

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Monday, February 18, 2019

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 18, 2019.

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

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

Moved by Hunt, seconded by Arneson, to adopt the current agenda for the February 18, 2019, Planning Commission meeting. Roll call: Gaines, Graves, Rundle, Arneson, Hunt. Nays: None. Absent: Kully, Johnson, Raitt, Srivastava, Arrington-Williams. The motion carried.

Chair Gaines 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 Hunt, seconded by Rundle, to approve the minutes of January 22, 2019 Planning Commission meeting. Roll Call: Ayes: Gaines, Graves, Rundle, Arneson, Hunt. Nays: None. Absent: Kully, Johnson, Raitt, Srivastava, Arrington-Williams. The motion carried.

Moved by Hunt, seconded by Graves to approve the Minutes of February 11, 2019 Planning Commission Worksession. Roll Call: Ayes: Gaines, Graves, Rundle, Arneson, Hunt. Nays: None. Absent: Kully, Johnson, Raitt, Srivastava, Arrington-Williams. The motion carried.

9. Public Hearings.

a. 2019-002. Consider a recommendation to adopt the 2020-2025 One and Six Year Street Improvement Plan.

Dave Wacker gave his report on the One and Six Year Street Improvement plan. Moved by Graves, seconded by Hunt, to recommend approval to the City Council the 2020-2025 One and Six Year Street Improvement Plan. Roll Call: Ayes: Gaines, Graves, Rundle, Arneson, Hunt. Nays: None. Absent: Kully, Johnson, Raitt, Srivastava, Arrington-Williams. The motion carried.

b. 2018-055. Consider a recommendation to adopt an Ordinance amending Hastings City Code Section 34-309 "Signs."

Don Threewitt stated the goals of the Development Services Department for any and all code rewrites is that the City is clear, flexible, fair and streamlined. The sign ordinance is all of these. A public worksession was held on December 10th and February 11th with the Planning Commission. On January 24th a draft sign code was distributed to sign companies for critique and comment. Staff supports a recommendation to approve the sign ordinance.

Moved by Graves, seconded by Rundle, to recommend approval to the City Council an Ordinance adopting amendments to Hastings City Code Section 34-309 "Signs. "Roll Call: Ayes: Gaines, Graves, Rundle, Arneson, Hunt. Nays: None. Absent: Kully, Johnson, Raitt, Srivastava, Arrington-Williams. The motion carried.

c. 2019-003. Consider a recommendation to adopt the 2018 International Building Code, 2018 International Residential Code, 2018 International Mechanical Code, 2018 International Plumbing

Code, 2018 International Existing Building Code, 2018 International Property Maintenance Code, 2018 NFPA 54 Fuel Gas Code and the 2017 NFPA 58 LP Gas Code.

Mark Evans, Building Inspector, gave a staff report. The Mechanical Board met to review the Mechanical, Plumbing, Fuel Gas, and LP Codes. They unanimously recommended approval of the above-named codes. The Building Board of Appeals met twice to review the IBC, IRC, Mechanical and Plumbing Codes. They voted unanimously to recommend approval as presented.

He explained the residential fire sprinkler requirement of the 2018 International Residential Code and staff is proposing that code section have an effective date of January 1, 2021. This would allow the community, builders, designers, and investors time to plan for the additional cost. The additional cost will not be as significant as some feel that it will be. There are some tradeoffs the sprinkler systems would allow which could reduce some of that cost. The buildings would be safer buildings, and that is important to note.

There are 140 changes to the IBC that the International Code Council felt were significant. There are over 120 changes to the IRC. With the other codes combined, there are another 100 changes or more. It would now be allowed in our downtown buildings, under certain circumstances, with proper fire protection of openings, to have limited openings in party walls between buildings under separate ownership. Some of the changes are recognizing discrepancies in the code and correcting them. The current 2012 IRC does have the requirement for fire sprinklers. It was amended out at the last adoption. Currently, the state legislature is reviewing LB 343, which would adopt the 2018 IBC and IRC. The current bill does amend out the fire sprinkler systems.

Fred Hotz, Fire Marshal, 1115 W. Charles, Grand Island, NE. All the codes require sprinkler systems in single-family dwellings. The code officials do see a need for it. The pushback is the cost, but the reason for the systems is safety. The National Institute of Standards and Technology did a report. There were almost 2000 fire incidents in homes equipped with fire sprinklers during the 4-year period between 2002-2005. There were no fire-related fatalities. Most fatalities occur in homes. In the 1980's smoke detectors were required because of the amount of deaths in homes. Now, sprinkler systems are providing a safety factor. The IRC requirement for homes is a low standard compared to a normal sprinkler system. You do not have to have a separate tap to your water system, just your domestic service and can be plastic. The sprinkler systems that are now required in downtown Grand Island are now becoming popular amongst builders. There is a transition. The IRC allows a plumber to do the installation. He encouraged the adoption.

Moved by Hunt, seconded by Rundle, to recommend to the City Council the adoption of the 2018 International Building Code, 2018 International Residential Code, 2018 International Mechanical Code, 2018 International Plumbing Code, 2018 International Existing Building Code, 2018 International Property Maintenance Code, 2018 NFPA 54 Fuel Gas Code, and the 2017 NFPA 58 LP Gas Code. Roll Call: Ayes: Gaines, Graves, Rundle, Arneson, Hunt. Nays: None. Absent: Kully, Johnson, Raitt, Srivastava, Arrington-Williams. The motion carried.

Don Threewitt stated items **2019-005** and **2019-008** were withdrawn at the request of the applicant.

f. 2019-006. Consider a recommendation for Plan Modification 2019-1 to Redevelopment Area XIV for Lot 1, North Park Commons First Subdivision for Boys 3, MCP Inc.

Don Threewitt explained the Plan Modification is for North Park Commons. The applicants intend to build a convenience store. Staff supports a recommendation to approve Plan Modification. 2019-1 to Redevelopment Area XIV.

Moved by Hunt, seconded by Graves, to recommend approval to the City Council Plan Modification 2019-1 to Redevelopment Area XIV for Lot 1, North Park Commons First Subdivision. Roll Call: Ayes: Gaines, Graves, Rundle, Arneson, Hunt. Nays: None. Absent: Kully, Johnson, Raitt, Srivastava, Arrington-Williams. The motion carried.

j. 2019-010. A. Consider a recommendation to bring Coal Train First Addition into the City of Hastings.

Don Threewitt stated this is a plat addition of City-owned property south of, and adjacent to, the Power Plant located south of Coal Train Road and west of Maxon Road. The intent is to adequately position these parcels for future development or disposal if an opportunity presents itself or circumstances warrant. Staff supports a recommendation to approve this addition to the City.

Moved by Rundle, seconded by Graves, to recommend approval to the City Council to bring Coal Train First Addition into the City of Hastings. Roll Call: Ayes: Gaines, Graves, Rundle, Arneson, Hunt. Nays: None.

Absent: Lou Kully, Dave Johnson, Gavin Raitt, Rakesh Srivastava, Arrington-Williams. The motion carried.

B. Consider a recommendation to approve a preliminary/final plat for Coal Train First Addition.

Moved by Graves, seconded by Rundle, to recommend approval to the City Council a preliminary/final plat for Coal Train First Addition to the City of Hastings. Roll Call: Ayes: Gaines, Graves, Rundle, Arneson, Hunt. Nays: None. Absent: Kully, Johnson, Raitt, Srivastava, Arrington-Williams. The motion carried.

g. 2019-007. Consider a recommendation for a zoning change from "R-1 Single Family Residential" and "A Agricultural" to "R-1 Single Family Residential" for Shadow Ridge 9th Addition.

Don Threewitt stated two neighboring residents bought this property which was outside the subdivision, therefore, outside of the City. We are rezoning and replatting the area for the neighbors to split. Staff supports a recommendation to approve the rezone from R-1 to A to R-1 for Shadow Ridge 9th Addition.

Moved by Hunt, seconded by Rundle, to recommend approval to the City Council a zoning change to R-1 Single Family Residential for Shadow Ridge 9th Addition. Roll Call: Ayes: Gaines, Graves, Rundle, Arneson, Hunt. Nays: None. Absent: Kully, Johnson, Raitt, Srivastava, Arrington-Williams. The motion carried.

i. 2019-009. A. Consider a recommendation to bring Shadow Ridge 9th Addition into the City of Hastings.

Don Threewitt stated Staff supports a recommendation to bring Shadow Ridge 9th Addition into the City and to approve the final plat.

Moved by Graves, seconded by Hunt, to recommend approval to the City Council to bring Shadow Ridge 9th Addition into the City of Hastings. Roll Call: Ayes: Gaines, Graves, Rundle, Arneson, Hunt. Nays: None. Absent: Kully, Johnson, Raitt, Srivastava, Arrington-Williams. The motion carried.

B. Consider a recommendation to approve the final plat for Shadow Ridge 9th Addition.

Moved by Graves, seconded by Hunt, to recommend approval to the City Council the final plat for Shadow Ridge 9th Addition. Roll Call: Ayes: Gaines, Graves, Rundle, Arneson, Hunt. Nays: None. Absent: Kully, Johnson, Raitt, Srivastava, Arrington-Williams. The motion carried.

d. 2019-004. Consider a recommendation to adopt the 2018 International Fire Code.

Troy Vorderstrasse stated the Fire Department is currently under the 2003 International Fire Code and the Building Code is 2012. The two codes mirror each other, so there is some confusion and Staff wants to bring the Fire Code up to date.

Moved by Rundle, seconded by Graves, to recommend approval to the City Council the adoption of the 2018 International Fire Code. Roll Call: Ayes: Gaines, Graves, Rundle, Arneson, Hunt. Nays: None. Absent: Kully, Johnson, Raitt, Srivastava, Arrington-Williams. The motion carried.

10. Subdivisions

a. 2019-011. Consider a preliminary/final plat for Vintage Heights 3rd Subdivision.

Don Threewitt stated this is a preliminary/final plat for Vintage Heights 3rd Subdivision. The plat is related to the planned district rezone which was recommended by the Planning Commission on November 19th and adopted by the City Council on January 14th. The proposed use of the property conforms with the future land use designation. Staff does support a recommendation to approve this plat.

Moved by Graves, seconded by Arneson, to recommend approval to the City Council a preliminary/final plat for Vintage Heights 3rd Subdivision. Roll Call: Ayes: Gaines, Graves, Rundle, Arneson, Hunt. Nays: None. Absent: Kully, Johnson, Raitt, Srivastava, Arrington-Williams. The motion carried.

Moved by Hunt, seconded by Graves, to adjourn.


Chairman