

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

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

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

Teri Schelkopf read the Public Notice. Pursuant to the 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 Srivastava, to approve the minutes of the June 17, 2019 meeting. Roll call: Ayes: Gaines, Kully, Johnson, Graves, Srivastava, Rundle, Arneson, Hinton, Hunt. Nays: None. Absent: Raitt, Alternate Arrington-Williams. The motion carried.

8. Unfinished Business

b. Tabled Applications.

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

Don Threewitt explained this is a plat for the Pioneer Trail Flats Second Subdivision, a replat of Lot 3, Pioneer Trail Flats Subdivision. There have been no major changes from what the developer originally intended. It is intended to be townhomes/duplexes. It does meet all code requirements. Staff supports a recommendation for approval to the City Council.

Kully questioned Don Threewitt that since the developer is absent, if there was any problem approving this plat.

Don Threewitt replied this is a very clean plat. He stated he would recommend approval.

Moved by Kully, seconded by Hinton, to recommend approval to the City Council the Pioneer Trail Flats Second Subdivision. Roll Call: Ayes: Gaines, Kully, Johnson, Graves, Srivastava, Rundle, Arneson, Hinton. Nays: Hunt. Absent: Raitt, Alternate Arrington-Williams. The motion carried.

9. Public Hearings.

2019-029. Public hearing to consider amending Hastings City Code Section 34-402 "General Standards for all Conditional Uses."

Don Threewitt stated this Ordinance is a request to further clarify and define the instances and penalties for violation of conditions contained in a Conditional Use Permit. We are clarifying that a violation of permit conditions is a violation of the zoning ordinance. Any person that violates this provision is guilty of a misdemeanor and fined up to a sum of up to \$100.00 for each offense, and each day that the violation occurs is a separate offense.

Moved by Hunt, seconded by Johnson, to recommend approval to the City Council the amending of Hastings City Code Section 34-402 "General Standards for all Conditional Uses."

Hunt asked what was the penalty. Don Threewitt replied not more than \$100.00 for each offense, and each day is a separate offense.

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

City Administrator Dave Ptak stated the voting board does not show three of the votes, so there is no way you can see how everybody voted. That is one of the requirements when you use an electronic means that records the vote of each individual member. On the last vote on the plat it was 8-1 but it only showed those who had voted in favor and there were two votes that were covered up. Where it was 9-0 it is pretty easy to figure out how everybody voted. When it was 8-1 there was no showing as far as the individual votes. We do not want an Open Meetings Law violation as far as showing the vote of each individual member.

The City Attorney asked for a roll call vote on the Pioneer Trail Flats Second Subdivision.

Eric Arneson – yes
Jodi Graves – yes
Willis Hunt – no
Mac Rundle – yes
Marshall Gaines – yes
Lou Kully – yes
Rakesh Srivastava – yes
Dave Johnson – yes
Ann Hinton – yes

10. Subdivisions

a. 2019-030. Preliminary Plat for Trail Ridge Subdivision, located within Lot 1, Block 3 of North Park Commons Addition to the City of Hastings, Adams County, Nebraska.

Don Threewitt stated this is a preliminary plat of the Trail Ridge Subdivision. It is the single-family component to North Park Commons. It will include 74 single-family homes. A trail connection has been added from the center of the neighborhood as well as a connection to the outlet to the south from the east edge of the neighborhood. The south outlot is intended to be a park. Drainage has been reviewed. The preliminary plat does meet all code requirements. Staff supports a recommendation for approval to the City Council.

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

11. Reports

a. Committee Reports

Chair Gaines stated the ad hoc committee has not meet.

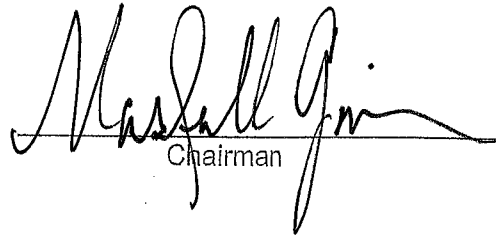
b. Chairman Comments

Chair Gaines stated he gave the Commissioners a letter of his thoughts, ideas and concerns. He asked for feedback, if any.

c. Staff Reports

Don Threewitt stated the inventory phase for the ADA Mobility Study has been completed, and will be assembling the plan, looking at an August-September draft for review.

Moved by Graves to adjourn.



Chairman