

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Monday, July 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 July 16, 2018.

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

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

Moved by Gaines, seconded by Graves, to adopt the current agenda for the July 16, 2018 Planning Commission meeting. Roll Call: Ayes: Rosenberg, Gaines, Hamburger, Kully, Raitt, Graves. Nays: None. Absent: Rundle, Johnson, Srivastava, Alternate Arrington-Williams, alternate Willis Hunt. 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 Hamburger, seconded by Raitt, to approve the minutes of the May 21, 2018, Planning Commission meeting. Roll Call: Ayes: Rosenberg, Gaines, Hamburger, Kully, Raitt, Graves. Nays: None. Absent: Rundle, Johnson, Srivastava, Alternate Arrington-Williams, alternate Willis Hunt. The motion carried.

9. Public Hearings.

a. 2018-020. Public hearing at the request of THOAR, LLC to consider Ordinance No. 4559 to change zoning from "C-2 Commercial Business" and "I-1 Light Industrial" to "CP-2 Commercial Business Planned District" for Lot 1, Lofts 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 stated this application is for a change in zoning to allow flexibility for signage in the Block 27 loft development. Staff supports a recommendation to change zoning to CP-2 Commercial Business Planning District.

The Chair declared the public hearing closed.

Moved by Gaines, seconded by Kully, to recommend approval to the City Council, Ordinance No. 4559, changing zoning to "CP-2 Commercial Business Planned District" for Lot 1, Lofts Subdivision of the City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Rosenberg, Gaines, Hamburger, Kully, Raitt, Graves. Nays: None. Absent: Rundle, Johnson, Srivastava, Alternate Arrington-Williams, alternate Willis Hunt. The motion carried.

b. 2018-021. Public hearing at the request of Ryan Mousel on behalf of Hastings MOB, LLC for Resolution 2018-34, a Plan Modification #06.19.18.A to Redevelopment Area Number VI for a portion of Lots 7, 8, 13, and 14, Block 3 of Buswell's Addition to the City of Hastings, Adams County, Nebraska, generally located north of 7th Street and west of Kansas Avenue.

The legal was read into the record.

The Chair declared the public hearing open.

Don Threewitt stated this is a plan modification for the Mary Lanning hospital parking lot for the construction of a medical office building. The activities include site acquisition, preparation, public infrastructure, façade enhancements and other TIF-eligible expenditures. The redevelopment plan conforms with the general plan for the development of the city as a whole. Staff supports a recommendation to approve the Plan Modification.

Andrew Willis, 233 S. 13th St., Lincoln, Nebraska. He is representing Hastings MOB, LLC. and the developer for this project. He stated they would be acquiring the existing Medical Services Building, constructing a second office building of about the same size, and a project of approximately \$23 million. The amount of site acquisition is quite substantial. Unlike most TIF projects, this project will generate tax dollars from the start. The property currently is tax-exempt. The goals are increasing services, allowing more efficient delivery of services on the campus, and encourage collaborative networks between Mary Lanning Memorial Hospitals and local businesses that supports the goals of each.

The Chair declared the public hearing closed.

Moved by Hamburger, seconded by Graves, to recommend approval to the City Council, Resolution 2018-34, a Plan Modification #06.19.18A to Redevelopment Area Number VI for a portion of Lots 7, 8, 13, and 14, Block 3 of Buswell's Addition to the City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Rosenberg, Gaines, Hamburger, Kully, Raitt, Graves. Nays: None. Absent: Rundle, Johnson, Srivastava, Alternate Arrington-Williams, alternate Willis Hunt. The motion carried.

c. 2018-022. Public hearing at the request of Tim and Shellie Faris to consider approval of Resolution 2018-35, a Plan Modification #06.19.18.B to Redevelopment Area Number I for Lots One, Two, and Three (1-3), Block 26, of Original Town, now the City of Hastings, Adams County, Nebraska, commonly addressed as 601-609 West 1st Street, Hastings, Nebraska.

The legal was read into the record.

The Chair declared the public hearing open.

Don Threewitt stated this is a Plan Modification for the Phelps Building for first floor commercial space and upper residential. The modification calls for site acquisition, preparation, infrastructure, and façade enhancements and other TIF-eligible expenditures. The redevelopment plan conforms with the general plan for the city as a whole. Staff supports a recommendation to approve the Plan Modification.

Randy Chick, 520 W. 1st Street, #200, Hastings, Nebraska on behalf of the Community Redevelopment Authority. The building is currently owned by the CRA. Tim and Shellie Faris

have put together a plan and it is subject to obtaining assistance with tax increment financing. He asked for the Commission's support.

The Chair declared the public hearing closed.

Moved by Kully seconded by Raitt to recommend approval to the City Council, Resolution 2018-35, a Plan Modification #06.19.18.B to Redevelopment Area Number I for Lots One, Two, and Three (1-3), Block 26, of Original Town, now the City of Hastings. Roll Call: Ayes: Rosenberg, Gaines, Hamburger, Kully, Raitt, Graves. Nays: None. Absent: Rundle, Johnson, Srivastava, Alternate Arrington-Williams, alternate Willis Hunt. The motion carried.

d. 2018-023. Public hearing at the request of Cliff Mesner on behalf of Mesner Development Company to consider Resolution 2018-36, a Plan Modification #06.19.18.C to Redevelopment Area Number XIV for a portion of Lot 1, Block 4, North Park Commons Addition to the City of Hastings, Adams County, Nebraska, generally located north of 26th Street and east of Osborne Drive East.

The legal was read into the record.

The Chair declared the public hearing open.

Don Threewitt stated this plan modification is for the redevelopment of Lot 1, Block 4, North Park Commons for workforce housing. The redevelopment plan conforms to the plan for the City of Hastings. Staff supports a recommendation to approve the Plan Modification.

Randy Chick, 520 W 1st St., Hastings, Nebraska. He stated this development will provide for up to 58 units of much needed housing over two phases and meets a large need for housing. He asked the Planning Commission for their support.

The Chair declared the public hearing closed.

Moved by Graves, seconded by Hamburger, to recommend approval to the City Council, Resolution 2018-36, a Plan Modification #06.19.18.C to Redevelopment Area Number XIV for a portion of Lot 1, Block 4, North Park Commons Addition to the City of Hastings. Roll Call: Ayes: Rosenberg, Gaines, Hamburger, Kully, Raitt, Graves. Nays: None. Absent: Rundle, Johnson, Srivastava, Alternate Arrington-Williams, alternate Willis Hunt. The motion carried.

Chair Rosenberg stated the next item: e. 2018-024 Public hearing on the request of Chris Johnson on behalf of First Assembly of God Church for Ordinance No. 4560, a change of zoning from "R-1 Single family Residential" to "R-3 Multiple family Residential" for Lots 1 through 5 of North Shore West Subdivision of the City of Hastings, Adams County, Nebraska, generally located north of 33rd Street and east of Fisherman Lane was postponed at the request of the applicant.

10. Subdivisions

a. 2018-025. A Preliminary/Final Plat for P&L Spady Subdivision, a replat of all of Lot 1, Great Plains Subdivision, in the City of Hastings, Adams County, Nebraska.

Don Threewitt stated this Preliminary Final Plat is a division of the existing Spady Automotive parcel. The owner wishes to consider a commercial or multi-family development to the east of the dealership, and maintain the detention pond on a new, separate lot. Staff supports a recommendation to approve the P & L Spady Subdivision.

Moved by Kully, seconded by Hamburger, to recommend approval to the City Council, the Preliminary/Final plat for P & L Spady Subdivision in the City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Rosenberg, Gaines, Hamburger, Kully, Raitt, Graves. Nays: None. Absent: Rundle, Johnson, Srivastava, Alternate Arrington-Williams, alternate Willis Hunt. The motion carried.

11. Reports

a. Committee Reports

The Ad Hoc Committee meet on June 20, 2018. Signage in Adams County was discussed. An August meeting is scheduled.

c. Staff Reports

The solar moratorium was passed last month. The City has contracted with Marvin Contracting Consultants to write the solar zoning code at a cost of \$2,500.00. The deadline is December 31st, and the goal is to beat that timeframe by several months. A tour of a development in Central City has been scheduled and to have discussions with solar developers.

Orion Planning & Design has been contracted with to draft a sign code update at a cost of \$5,000.00. A highly graphic, easy to read, flexible code is what we are looking for and to meet the Supreme Court's intent for content neutral. Six weeks is the timeframe in which staff would like to bring it forward to the Planning Commission.

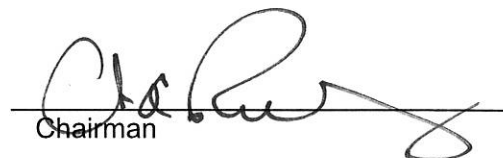
Two meeting are scheduled for the Railroad Quiet Crossing Open House, July 18th. The Railroad Crossing Committee will report what sort of treatments are available, what can be done design-wise, what can be done based on the Department of Transportation, FRA regulations for the quite crossings. We are also hoping to get feedback from the public as far as what area the city needs to focus on.

The West 12th Street (Area 13) Visioning Meetings are scheduled for July 25th and 26th. The consultants are going to give an overview and at the wrap-up session, they will give ideas of what they have heard. The area includes the Hastings Airport, the Imperial Mall, Village Inn, and several of the other undeveloped properties in the area.

Internal planning and design work has begun on 42nd Street.

Chair Rosenberg stated that Willis Hunt was appointed an alternate of the Planning Commission at the last City Council meeting. Willis has a lot of history with the City and has a wealth of knowledge. We welcome him to the Planning Commission.

Adjourn


Chairman