

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

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

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

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

**9. Public Hearings.**

**a. 2018-013. Public hearing on a request to consider Cimarron Meadows 10th Addition to the City of Hastings, Adams County, Nebraska, located in the Northeast Quarter of Section 36, Township 8 North, Range 10 West of the 6<sup>th</sup> P.M., Adams County, Nebraska, generally located North of 38th Street and abutting Lakepark Lane.**

The legal was read into the record.

The Chair declared the public hearing open.

Don Threewitt explained the necessity of the public hearing and the Planning Commission hearing such action as an addition to the City of Hastings. The plat is an extension of the existing Cimarron Meadows development. A preliminary plat has been approved by the City Council. The plat is an addition to the corporate limits and the applicant has worked with City staff in the overall design and layout. He stated street names have been changed from the preliminary plat. Staff supports a recommendation to approve Cimarron Meadows 10<sup>th</sup> Addition as submitted.

The Chair declared the public hearing closed.

Moved by Rundle, seconded by Srivastava, to recommend approval of Cimarron Meadows 10th Addition to the City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Arrington-Williams, Raitt, Rundle, Rosenberg, Srivastava, Hamburger, Johnson. Nays: None. Absent: Gaines, Kully. The motion carried.

## **10. Subdivisions**

**a. 2018-014.** Consider a preliminary/final plat for Hastings Cottages East Subdivision, a 3.01 acre subdivision located in the Southeast Quarter of the Southeast Quarter of Section 12, Township 7 North, Range 10 West of the 6th P.M. in the City of Hastings, Adams County, Nebraska.

Don Threewitt stated this property is located south of "H" Street and east of St. Joseph Avenue and a portion of Chart's Subdivision, Second filing. The future land use designation for the plat and for all contiguous parcels is Urban Residential. Staff supports approving the plat as submitted.

Moved by Hamburger, seconded by Johnson, to recommend approval of the Hastings Cottages East Subdivision. Roll Call: Ayes: Arrington-Williams, Raitt, Rundle, Rosenberg, Srivastava, Hamburger, Johnson. Nays: None. Absent: Gaines, Kully. The motion carried.

## **11. Reports**

### **a. Committee Reports**

The Chair reported the Ad Hoc Committee met on March 14<sup>th</sup>. The next meeting is tentatively scheduled for April 11<sup>th</sup>.

### **b. Chairman Comments**

The NPZA Conference was very informative.

### **c. Staff Reports**

Don Threewitt reported the City had the opportunity to look at Opportunity Zones in the community. There were three potential census tracts that could have been designated as Opportunity Zones. The final report is included in the packet. The timing of the submittal for the Opportunity Zones did not allow for Planning Commission review and recommendation prior to moving forward. An Opportunity Fund can be created, private investors would funnel their capital gains into the Fund and then be used as a tax-deferred vehicle to invest in the Opportunity Zones. Three census tracts were picked in the City, 1) the downtown area, 2) southeast Hastings, and 3) southwest Hastings. After reviewing the analysis, the City chose to move forward with a nomination for the southwest Hastings area, which includes the south Burlington corridor and a portion of the Highway 6 corridor.

Staff is also working on a draft policy for an affordable housing initiative for a grant. It is creating the requirement for workforce housing if any public subsidy is involved. This will be presented to the Planning Commission.

Adjourn

---

Chairman