

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Monday, December 18, 2017

Pursuant to due call and notice thereof, a meeting of the Hastings Planning Commission was conducted in the City Building, 220 North Hastings Avenue, on December 18, 2017.

The meeting was called to order at 4:00 p.m. in Regular Session by Chair Rosenberg with the following members present: Chuck Rosenberg, Gavin Raitt, Dale Hamburger, Jodi Graves, Dave Johnson, Mac Rundle. Absent: Marshall Gaines, Lou Kully, Rakesh Srivastava.

The Chair led the group in recital of the Pledge of Allegiance to the United States of America.

Moved by Jodi Graves, seconded by Dale Hamburger, to adopt the current agenda for the Planning Commission meeting. Roll Call: Ayes: Chuck Rosenberg, Dale Hamburger, Dave Johnson, Gavin Raitt, Jodi Graves, Mac Rundle. Nays: None. The motion carried

Chair Rosenberg read the Public Notice - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, December 15, 2017. Pursuant to Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material which will be discussed at today's meeting is located at the back of the Council Chambers. Also, a current copy of the Nebraska Open Meetings Act is posted on the south wall of the Council Chambers which is accessible to members of the public.

Moved by Dale Hamburger, seconded by Mac Rundle, to approve the Minutes of the November 20, 2017 meeting. Roll Call: Ayes: Chuck Rosenberg, Dale Hamburger, Dave Johnson, Gavin Raitt, Jodi Graves, Mac Rundle. Nays: None. The motion carried.

9. Public Hearings

a. 2017-045. A public hearing on a request for a change of zoning from "I-2 Heavy Industrial" to "C-3 Commercial Business" for Lots 13, 14, and 15 of Block 4, Dietz Addition to the City of Hastings, Adams County, Nebraska, commonly known as 1600, 1606, and 1614 North Saint Joseph Avenue respectively.

Don Threewitt stated all three of the owners are aware of and are in support of the action. The proposed zoning change is consistent with the character and development in the vicinity. The neighborhood is amenable to a mix of residential and commercial uses. Staff supports the rezone.

Moved by Gavin Raitt, seconded by Dave Johnson, to approve recommending approval of a change of zoning for Lots 13, 14, and 15 of Block 4 Dietz Addition to the City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Chuck Rosenberg, Dale Hamburger, Dave Johnson, Gavin Raitt, Jodi Graves, Mac Rundle. Nays: None. The motion carried.

10. Subdivisions

a. 2017-046. A Preliminary/Final Plat for Hoch Subdivision, a replat of Lots 2 and 3, Shadow Ridge 4th Subdivision in the City of Hastings, Adams County, Nebraska.

Don Threewitt stated the applicant has requested this replat to combine 2 lots under the applicants, current three-lot ownership in order to allow the neighbor to the west to construct a six-foot privacy fence abutting the property. There has been no property transferred, development or change of use contemplated at the time. The owner want to create a backyard as one lot with the current residence as the second lot. Staff supports approving the

preliminary/final plat for Hoch Subdivision with the condition that a four-foot sidewalk be constructed on the east boundary of the property.

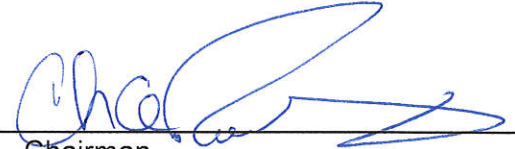
Moved by Dave Johnson, seconded by Mac Rundle, to approve the Preliminary/Final Plat for Hoch Subdivision, a replat of Lots 2 and 3, Shadow Ridge 4th Subdivision in the City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Chuck Rosenberg, Dale Hamburger, Dave Johnson, Gavin Raitt, Jodi Graves, Mac Rundle. Nays: None. The motion carried.

11. Reports

a. Committee Reports

Chair Rosenberg stated the ad hoc committee plans to meet after the first of the year, and if any commission members want to volunteer for the committee to get a hold of him.

Adjourn



Chairman