The meeting was adjourned at 9:06 p.m.

Adjournment

Respectfully submitted,

Sarah Moyer-Cale,
Secretary