CITY OF HASTINGS
PLANNING COMMISSION MEETING MINUTES
September 8, 2026

Call to Order

The meeting was called to order at 7:00 p.m. by Chairperson Hatfield with the following Commissioners present: Levi Bolthouse, David Hatfield, Bill Mattson, Jacquie McLean, Sarah Moyer-Cale, David Tossava.

Absent: Scott Darling, Nichole Lyke, and Tom Wiswell. Student member Meredith Ansorge was also absent.

Also present: Planning Consultant Rebecca Harvey, Community Development Director Dan King, and Assistant City Manager Hana Jaquays

Approval of the Agenda

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 Minutes

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

Information

None.

Public Hearing: 134 E. Court St Special Land Use – 8 Townhomes

King and Harvey presented an overview of the application and planning report. It was of particular note that the Planning Commission could not waive the setback requirements and that if the Planning Commission found the layout acceptable, the Zoning Board of Appeals would also need to grant a variance from the setback standards for the site to be allowed. It was also noted that maneuverability in the parking lot as planned would be difficult and the driveways remaining as presented could create access concerns.

Extensive discussion regarding the building setback, parking, and driveway access were held. It was the consensus of the majority of members present that they may be willing to approve the front setback from Michigan Ave and allow front yard parking if the ZBA approved the variance and if at least one driveway was closed. Stormwater management was also a stated concern as a plan for stormwater was not yet provided.

It was noted that the rendering provided in the application packet did not reflect the planned conditions in several respects. No landscaping or parking screening was included in the plan. A plan for a future dumpster location was not included.

It was MOVED by Moyer-Cale and SECONDED by Bolthouse to table the application until the November regular meeting when the ZBA can have their decision on the setbacks and a more complete site plan can be reviewed.

Bolthouse, Hatfield, Mattson, McLean, Moyer-Cale, voting yes; Tossava voting no; motion carried.

New Business:

King presented information about the updated Community Engagement Plan. Discussion was held.

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It was MOVED by McLean and SECONDED by Bolthouse to adopt the Community Engagement Plan as presented. All members present voting yes; motion carried.

Community Engagement Plan

Discussion was held on the Master Plan. All Planning Commission members had the opportunity to review the plan and comment. No changes were proposed. It was MOVED by Tossava and SECONDED McLean to extend the Master Plan for an additional five years from 2026-2031. All members present voting yes; motion carried.

Master Plan Review

Old Business

No new report.

JPA/JPC Update

King provided the Work Task List and stated that the Housing Committee continued to meet.

Work Task List

No significant changes.

Tracking Terms and Conditions

None.

Public Comment

None.

Staff Comments

None.

Commission Comments

It was MOVED by McLean and SECONDED by Bolthouse to adjourn the meeting. All members present voting yes; motion carried. The meeting was adjourned at 8:49 p.m.

Adjournment

Respectfully submitted,

Sarah Moyer-Cale
Secretary

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