

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Monday, November 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 November 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, Gavin Raitt, Jodi Graves, Dale Hamburger, Dave Johnson, Mac Rundle, Alternate Willis Hunt, Lou Kully, Chuck Rosenberg. Absent: Rakesh Srivastava, Alternate Megan Arrington-Williams.

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

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

Chair Rosenberg read the Public Notice - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, November 16, 2018. 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 Graves, to approve the minutes of the October 19, 2018 meeting. Roll Call: Ayes: Rosenberg, Gaines, Hamburger, Kully, Johnson, Raitt, Graves, Rundle, Hunt. Nays: None. Absent: Srivastava, Arrington-Williams. The motion carried.

8. Public Hearings.

a. 2018-050. Public hearing at the request of Mary Lanning Memorial Hospital for a change in zoning from "R-3 Multiple-family Residential" to "CMP- Campus Institutional District."

The legal was read into the record.

The Chair declared the public hearing open.

Don Threewitt stated the Campus Institutional District was created to allow campus-type uses more flexibility, design and layout while reducing the time spent in the approval and entitlement process. By approving one master plan for the campus, it will allow construction of individual improvements or phases without having to secure new approvals for each improvement or phase. Mary Lanning is currently updating the campus master plan. Two properties under consideration are consistent with the original campus master plan and are now eligible zoned under the CMP zoning designation.

The Chair declared the public hearing closed.

Moved by Hunt, seconded by Graves, to recommend approval to the City Council a change in zoning from "R-3 Multiple-family Residential" to "CMP- Campus Institutional District" for the proposed properties. Roll Call: Ayes: Rosenberg, Gaines, Hamburger, Kully, Johnson, Raitt, Graves, Rundle, Hunt. Nays: None. Absent: Srivastava, Arrington-Williams. The motion carried.

b. 2018-051. Public hearing at the request of Daniel Svoboda for a change of zoning from "A-Agricultural" to "R1-A Single-family Large Lot Residential" for Lots 2 and 3, Svoboda Acres 3rd Subdivision, located within the 2-mile Extraterritorial Jurisdiction 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 the applicants wish to develop two newly created lots for single-family residential. Svoboda Acres Third Subdivision was approved on November 13, 2018, and has been divided into three lots. Included in the subdivision are one 5.18 acre lot containing existing improvements, and two 1.43 acre unimproved parcels for future development. Staff supports a recommendation to approve this rezoning request.

The Chair declared the public hearing closed.

Moved by Kully seconded by Gaines, to recommend approval to the City Council a change in zoning from "A Agricultural" to "R1-A Single-family Large Lot Residential" for Lots 2 and 3, Svoboda Acres 3rd Subdivision. Roll Call: Ayes: Rosenberg, Gaines, Hamburger, Kully, Johnson, Raitt, Graves, Rundle. Nays: Hunt. Absent: Srivastava, Arrington-Williams. The motion carried.

c. 2018-052. Public hearing at the request of Hastings Economic Development Corporation to bring Industrial Park North First Addition into the City of Hastings, Adams County, Nebraska.

The legal was read into the record.

The Chair declared the public hearing open.

Don Threewitt explained this is a portion of Industrial Park North Subdivision Number 5, and is located in a designated County Industrial Area. In order to incorporate this parcel into the City, it first must be released with a petition by the owner to the County Board of Supervisors. Several criteria exist that make it a logical addition to the City. All requirements of Hastings City Code have been met, and the plat may be approved. This item will be brought before the Board of Supervisors on November 20, 2018. If for any reason the County Industrial designation is not release by the Board, this plat will be tabled prior to being placed on the City Council agenda.

The Chair declared the public hearing closed.

Moved by Hunt, seconded by Johnson, to recommend approval to the City Council to bring Industrial Park North First Addition into the City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Rosenberg, Gaines, Hamburger, Kully, Johnson, Raitt, Graves, Rundle, Hunt. Nays: None. Absent: Srivastava, Arrington-Williams. The motion carried.

d. 2018-053. Public hearing at the request of Thomas Smith for a change in zoning from "R-3 Multiple-family Residential" to "RP-3 Multiple-family Planned District" for Lot 2, Vintage Heights Second Subdivision in the City of Hastings, Adams County, Nebraska.

The legal was read into the record.

The Chair declared the public hearing open.

Don Threewitt explained a planned district designation is intended to provide maximum flexibility in the development of property, and, at the same time, preserve and maintain the character of adjacent lands. Vintage Heights 2nd Subdivision is an administrative plat executed in March 2002. This planned district request will address several unique characteristics of the property, which have hindered it development. Lot configuration and access have made the property infeasible to develop under the district standards. The single and paired home concept has been reviewed for fire access and separation. The plat also provides private alley access, which is critical to this development. Staff supports a recommendation to approve the Planned District as presented.

Ashley Taff, Peace Studio Architects, Lincoln, Nebraska, explained the private alley into the lots with 8 townhome units, all separated with a fire-rated demising wall and one single family home for 9 units total.

The Chair declared the public hearing closed.

Moved by Kully, seconded by Hamburger, to recommend approval to the City Council, a change in zoning from "R-3 Multiple-family Residential" to "RP-3 Multiple-family Planned District" for Lot 2, Vintage Heights Second Subdivision in the City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Rosenberg, Gaines, Hamburger, Kully, Johnson, Raitt, Graves, Rundle, Hunt. Nays: None. Absent: Srivastava, Arrington-Williams. The motion carried.

9. Subdivisions

a. 2018-054. Consider a final plat for North Park Commons First Subdivision.

Don Threewitt explained this is a minor boundary adjustment to Lots 1 and 2, Block 1, North Park Commons First Subdivision. The plat meets all requirements of the Hastings City Code. Staff supports a recommendation for approval of North Park Commons First Subdivision.

Moved by Hunt, seconded by Kully, to recommend approval to the City Council the final plat for North Park Commons First Subdivision. Roll Call: Ayes: Rosenberg, Gaines, Hamburger, Kully, Johnson, Raitt, Graves, Rundle, Hunt. Nays: None. Absent: Srivastava, Arrington-Williams. The motion carried.

b. 2018-048. Reconsider a final plat for Pioneer Trail Flats Subdivision.

Don Threewitt explained this is a housekeeping item. There was a discrepancy in the legal description as this plat was presented. The replat did not include Outlot A in the original legal description. Outlot A is on the far western portion of the plat. The original legal description, as provided by the surveyor, was a replat of all of Lot 1, Block 2, North Park Commons Addition. It was noted by the Register of Deeds that Outlot A would remain unzoned.

Moved by Hamburger, seconded by Rundle, to recommend approval to the City Council the final plat for Pioneer Trail Flats Subdivision. Roll Call: Ayes: Rosenberg, Gaines, Hamburger, Kully, Johnson, Raitt, Graves, Rundle, Hunt. Nays: None. Absent: Srivastava, Arrington-Williams. The motion carried.

Discussion was held on #2018-052, Industrial Park North First Addition. It was discussed that there was one vote to bring Industrial Park North First Addition into the City. Another vote is needed to approve the plat.

Chair Rosenberg called for a vote on the recommend approval to the City Council Industrial Park North First Addition.

Moved by Kully, seconded by Hunt, to recommend approval to the City Council the plat Industrial Park North First Addition. Roll Call: Ayes: Rosenberg, Gaines, Hamburger, Kully, Johnson, Raitt, Graves, Rundle, Hunt. Nays: None. Absent: Srivastava, Arrington-Williams. The motion carried.

10. Reports

a. Committee Reports

The ad hoc committee met on November 14th. Jodi Graves was in attendance. The meeting is held the second Wednesday of the month at 5:30-6:30 in Don Threewitt's office. The Chair explained the importance of maintaining communication with the City and County. There will be no December meeting.

b. Chairman Comments

Chair Rosenberg stated this is his last Planning Commission meeting.

c. Staff Reports

Don Threewitt stated one of the goals of the Development Services Department is to clarify, streamline, update and improve our City Code. Some of the pieces are missing or outdated. It is necessary to update the sign code as soon as possible. The sign code needs to remain content neutral; flexibility is necessary, and definitions of signs are subjective. In the new regulations, there is a sunset provision on

full motion video and animation on digital signs. There is also a curfew on lit signs adjacent to residential districts.

The differences between the current sign code and the proposed will be discussed at a Worksession.

Willis Hunt discussed the billboards at the north entrance of the City.

Jodi Graves concurred the need for a Worksession.

Don Threewitt stated he would poll the Commission, select a date, and notice in the Tribune.

Charles Rosenberg left the meeting at 4:32 p.m. Dave Johnson assumed the role of Chair. Charles Rosenberg came back to the meeting at 4:33 pm

The way the By-Laws are written, if the Chair is removed, the First Vice Chair will step in as interim Chair until the regular February meeting. At the February meeting, The Chair, First Vice Chair and Second Vice Chair will be nominated and voted in February.

Adjourn

Chairman