

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Monday, May 20, 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 May 20, 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, Lou Kully, Ann Hinton, Jodi Graves, Mac Rundle, Alternate Willis Hunt. Absent: Gavin Raitt, Eric Arneson, Dave Johnson, Rakesh Srivastava, Alternate Megan Arrington-Williams.

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

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

Public Notice - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, May 17, 2019. 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 Graves, seconded by Hinton, to approve the minutes of the April 15, 2019 meeting. Roll Call: Ayes: Gaines, Kully, Graves, Rundle, Hinton, Hunt. Nays: None. Absent: Arneson, Johnson, Srivastava, Raitt, Alternate Arrington-Williams. The motion carried.

b. Tabled Applications.

i. 2019-021. Preliminary/Final plat for Ground Subdivision Number Two, a replat of Ground Subdivision and a tract of land located in the Northwest Quarter of the Southwest Quarter of Section 26, Township 8 North, Range 10 West of the 6th P.M., within the two-mile limits of the City of Hastings, Adams County, Nebraska, generally located north of 42nd Street and east of Marian Road.

Don Threewitt stated this is a replat. It was tabled at the April Planning Commission meeting because of some remaining errors on the plat. The plat was unanimously approved at the May 6, 2019, Adams County Planning Commission meeting. Staff supports a recommendation to approve the Preliminary/Final plat for Ground Subdivision Number Two.

Moved by Rundle, seconded by Hunt, to recommend approval to the City Council of Ground Subdivision Number Two within the two-mile limits of the City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Gaines, Kully, Graves, Rundle, Hinton, Hunt. Nays: None. Absent: Arneson, Johnson, Srivastava, Raitt, Alternate Arrington-Williams. The motion carried.

9. Public Hearings.

a. 2019-022. Public hearing to consider a change of zoning from "R-1 Single Family Residential" to "R-5 Urban Single Family Undersized Lot Residential" for the South half of Lot 7 and all of Lot 8, Block 2 of Keller's Addition to the City of Hastings, Adams County, Nebraska, commonly addressed as 736 South Chicago Street.

Chair Gaines stated this application was tabled to the next meeting at the request of the applicant.

Moved by Kully, seconded by Hunt, to table application 2019-02. Roll Call: Ayes: Gaines, Kully, Graves, Rundle, Hinton, Hunt. Nays: None. Absent: Arneson, Johnson, Srivastava, Raitt, Alternate Arrington-Williams. The motion carried.

b. 2019-023. Public hearing on a request to bring Lochland Meadows Subdivision Number 13 into the City of Hastings.

Public hearing to approve a final plat for Lochland Meadows Subdivision Number 13.

Don Threewitt stated this application is an addition to the City. All requirements of Hastings City Code have been met. Staff supports a recommendation to approve Lochland Meadows Subdivision Number 13 into the City of Hastings as well as a recommendation for final approval of the plat Lochland Meadows Subdivision Number 13.

Moved by Hunt, seconded by Kully, to recommend approval to the City Council the bringing Lochland Meadows Subdivision Number 13 into the City of Hastings. Roll Call: Ayes: Gaines, Kully, Graves, Rundle, Hinton, Hunt. Nays: None. Absent: Arneson, Johnson, Srivastava, Raitt, Alternate Arrington-Williams. The motion carried.

Hinton questioned who would own this parcel as it is surrounded by lots.

Don Threewitt replied Johnson Imperial Homes will retain ownership.

Moved by Kully, seconded by Rundle, to recommend approval to the City Council the final plat for Lochland Meadows Subdivision Number 13. Roll Call: Ayes: Gaines, Kully, Graves, Rundle, Hinton, Hunt. Nays: None. Absent: Arneson, Johnson, Srivastava, Raitt, Alternate Arrington-Williams. The motion carried.

c. 2019-024. Public hearing on a request for a Conditional Use Permit for a Church Use at Lot 1 of P&L Spady Subdivision of the City of Hastings, Adams County, Nebraska.

Don Threewitt stated the procedure for Conditional Use Permits. This Conditional Use Permit is for Lot 1 of P&L Spady Subdivision only. He explained the items the Commission must find for approval of the Conditional Use Permit. The Comp Plan does conform with the development. He also explained the Conditions the applicant must meet for approval of the Conditional Use Permit. Staff supports a recommendation for approval to the City Council the Conditional Use Permit subject to the conditions outlined.

Brett Mackey, 1111 Country Club Dr. He explained the project and the vision of the church to the Commission. The Polaris Dealership will remain.

Moved by Kully, seconded by Hunt, to recommend approval to the City Council a Conditional Use Permit for a church use and associated accessory uses at Lot 1 of P&L Spady Subdivision of the City of Hastings, Adams County, Nebraska, subject to conditions.

Hunt asked if the applicant has agreed to all the conditions.

Don Threewitt explained the conditions have been discussed with the applicant, the main condition being no occupancy in the building until all stamped plans have been received, all

codes have been met, city fire officials and State Fire Marshal has been approved for occupancy.

Roll Call: Ayes: Gaines, Kully, Graves, Rundle, Hinton, Hunt. Nays: None. Absent: Eric Arneson, Dave Johnson, Rakesh Srivastava, Raitt, Alternate Megan Arrington-Williams. The motion carried.

d. 2019-025. Public hearing on a request to consider amendments to Section 34.309 "Signs."

Don Threewitt stated staff has identified five concerns in the sign code which should be addressed. He explained the changes and stated the amendments add leniency and flexibility to the code and addresses an implementation problem. Staff supports a recommendation for approval to the City Council the amendments to Section 34-309 "Signs".

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

e. 2019-026. Public hearing on a request to consider a Conditional Use Permit for Commercial Solar Conversion System Use for Lot 1 of Well Field Addition to the City of Hastings, Adams County, Nebraska.

Don Threewitt stated this is the first approval of a solar facility under the new Section 34-320. The City of Hastings Utilities Department has proposed a plan for development and a jointly-owned solar project. It will be an 86.54 acre facility. He explained the conditions associated with the Conditional Use Permit subject to the conditions set forth in Hastings City Code Section 34-320 (5) and the following additional conditions: 1. that a floodplain development permit be secured from the City Engineer prior to construction; 2. that final authorization from the Federal Aviation Administration for CSCS siting be secured prior to construction. Staff supports a recommendation for approval to the City Council with conditions.

Moved by Kully, seconded by Graves, to recommend approval to the City Council, a Conditional Use Permit for a Commercial Solar Conversion System for Lot 1 of Well Field Addition to the City of Hastings, Adams County, Nebraska, Roll Call: Ayes: Gaines, Kully, Graves, Rundle, Hinton, Hunt. Nays: None. Absent: Arneson, Johnson, Srivastava, Raitt, Alternate Arrington-Williams. The motion carried.

11. Reports

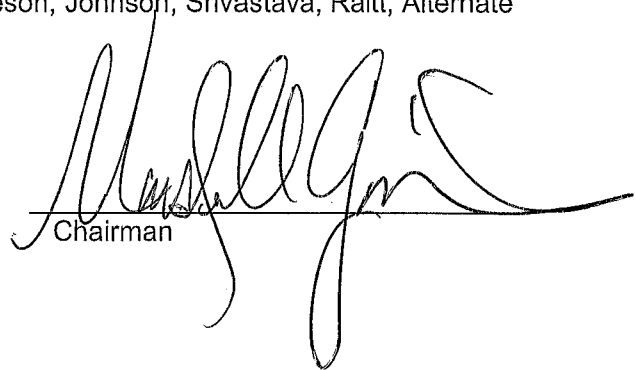
a. Committee Reports

Ann Hinton stated the committee met. Discussed coordination of code between the city and county, especially within the 2-mile jurisdiction. The sign code changes were also discussed.

c. Staff Reports

Don Threewitt stated he would like to consider a joint worksession between City and County Planning Commissions to discuss the extra-territorial boundary and annexation planning in June or July. The Universal Mobility Plan Project kickoff will be held on June 4th to do an inventory of ADA accessibility to eliminate those barrier. A comprehensive plan update and unified development of Chapter 34 & 38 is also proposed.

Moved by Graves, seconded by Rundle, to adjourn. Roll Call: Ayes: Gaines, Kully, Graves, Rundle, Hinton, Hunt. Nays: None. Absent: Arneson, Johnson, Srivastava, Raitt, Alternate Arrington-Williams. The motion carried.



Chairman