

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Monday, June 15, 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 June 15, 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, Willis Hunt, Lou Kully, Mac Rundle, Gavin Raitt, Dave Johnson, Jodi Graves. Absent: Eric Arneson, Rakesh Srivastava, Ann Hinton, 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 Kully, to adopt the current agenda for the Planning Commission meeting. Roll Call: Gaines, Hunt, Kully, Rundle, Raitt, Johnson, Graves. Nays: None. Absent: Arneson, Srivastava, Hinton, Alternate Megan Arrington-Williams. The motion carried.

Mark Evans 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 Kully, seconded by Raitt, to approve the minutes of the May 20, 2019 meeting. Roll Call: Gaines, Hunt, Kully, Rundle, Raitt, Johnson, Graves. Nays: None. Absent: Arneson, Srivastava, Hinton, Alternate Megan Arrington-Williams. The motion carried.

7. Special Order of Business

City Administrator Dave Ptak introduced the new City Attorney, Clint Schukei. He comes from Norfolk where he served as City Attorney for approximately 25 years.

Clint Schukei stated he looks forward to working with the Commission and staff.

9. Public Hearings.

a. 2019-027. Public hearing to amend Hastings City Code Section 34-206 "R-3 Multiple-family residential districts."

Don Threewitt stated this is a text amendment. Intended to facilitate the elimination of the R-5 zoning district through time by incorporating the key lot size limitations within the existing R-3 district. The R-5 district was intended for single family residential lots that were too small in size to meet the requirements of other zone districts. He discussed lot size and setbacks. This will provide for higher density detached housing, following national trends toward housing affordability and compact development patterns. Staff supports a recommendation for approval to the City Council.

Hunt asked for history on the R-5 zoning. Don Threewitt explained R-5 zoning was created to legitimize individual lots. It is an existing occurrence, so by adding the flexibility into the R-3 District and bringing the undersized lots into R-3, it does eliminate the chance of being considered spot zoning.

Dave Ptak stated this will legitimize the smaller lots by using the R-3 zoning to create infill and to help with affordable housing.

Moved by Rundle, seconded by Graves, to recommend approval to the City Council an amendment to Hastings City Code Section 34-206 "R-3 Multiple-family residential districts. .
Roll Call: Gaines, Hunt, Kully, Rundle, Raitt, Johnson, Graves. Nays: None. Absent: Arneson, Srivastava, Hinton, Alternate Megan Arrington-Williams. The motion carried.

b. 2019-022. Public hearing to consider a change of zoning from "R-1 Single Family Residential" to "R-3 Multiple Family 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 Avenue.

Don Threewitt stated this was the item that was tabled last month. This zone change request is contingent upon the passage of the previous item. Habitat for Humanity wants to do a replat of the two lots into equal 47.25' parcels with the rezone. Staff supports a recommendation for approval to the City Council of this rezone.

It was discussed that a representative for the agenda item be present at the meeting for questions.

Moved by Hunt, seconded by Kully, to recommend approval to the City Council. Roll Call: Gaines, Hunt, Kully, Rundle, Raitt, Johnson, Graves. Nays: None. Absent: Arneson, Srivastava, Hinton, Alternate Megan Arrington-Williams. The motion carried.

10. Subdivisions

a. 2019-028. Final plat for Pioneer Trail Flats Second Subdivision, a replat of Lot 3, Pioneer Trail Flats Subdivision.

Moved by Kully, seconded by Graves, to table the final plat for Pioneer Trail Flats Second Subdivision, a replat of Lot 3, Pioneer Trial Flats Subdivision.

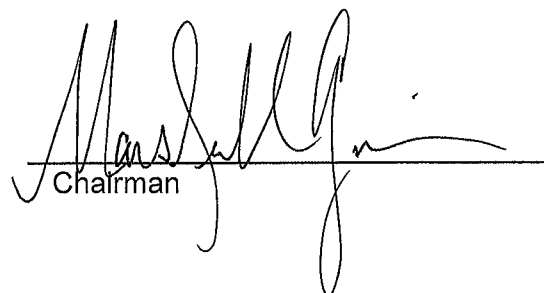
Hunt asked why the item was tabled.

Don Threewitt stated this plat was a late entry. It came in about 24 hours before the agenda packet was published. In the review process, the designs for West Laux Drive had a drainage easement which was not indicated on the plat.

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

There were no reports.

Moved by Graves, seconded by Raitt, to adjourn.


Chairman