CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Tuesday, January 16, 2018

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 January 16, 2018.

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

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

Moved by Graves, seconded by Raitt, to adopt the current agenda for the January 16, 2018, Planning Commission meeting. Roll Call: Ayes: Graves, Johnson, Arrington-Williams, Rosenberg, Raitt. Nays: None. The motion carried.

Chair Rosenberg read the Public Notice. 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 Johnson, seconded by Arrington-Williams, to approve the minutes for the December 18, 2017, Planning Commission meeting. Roll Call: Ayes: Graves, Johnson, Arrington-Williams, Rosenberg, Raitt. Nays: None. The motion carried.

7. Special Order of Business
a. Consider a recommendation for a Residential Development Incentive Agreement for Lakeview 6th Addition to the City of Hastings, Adams County, Nebraska, generally located north of Lakeridge Drive and west of Wendell Drive.

Al Meyer, Hastings Utilities. This is the first application for the Developer Incentive Policy which was approved by City Council in 2017. This agreement was approved by the Utility Board on January 11, 2018, and includes the water and sewer project. The total cost of the project is $268,000.00 with a cost share between the developer and Hastings Utilities. This project will develop more residential units. Recommendation for approval is requested.

Moved by Johnson, seconded by Graves, to recommend approval of the Residential Development Incentive Agreement for Lakeview 6th Addition to the City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Graves, Johnson, Arrington-Williams, Rosenberg, Raitt. Nays: None. The motion carried.

9. Public Hearings.
a. 2018-002. Public hearing for a request to consider proposed Plan Modification #12.19.17 to Redevelopment Plan 1 for the following property: the South Seventy-four and One-half (74.5) feet of Lots One (1), Two (2), Three (3), Four (4) and Five (5) of Lyman's Addition to the City of Hastings, Adams County, Nebraska also addressed as 109 North Burlington Avenue, Hastings, Nebraska.

The legal was read into the record.

The Chair declared the public hearing open.

Don Threewitt stated the developer, Scott and Tracy Bell, are interested in the property at 109 N. Burlington Ave., commonly known as the Acme Building. They would like to redevelop the building, including the basement. The total redevelopment would be 30,000 square feet, including ADA access on the south side of the building, garage addition on the west and used for owner-occupied residential, assembly and commercial uses. Staff supports a recommendation for approval of the Plan Modification without condition.

Randy Chick, 520 W. 1st St., #200, Hastings, NE. This is a new redevelopment project for the downtown area. A blight and substandard study was approved for Redevelopment Area #1. While this was declared a blight and substandard area back in 1988, a formal study was not done at that time. Due to a State Auditor request, the study was done. A general Redevelopment Plan was also done at that time. This is a site specific Plan Modification to identify the developer and the development that will take place. The project is $2-3 million and would add an owner-occupied home to the third level, commercial space and potential assembly space. Façade work will also take place, and the Imperial Mall sign on the south side would be removed. Planning Commisson's recommendation for approval is requested.

The Chair declared the public hearing closed.

Moved by Graves, seconded by Raitt, to recommend approval of Plan Modification #12.19.17 to Redevelopment Plan I for the South Seventy-four and One-half feet of Lots One through Five of Lyman's Addition to the City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Rosenberg, Johnson, Raitt, Graves, Arrington-Williams. Nays: None. The motion carried.

b. 2018-003. Public hearing for Shadow Ridge 8th Addition, a .93 acre addition to the City of Hastings, Adams County, Nebraska, located in the Northwest Quarter of Section 36, Township 8 North, Range 10 West of the 6th P.M., Adams County, Nebraska.

The legal was read into the record.

The Chair declared the public hearing open

Don Threewitt stated this application is an addition to the City. At the time Shadow Ridge 7th was approved, the developer had not finalized plans for the layout of these lots. Staff has reviewed this and worked with the developer to refine the plat. Staff supports a recommendation for approval without condition.

The Chair declared the public hearing closed.

Moved by Arrington-Williams, seconded by Johnson, to recommend approval of Shadow Ridge 8th Addition to the City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Rosenberg, Johnson, Raitt, Graves, Arrington-Williams. Nays: None. The motion carried.

10. Subdivisions

a. 2018-004. Consider a final plat for Lakeview 8th Subdivision, two tracts of land located in the Southwest Quarter of Section 36, Township 8 North, Range 10 West of the 6th P.M. in the City of Hastings, Adams County, Nebraska generally located abutting Merle Avenue North of Lakeridge Drive.

Don Threewitt stated this is two tracts of land which includes 11 lots north of Merle Avenue. Staff has worked with the developer and supports a recommendation for approval without condition.

Moved by Johnson, seconded by Raitt, to recommend approval of the final plat for Lakeview 8th Subdivision, two tracts of land located in the Southwest Quarter of Section 36, Township 8 North, Range 10 West of the 6th P.M. in the City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Rosenberg, Johnson, Raitt, Graves, Arrington-Williams. Nays: None. The motion carried.

b. 2018-005. Consider a final plat for Hastings Commons Subdivision No. 2, a replat of Lot 1, Hastings Commons Subdivision in the City of Hastings, Adams County, Nebraska.

Don Threewitt stated this property abuts the future 31st Street extension that is a part of North Park Commons. It is on the existing development north of the Dunham's Sports and east of Rivals Bar and Grill with two lots for Hastings Commons Subdivision. The property is zoned C-3, Commerical Business which fits with the proposed developments. Staff supports a recommendation for approval without condition.

Moved by Graves, seconded by Arrington-Williams, to recommend approval of Hastings Commons Subdivision No. 2. Roll Call: Ayes: Rosenberg, Johnson, Raitt, Graves, Arrington-Williams. Nays: None. The motion carried.

11. Reports

The Chair discussed the Ad Hoc Committee. The Committee met on January 10th with Rakesh Srivastava, Dale Hamburger, Don Threewitt, and Charles Rosenberg from the City. Judy Mignery, Dean Rolls and Jim Kostal represented the County. An informal discussion was held. The next meeting is February 7th at 5:30 – 6:30 p.m. in the Development Services Conference Room.

The Chair requested an e-mail from Staff reminding the Commissioners of the upcoming meeting.

Don Threewitt reminded Commissioners that the Nebraska Planning & Zoning Association Conference is March 7-9 in Kearney. The City will cover registration costs for Planning Commissioners. The new Commissioners were encouraged to attend to network with other Commissioners and Planners around the state.

Adjourn

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Chairman