

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Monday, April 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 April 16, 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, Lou Kully, Chuck Rosenberg, Gavin Raitt, Dave Johnson, Jodi Graves, Rakesh Srivastava. Absent: Dale Hamburger, Mac Rundle.

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

Moved by Graves, seconded by Johnson, to adopt the current agenda. Roll call: Ayes: Gaines, Kully, Rosenberg, Raitt, Johnson, Graves, Srivastava. Nays: None. Absent: Hamburger, Rundle. 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 Raitt, seconded by Srivastava, to approve the minutes of the March 19, 2018, Planning Commission meeting. Jodi Graves stated she was absent at the March 19, 2018 meeting. Moved by Raitt, seconded by Srivastava, to approve the minutes of the March 19, 2018, Planning Commission meeting as amended. Roll Call: Ayes: Rosenberg, Gaines, Kully, Johnson, Raitt, Graves, Srivastava. Nays: None. Absent: Hamburger, Rundle. The motion carried.

9. Public Hearings.

a. 2018-015. Public hearing at the request of applicant Blue Hero Development, LLC to consider Resolution 2018-26, adopting Plan Modification #03.20.18 to Redevelopment Area No. III within the City of Hastings, Adams County, Nebraska concerning Lots 7-13 of Hastings Cottages East Subdivision of the City of Hastings, Adams County, Nebraska.

The legal was read into the record.

The Chair declared the public hearing open.

Don Threewitt explained the plan modification. It advances the purchase and redevelopment of Lots 7-13, Hastings Cottages East Subdivision for seven affordable single-family housing units. It includes site acquisition, preparation, public infrastructure, façade enhancement and other TIF-eligible expenditures. The commission needs to find that the redevelopment plan conforms with the general plan for the development of the city as a whole. Staff supports a recommendation to approve Resolution 2018-26 for plan modification #03.20.18 to Redevelopment Plan Area Number III for Lots 7-13 of Hastings Cottages East Subdivision.

David Hughes, 1412 Sheridan Place, Hastings, NE. Mr. Hughes stated his group is acquiring a 2.6 acre tract of land at Kent Street and South St. Joseph Avenue. Kent Street will, as part of the development, go through the development, single-family housing, 1,300 to 1,400 square foot, three bedroom, three bath, 2-car garage.

The Chair declared the public hearing closed.

Moved by Kully, seconded by Johnson, to recommend approval of Resolution No. 2018-026 adopting Plan Modification #03.20.18 to Redevelopment Area No. III within the City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Rosenberg, Gaines, Kully, Johnson, Raitt, Graves, Srivastava. Nays: None. Absent: Hamburger, Rundle. The motion carried.

b. 2018-016. Public hearing at the request of Michael and Teri Duca for Ordinance No. 4551, vacating the alley located in Block 11 of Cole's First Addition to the City of Hastings, Adams County, Nebraska, generally located between California Avenue and Rhode Island Avenue south of B Street.

The legal was read into the record.

The Chair declared the public hearing open.

Don Threewitt explained the application included Lots 5-8, Block 11, Cole's First Addition. The applicant is wanting to construct a detached garage, but cannot because there is not a primary structure on the lot. The owner decided to replat the property and vacation of the alley, reserving a utility easement in its place. City Engineering has agreed to the vacation. Staff does support a vacation of the entire alley within this block conditioned upon the granting of a 12 foot utility easement.

Moved by Johnson, seconded by Graves, to recommend approval of Ordinance Number 4551, vacating the alley located in Block 11 of Cole's First Addition to the City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Rosenberg, Gaines, Kully, Johnson, Raitt, Graves, Srivastava. Nays: None. Absent: Johnson, Rundle. The motion carried.

10. Subdivisions

a. 2018-017. Consider a Preliminary/Final Plat for Duca Subdivision, a replat of Lots 5 through 8 and a portion of the vacated alley of Block 11, Cole's First Addition to the City of Hastings, Adams County, Nebraska.

Don Threewitt explained the property is located north of "C" Street and east of California Avenue. A condition of approval is that the easement be depicted on the final copy of the plat. The applicant's intent is to construct a detached garage and will consolidate the four lots into one lot. Staff supports a recommendation of approval of the Duca Subdivision subject to conditions herein.

Moved by Gaines, seconded by Kully, to recommend approval of the Preliminary/Final Plat for Duca Subdivision, a replat of Lots 5 through 8 and a portion of the vacated alley of Block 11, Cole's First Addition to the City of Hastings, Adams County, Nebraska, subject to the following condition: that the dedicated 12-foot wide public utility easement be depicted on the plat. Roll Call: Ayes: Rosenberg, Gaines, Kully, Johnson, Raitt, Graves, Srivastava. Nays: None. Absent: Johnson, Rundle. The motion carried.

11. Reports

a. Committee Report

The Ad Hoc Committee will meet April 17, 2018, at 5:00 p.m. in the City Building.

c. Staff Report

Discussions have been held on ingress and egress in neighborhoods. Cimarron Meadows 10th Addition plat which was just approved brought 488 platted lots together with three points of ingress and egress. Staff has been working with the Fire Department to identify what the maximum ingress and egress for a neighborhood should be. Staff will be developing policies in the future on this topic.

City staff looking at moving forward with paving 42nd Street.

The Mayor appointed a Quiet Crossings Committee. This body, as well as the City Council, is pushing that quiet crossings are a priority in the community. Once there is a kickoff meeting, a public outreach process will begin, as well as exploring all options available.

Solar regulations are being looked at. A solar company has been approaching landowners in the area, so staff is starting to look at developing those regulations.

Grants are being looked at for ADA retrofitting at City Hall, as well as the Parks and Rec Facility.

The Engineering Department is finalizing a consultant to do a city-wide walkability study, looking at pedestrian infrastructure throughout the City.

Adjourn


Chairman