

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Monday, February 19, 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 February 19, 2018.

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

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

Moved by Hamburger, seconded by Graves, to adopt the current agenda for the February 19, 2018, Planning Commission meeting. Roll Call: Ayes: Rosenberg, Gaines, Hamburger, Graves, Arrington-Williams, Rundle. Nays: None. Absent: Srivastava, Johnson, Raitt. 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 Arrington-Williams, seconded by Rundle, to approve the minutes for the January 16, 2018, Planning Commission meeting. Roll Call: Ayes: Rosenberg, Gaines, Hamburger, Graves, Arrington-Williams, Rundle. Absent: Srivastava, Johnson, Raitt. Nays: None. The motion carried.

Public Hearings.

a. 2018-006. Public hearing at the request of the City Engineer for the 2019-2024 One and Six Year Street Improvement Plan.

The legal was read into the record.

The Chair declared the public hearing open.

Dave Wacker, City Engineer, gave a presentation of the One and Six Year Street Improvement Plan.

Everett Goebel, 1010 E. 2nd St., Hastings, NE. Mr. Goebel commented the quiet crossing item needs to have a definite date attached to it. It is difficult to go out for bid until there is definite planning has been accomplished. It is extremely important, one of the six items that was on advertising for the ½ cent sales tax, and would like the item in the One and Six Year Plan. He praised the downtown public investment and feels the City could establish quiet zones from Elm Avenue through Marian Road. An engineering study included Blaine Avenue to Southern Hills Road. It included the possibility of three overpasses and wayside horns. He again stressed the importance of a definite date.

Kaleena Fong, 200 Forest Blvd., Hastings, NE. Ms. Fong questioned Mr. Ptak regarding a portion of the sales tax dollars going to the railroad quiet zone. She stated the ballot language

called out the railroad quiet zone. Mr. Ptak concurred. She would like to see the community make a plan to get that accomplished.

The Chair declared the public hearing closed.

Moved by Gaines, seconded by Graves, to recommend approval of the City Engineer's One and Six Year Street Improvement Plan.

The Chair asked for discussion.

Graves agreed that the quiet zone was listed on the ballot. She asked why the item is out two years.

Mr. Wacker stated the money is not available. The sales tax passed, but it has been the Council's policy to spend what is in arrears. Sales fluctuates, so you do not budget an amount of money you do not have. The monies will come, however, there are other priorities. It needs to get its place in priority for the Council. We need to get funds allocated for engineering design, revisit the cost estimates, pick a design, and plans drawn. It would also change how downtown is accessed. Another factor remains. This is railroad property. The City cannot start work on their right-of-way without the railroad's input and permission. The railroad would like to keep Elm Avenue, Marian Road and Laird Avenue open. There are property rights associated with transportation and ingress and egress.

Graves asked if the process, that may potentially take years, cannot start until the funding is available.

Mr. Wacker stated if the City started today, not every item would be negotiated in a funding source by the end of 2019. Furthermore, the engineer of the train has the ability to blow the horn at any time he sees fit, whether people are in the area or an animal is in a crossing. There is a lot of public discussion. This Commission needs to be highly involved in the future planning of the downtown area in this whole corridor.

Rundle questioned Mr. Wacker's statement "if that's the way the City of Hastings decides to go as far as the quiet zone" is that something you want or don't want.

Mr. Wacker stated it is a matter of priority.

Arrington-Williams questioned how to make that item a priority.

Mr. Wacker stated if the Commission strongly feels this item should be added to the one year plan, you can amend the plan. The 2020 plan is more realistic as far as funds being available.

Arrington-Williams asked Mr. Ptak if there are any legal ramifications if the language on the ballot is not met?

Mr. Ptak stated the language says what the money can be spent on. It is then a matter of prioritizing how that money is spent. This body would make recommendations to the Mayor and Council. The Mayor and Council would look at the priorities based upon how they budget, and those decisions would be made by the elected officials at the time the budget is decided. The current sales tax does not set until March. The City will not start collecting it immediately. In this fiscal year, only five months of sales tax will be paid to the City.

Gaines withdrew the motion on the table to approve the One and Six Year Street Improvement Plan as presented.

Dale Hamburger exited the meeting.

Moved by Graves, seconded by Rundle, to recommend approval of the City Engineer's One and Six Year Street Improvement Plan with the amendment to prioritize the railroad quiet zone in the 2020 plan. Roll Call: Ayes: Rosenberg, Gaines, Graves, Arrington-Williams, Rundle. Nays: None. Absent: Srivastava, Johnson, Raitt, Hamburger. The motion carried.

b. 2018-007. Public hearing at the request of Hastings Lodging 2 for Resolution 2018-13, a proposed Plan Modification #1.16.18 to Redevelopment Area No. XIV within the City of Hastings, Adams County, Nebraska concerning Lot 4, Block 1 of North Park Commons Addition to the City of Hastings, Adams County, Nebraska.

The legal was read into the record.

The Chair declared the public hearing open.

Don Threewitt stated this amendment would allow Tax Increment Financing to be enacted for this parcel. The developer intends to build an 84-room hotel, and the project would not be possible without the use of TIF. The Community Redevelopment Authority will pledge a portion of taxes generated from January 1, 2019, through January 1, 2034 toward the costs. Staff supports a recommendation to approve this plan modification.

Randy Chick, 520 W. 1st Street, #200, Hastings, NE on behalf of Community Redevelopment Authority. He stated the need for a hotel in the community is great. There is a detailed cost benefit analysis to help meet the statutory requirements for this project. Mike Works and Connor Works are here representing the developer, Hastings Lodging 2.

The Chair declared the public hearing closed.

Moved by Rundle, seconded by Arrington-Williams, to recommend approval of Resolution 2018-13, a proposed Plan Modification #1.16.18 to Redevelopment Area No. XIV within the City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Rosenberg, Gaines, Graves, Arrington-Williams, Rundle. Nays: None. Absent: Srivastava, Johnson, Raitt, Hamburger. The motion carried.

c. 2018-008. Public hearing at the request of DJ & R Investments LLC for Resolution 2018-12, a proposed Plan Modification #1.16.18(a) to Redevelopment Area No. XIV within the City of Hastings, Adams County, Nebraska.

The legal was read into the record.

The Chair declared the public hearing open.

Don Threewitt stated this amendment is for Tax Increment Financing to be enacted for the purchase and development of land at Lot 1, Hastings Commons Subdivision No. 2. The developer intends to build a 46-room extended stay hotel, and the project would not be possible without the use of TIF. The Community Redevelopment Authority will pledge a portion of taxes generated from January 1, 2019, through January 1, 2034 toward the costs. Staff supports a recommendation to approve this plan modification.

Randy Chick, 520 W. 1st Street, #200, Hastings, NE on behalf of Community Redevelopment Authority. This is an additional project for a hotel. Harry Dworak is attending representing DJ&R Investments.

The Chair declared the public hearing closed.

Moved by Graves, seconded by Rundle, to recommend approval of Resolution 2018-12, a proposed Plan Modification #1.16.18(a) to Redevelopment Area XIV within the City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Rosenberg, Gaines, Graves, Arrington-Williams, Rundle. Nays: None. Absent: Srivastava, Johnson, Raitt, Hamburger. The motion carried.

d. 2018-009. Public hearing at the request of West Fork Inc. for a Conditional Use Permit for self-storage units at a parcel of land being all of that portion of Block 11, M.J. Smith's Addition to the City of Hastings, Adams County, Nebraska lying Northeasterly of a line that is parallel with and 100 feet distance Northeasterly, measured at right angles, from the centerline of the main line of the St. Joseph and Grand Island Railway Company as presently constructed and operated; generally located south of D Street and west of California Avenue.

The legal was read into the record.

The Chair declared the public hearing open.

Don Threewitt stated the applicant is proposing a storage building identical to an existing storage building on the parcel. He explained the conditions associated with the granting of the Conditional Use Permit. Staff supports a recommendation to approve this Conditional Use Permit subject to the conditions.

The Chair declared the public hearing closed.

Moved by Gaines, seconded by Rundle, to recommend approval of the Conditional Use Permit for self-storage units on the referenced site, subject to the conditions.

Rundle questioned Mr. Bruntz whether he minded the 16 things that they are making him do in order to get approved.

Rodney Bruntz, 6235 N. Baltimore Ave., Hastings, NE.

Rundle said he thinks there are a lot they are making you do.

Mr. Bruntz stated "it is".

Rundle said Mr. Bruntz, are you okay with that?

Mr. Bruntz stated yes, we went over it. We still haven't made up 100% of our decision if we are going to do this. This is just the first step. And I understand what the City wants and it is not much extra than what we are already doing. The locks are a good idea. MPH has locks at their location.

Rundle stated it just seemed like a lot, and wanted to know your opinion.

Mr. Bruntz stated he was going to insulate the building.

Gaines asked Mr. Bruntz if there were any other concerns.

Mr. Bruntz did have a concern about the 14' sidewalls. The existing building has 16' sidewalls. For the storage of motor homes, the door needs to be 14' in height.

Mr. Threewitt commented the 16 conditions are listed in the City Code for every self-storage unit. Since this is a Conditional Use Permit, the commission can amend that condition to 16'.

The Chair declared the public hearing closed.

Gaines amended the motion to change the height of the building to 16'. Roll Call: Ayes: Rosenberg, Gaines, Graves, Arrington-Williams, Rundle. Nays: None. Absent: Srivastava, Johnson, Raitt, Hamburger. The motion carried.

e. 2018-010. Public hearing at the request of Bruna Enterprises, LLC for Ordinance No. 4547, to amend the Comprehensive Plan from "Suburban Residential" to "Commercial/Retail" for Lot 4, Block 1 of Lakeway Plaza Subdivision, City of Hastings, Adams County, Nebraska, commonly addressed as 100 North Shore Drive.

The legal was read into the record.

The Chair declared the public hearing open.

Don Threewitt stated this property has been used for Commercial Office space under a planned district amendment since March, 1993. The future land use designation for the parcel remained Suburban Residential. This action will align the Comp Plan designation with the current and future use of the property. Staff supports a recommendation to approve this amendment.

The Chair declared the public hearing closed.

Moved by Arrington-Williams, seconded by Graves, to recommend approval amending the Comprehensive Plan from "Suburban Residential" to "Commercial/Retail" for Lot 4, Block 1 of Lakeway Plaza Subdivision, City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Rosenberg, Gaines, Graves, Arrington-Williams, Rundle. Nays: None. Absent: Srivastava, Johnson, Raitt, Hamburger. The motion carried.

f. 2018-011. Public hearing at the request of Bruna Enterprises, LLC to consider a change of zoning from "RP-3 Multiple-family Planned Residential" to C-O "Commercial Office" for Lot 4, Block 1 of Lakeway Plaza Subdivision, City of Hastings, Adams County, Nebraska, commonly addressed as 100 North Shore Drive.

Don Threewitt stated this change in zoning is intended to advance the Commission's and City Council's objective and directive to legitimize uses with incompatible zoning. Staff supports a recommendation to approve this change in zoning from RP-3 to C-O for Lot 4, Block 1, Lakeway Plaza Subdivision.

Dave Ptak told the Commission the last time he checked the title on this property, he found there is a Deed Restriction that has been placed on the property. It does not allow retail sales to occur on this particular parcel. That would be consistent with an office and not retail.

Darla Bruna, 4740 W. Prairie Lake Road, Hastings, NE. Ms. Bruna stated her plans are to relocate her real estate office to this location. She thanked the Commission and Staff for their cooperation and assistance.

Moved by Gaines, seconded by Rundle, to recommend approval of a change of zoning from RP-3 to C-O for Lot 4, Block 1 of Lakeway Plaza Subdivision, City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Rosenberg, Gaines, Graves, Arrington-Williams, Rundle. Nays: None. Absent: Absent: Srivastava, Johnson, Raitt, Hamburger. The motion carried.

10. Subdivisions

a. 2018-012. Consideration of a Preliminary/Final Plat for West Fork South Subdivision, a replat of part of Block 11, M.J. Smith's Addition in the City of Hastings, Adams County, Nebraska.

Don Threewitt stated this plat is related to the Conditional Use Permit that was recommended for approval as amended for the self-storage units. All City Code Sections have been met. Staff supports a recommendation to approve the preliminary/final plat for West Fork South Subdivision.

Moved by Rundle, seconded by Graves, to recommend approval of West Fork South Subdivision. Roll Call: Ayes: Rosenberg, Gaines, Graves, Arrington-Williams, Rundle. Nays: None. Absent: Srivastava, Johnson, Raitt, Hamburger. The motion carried.

11. Reports

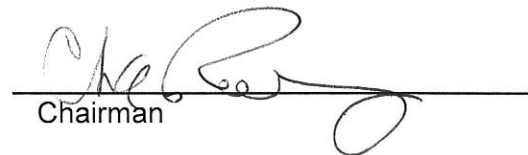
a. Committee Reports

The Ad Hoc Committee met on February 7, 2018 with several members from Adams County Planning and Zoning. 42nd Street was discussed. The next meeting will be March 14, 2018.

c. Staff Reports

Don Threewitt reminded Commissioners of the NPZA Conference on March 7-9.

Adjourned.


Chairman