

## HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Monday, September 16, 2019 at 4:00 PM in the City Building, 220 North Hastings Avenue.

### AGENDA:

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Motion to adopt the current agenda for the Planning Commission Meeting
5. Public Notice - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, September 13, 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.
6. Approval of Minutes
  - a. Meeting of August 19, 2019
7. Special Order of Business
8. Unfinished Business
  - a. Continued Applications - None
  - b. Tabled Applications - None
  - c. Postponed Applications - None
  - d. Unfinished Applications - None
9. Public Hearings.
  - a. **2019-037.** Public hearing on a recommendation for a Conditional Use Permit for a Church use at Lots 1, 2, 3, and Lots 10, 11, and 12 in Block 5, Berlin's Addition to the City of Hastings, Nebraska; together with the East 150 feet of Vacated "A" Street adjoining said Lots 10, 11, and 12 in Block 5, Berlin's Addition to the City of Hastings, Nebraska, commonly addressed as 922 East South Street, Hastings, Nebraska.
  - b. **2019-039.** Public hearing to consider a change of zoning for Hollister 3rd Subdivision from "A Agricultural" to "R-1A Single-family large-lot Residential."
  - c. **2019-040.**
    - a. Public hearing to consider a recommendation to bring Menard-Boyd Addition into the City of Hastings, Adams County, Nebraska;
    - b. Public hearing to recommend approval of a final plat for Menard-Boyd Addition to the City of Hastings, Adams County, Nebraska.

## **Planning Commission Agenda**

**September 16, 2019**

**Page 2**

### 10. Subdivisions

- a. **2019-041.** Final plat for Hollister 3rd Subdivision, within the two-mile boundary of the City of Hastings, Adams County, Nebraska.

### 11. Reports

- a. Committee Reports
- b. Chairman Comments
- c. Staff Reports

Adjourn

CITY OF HASTINGS, NEBRASKA  
MINUTES OF PLANNING COMMISSION  
Monday, August 19, 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 August 19, 2019.

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

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

Chair Gaines asked for a motion to adopt the current agenda, with the exception that the Commission will not be hearing item f. 2019-037. An error in publication prevents the Commission from hearing that item. It will be heard at the September 16, 2019 meeting.

Moved by Kully, seconded by Srivastava, 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 Rundle, seconded by Hinton, to approve the minutes of the July 15, 2019, meeting. Roll Call: Ayes: Gaines, Kully, Johnson, Graves, Srivastava, Rundle, Arneson, Hinton, Hunt. Nays: None. Absent: Raitt, Alternate Arrington-Williams. The motion carried.

## **9. Public Hearings.**

### **a. 2019-031. Public hearing to consider a recommendation on an Ordinance extending the 2-mile Extraterritorial Jurisdictional Boundary of the City of Hastings, Adams County, Nebraska.**

Don Threewitt explained the ETJ has not been amended since 2009. Several plat additions have occurred in the past 10 years and a boundary adjustment is warranted. The recommended 2-mile boundary is outlined on the maps. There are 188 impacted parcels representing 4,760 acres which will be incorporated into the City's jurisdictional boundary. As per Neb. Rev. Stat. Section 16-901, the fact that the ETJ is located in a different county shall not be construed as affecting the powers of the City to apply such ordinances. Should the Planning Commission recommend, and City Council direct staff to proceed with a boundary extension into Clay County, staff will work with Clay County officials to discuss, prior to, and present an additional boundary adjustment at that time. Staff will provide written notice to the Adams County Board of Supervisors and related Adams County staff. The County will have 30 days to submit comments or recommendations prior to a final decision by City Council regarding the extension.

Moved by Kully, seconded by Johnson, to recommend approval to the City Council the extension of the 2-mile Extraterritorial Jurisdiction Boundary of the City of Hastings, Nebraska. Roll Call:

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

**b. 2019-032. Public hearing to consider Plan Modification No. 2019-2 to Redevelopment Area #1 for Lots 8 and 9, Block 22 in the Original Town (now City) of Hastings, Adams County, Nebraska, commonly addressed as 731 West 2nd Street.**

Don Threewitt explained Brant Rentals intends to rehabilitate 731 W. 2<sup>nd</sup> St. He intends to convert the property into commercial and residential condominium uses. The applicant intends to use Tax Increment Financing to aid in improvements in accordance with the Redevelopment Plan. Staff supports a recommendation for approval to the City Council.

Jeb Brant stated he was available for any questions

Moved by Graves, seconded by Kully, to recommend approval to the City Council Plan Modification 2019-2 to Redevelopment Area #1 for Lots 8 and 9, Block 22 in the Original Town (now City) of Hastings, Adams County, Nebraska. Roll Call: Ayes: Gaines, Kully, Johnson, Graves, Srivastava, Rundle, Arneson, Hinton, Hunt. Nays: None. Absent: Raitt, Alternate Arrington-Williams. The motion carried.

**c. 2019-033. Public hearing to consider a change of zoning from A Agricultural to R-3 Mixed-density Residential for Outlot A, Pioneer Trail Flats Subdivision of the City of Hastings, Adams County, Nebraska.**

Don Threewitt explained this is a housekeeping measure to provide uniform zoning within the North Park Commons project. The parcel was omitted in a rezoning action for the Pioneer Trail Flats Subdivision. Existing land use designation is mixed-use neighborhood. The outlot is intended for draining and detention for the Pioneer Trail Flats, and no site improvements are planned or contemplated. Staff supports a recommendation for approval to the City Council.

Moved by Graves, seconded by Rundle, to recommend approval to the City Council a change of zoning from A Agricultural to R-3 Mixed-density Residential for Outlot A, Pioneer Trail Flats Subdivision of the City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Gaines, Kully, Johnson, Graves, Srivastava, Rundle, Arneson, Hinton, Hunt. Nays: None. Absent: Raitt, Alternate Arrington-Williams. The motion carried.

**d. 2019-034. A. Public hearing to consider bringing Trail Ridge Addition into the City of Hastings, Adams County, Nebraska.**

Don Threewitt stated this is a plat addition, and is the single family portion of North Park Commons, comprising of 5.6 acres of new road right-of-way, 74 lots, an outlot for a future park, and pedestrian connections to the trail and park. The plat was reviewed, the applicant has made all suggested revisions and all requirements of Hastings City Code have been met. Staff supports a recommendation for approval to the City Council.

Moved by Graves, seconded by Johnson, to recommend approval to the City Council bringing Trail Ridge Addition into the City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Gaines, Kully, Johnson, Graves, Srivastava, Rundle, Arneson, Hinton, Hunt. Nays: None. Absent: Raitt, Alternate Arrington-Williams. The motion carried.



**B. Public hearing to consider a final plat for Trail Ridge Addition to the City of Hastings, Adams County, Nebraska.**

Moved by Kully, seconded by Srivastava, to recommend approval to the City Council, the final plat for Trail Ridge Addition to the City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Gaines, Kully, Johnson, Graves, Srivastava, Rundle, Arneson, Hinton. Nays: Hunt. Absent: Raith, Alternate Arrington-Williams. The motion carried.

**e. 2019-036. Public hearing on a request for a Conditional Use Permit for outdoor vehicle storage at Lot 2, Block 1 in T'Dance Subdivision of the City of Hastings, Adams County, Nebraska, commonly addressed as 1351 West South Street, Hastings, Nebraska.**

Don Threewitt explained the Conditional Use Permit is effective for storage of vehicles as defined in Hastings City Code Section 15-101. Any improvements not detailed, would come before the Planning Commission for a separate authorization. Use permissions are limited to those specifically itemized in Staff report. Staff supports a recommendation for approval to the City Council.

Moved by Kully, seconded by Hinton, to recommend approval to the City Council, a Conditional Use permit for outdoor vehicle storage at Lot 2, Block 1 of T'Dance Subdivision, subject to the conditions referenced in Staff report. Roll Call: Ayes: Gaines, Kully, Johnson, Graves, Srivastava, Rundle, Arneson, Hinton, Hunt. Nays: None. Absent: Raith, Alternate Arrington-Williams. The motion carried.

**10. Subdivisions**

**a. 2019-038. Final plat for Shady Acres Subdivision, a tract of land located in the East 1/2 of the Northwest 1/4 of the Southwest 1/4 and in the East 1/2 of the Southwest 1/4 of the Northwest 1/4, Section 5, Township 7 North, Range 9 West of the 6th P.M. in the City of Hastings, Adams County, Nebraska.**

Don Threewitt explained this item is a lot split on a rural residential property to provide for a second residential unit. The plat was review by the Development Review Team and the applicant has made all suggested revisions, and has met all requirements of Hastings City Code. Staff supports a recommendation of approval to the City Council.

Moved by Hunt, seconded by Kully, to recommend approval to the City Council, the final plat for Shady Acres Subdivision to the City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Gaines, Kully, Johnson, Graves, Srivastava, Rundle, Arneson, Hinton, Hunt. Nays: None. Absent: Raith, Alternate Arrington-Williams. The motion carried.

**11. Reports**

**a. Committee Reports**

Chair Gaines stated the Ad Hoc Committee would be meeting Wednesday, August 21, 2019.

**c. Staff Reports**

Don Threewitt stated the City will be submitting the build application to the Public Works for the implementation of the forthcoming Mobility Study. Staff does not have a draft of the Study, but does have sufficient results to make application for a grant to build. The application would address the identified need to remove architectural barriers in critical areas of the city. The project is designed to remove and/or replace sidewalk curb ramps and other barriers to accessibility for severely disabled residents and visitors in Hastings. The first critical area has been identified as a priority recommendation from the preliminary results of the Hastings

Universal Mobility Study. The project area is within a 4-block radius centered at the municipal lot at the library auditorium municipal building. The project will include removal of non-compliance curb and gutter areas at intersections; installation of combination curb ramps and gutters with plates; installation of textured and colored concrete sidewalk; and textured and colored concrete crosswalk paving. The project for implementation is a result of several years of projects to revitalize downtown areas into improved traffic and for the safety of both pedestrians and those with severe disabilities. Staff is waiting for a draft of the Mobility Study and hope to present one to Planning Commissioners at the next meeting.

Moved by Graves, seconded by Srivastava to adjourn.

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Chairman

Department: Development Services  
Staff Contact: Donald Threewitt  
Planning Commission Meeting Date: 9/16/2019  
File No: 2019-037  
Prepared By: Donald Threewitt, Development Services Director

## **AGENDA ITEM SUMMARY SHEET**

### **Description of Item:**

Public hearing on a recommendation for a Conditional Use Permit for a Church use at Lots 1, 2, 3, and Lots 10, 11, and 12 in Block 5, Berlin's Addition to the City of Hastings, Nebraska; together with the East 150 feet of Vacated "A" Street adjoining said Lots 10, 11, and 12 in Block 5, Berlin's Addition to the City of Hastings, Nebraska, commonly addressed as 922 East South Street, Hastings, Nebraska.

### **Names of People/Business affected by this action:**

the members of Forge Church, the applicant, the property owner, the people of Hastings, and the City.

### **Why Planning Commission action is required:**

Conditional uses may be approved by the Hastings City Council following a public hearing and receipt of a recommendation from the Planning Commission in accordance with the required findings set forth in Chapter 34-401 of City Code and the additional standards set forth in the permitted use. The Commission may recommend and the Council may impose any conditions that they deem reasonable and necessary to further the purposes and intent of the Code.

### **Type of action requested:**

Resolution

### **Suggested motion:**

Motion to approve a recommendation for a Conditional Use Permit for a Church use at Lots 1, 2, 3, and Lots 10, 11, and 12 in Block 5, Berlin's Addition to the City of Hastings, Nebraska, subject to the conditions outlined herein.

### **Deadlines associated with action:**

This item is scheduled to be heard at the regular City Council meeting on September 23, 2019.

### **Department head comments:**

This Conditional Use permit is effective for a Church/Neighborhood Assembly use as defined in Hastings City Code Section 34-104. Any permanent improvements not detailed herein shall come

before the Planning Commission for separate authorization. Use permissions are limited to those specifically stated herein.

In order to compel a recommendation to approve the Conditional Use Permit, the Planning Commission shall find that:

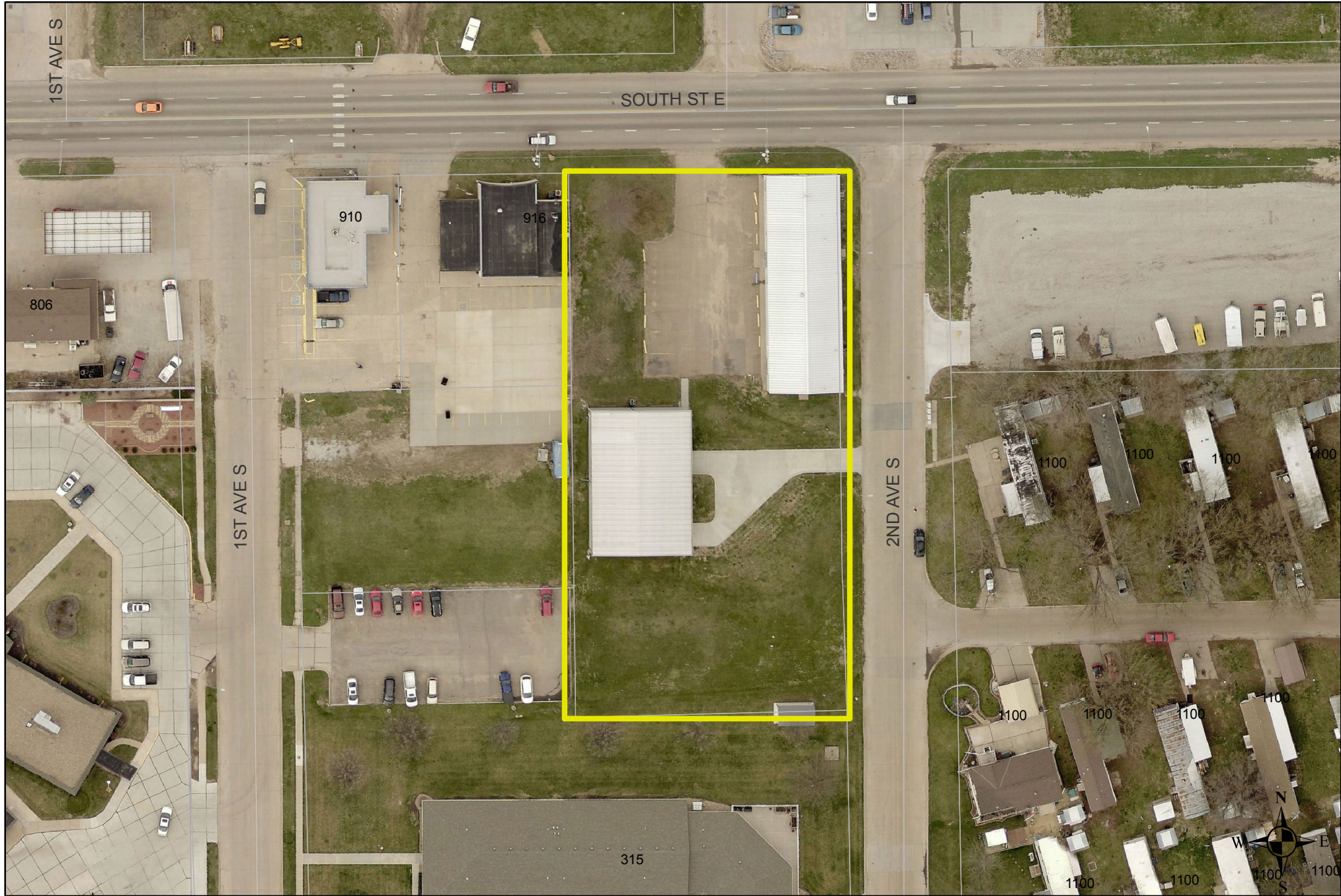
1. The proposed development will integrate compatibility with existing land uses and with permitted uses that may be established within any area to be affected by the proposed development. 2. The use does not have a permanent negative impact that is substantially greater than the impact anticipated from development permitted in the base zone district. 3. The conditions imposed are necessary to ensure the maintenance of property values and the safety, health, comfort, and repose of the residents. 4. That the use, subject to conditions, maintains compliance with the Comprehensive Plan and the purpose and intent of the zoning regulations.

The specific conditions for the Conditional Use permit are limited to the base requirements which are outlined in city code 34-404 (2), as follows: 1. At least one (1) parking space shall be provided for each three (3) occupants based upon the maximum seating capacity of all meeting areas in the structure; 2 all areas of the site not devoted to buildings, structures, parking areas, walkways or driveways shall be covered with one or more of the following: lawn grass, natural or ornamental shrubbery or trees or other approved landscaping materials; 3. Accessory uses such as day nurseries or kindergartens must be approved through a subsequent conditional use permit amendment and meet all regulations in place at the time of amendment application; 4. signage shall be approved separately based on the regulations outlined in Section 34-309; 5. The permittee or property owner shall notify the Development Services office annually to verify the continuance of the use; 6. The outside of the property shall be kept free of any nuisances as defined in Chapter 18 of the Hastings City Code; 7. No accessory uses shall be permitted on site unless approved by a separate amendment action to this CUP

A violation of any of these conditions, or of any additional conditions imposed by City Council, is considered a zoning code violation and may be subject to penalties as outlined in Hastings City Code Section 1-109 at the time of violation. Section 1-109 currently reads "Any person who shall violate, neglect or refuse to comply or who resists or opposes the enforcement of, any of the provisions of this Code shall be deemed guilty of a misdemeanor, and on conviction thereof, be fined any sum not more than one hundred dollars for each offense. Every day on which such violation, neglect or refusal shall continue, shall be deemed as a separate and distinct offense."

**Recommendation:**



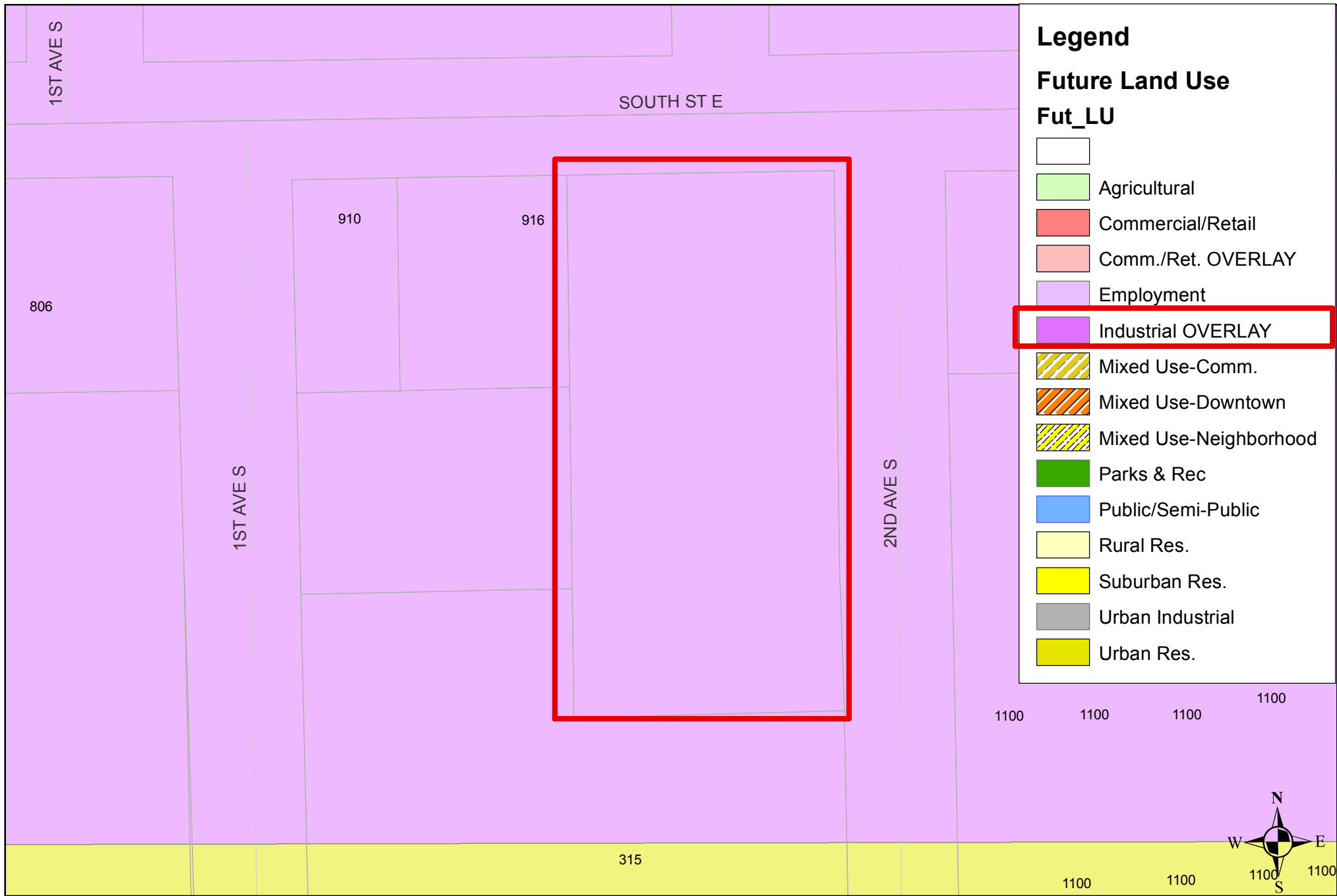


Forge Church, Aerial Map

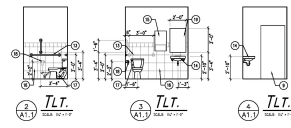
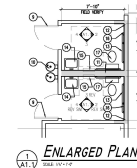
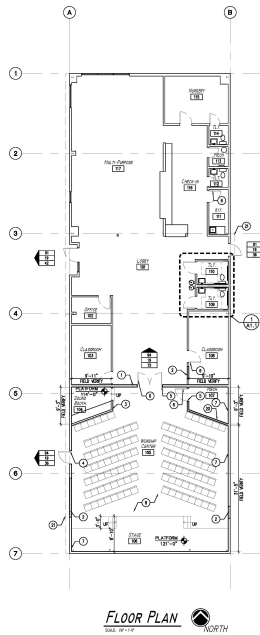
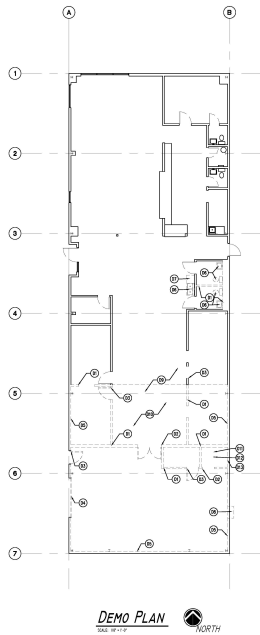


Forge Church, Zoning Map





Forge Church, Future Land Use Map



#### GENERAL NOTES

1. VERIFY ALL DIMENSIONS AND CONDITIONS.
2. ALL DIMENSIONS ARE TO THE FACE OF FRAM.
3. MECHANICAL, ELECTRICAL AND PLUMBING ARE NOT SHOWN.

#### DEMO NOTES

1. REMOVE WALL AND FRAM AS SHOWN.
2. REMOVE DOOR & FRAME, KEEP FRAME FOR REUSE.
3. REMOVE WINDOW & FRAME.
4. REMOVE EXISTING CASE AND ALL ASSOCIATED ELEMENTS.
5. REMOVE WALL FINISHING.
6. REMOVE CEILING FINISHING.
7. REMOVE CEILING CASE.
8. REMOVE THROUGH WALL, AC UNIT.
9. REMOVE CEILING.
10. REMOVE WTC AND ALL ASSOCIATED ELEMENTS.
11. REMOVE EXISTING WALL & ROOF, AS REQUIRED TO REUSE WTC.
12. REMOVE ALL PARTICULATE IN FLOOR JOIST.
13. REMOVE THE FLOOR/ROOF & FLOOR.

#### PLAN NOTES

1. SEE PLAN A-3176, WALL, LIFT UP BY 6" EACH SIDE.
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**Forge Christian Church**  
**Interior Remodel**  
922 E. South St., Hastings, Nebraska



Sheet Title:  
**FLOOR PLAN & INTERIOR ELEVATIONS**

Project Number:  
**2019-010FCR**

Sheet Number:  
**AI.1**



DATE 7 / 29 / 18

FILE NO.

**PROJECT APPLICATION**

City of Hastings – Development Services  
220 N. Hastings Avenue, Hastings, NE 68901  
Phone: (402) 461-2302; Fax: (402) 461-2304  
www.cityofhastings.org

Due: July 29  
PC Meeting: Aug 19  
CC Meeting /  
Final Approval: Sept 9

Please check the appropriate box below to indicate the type of application you are requesting. Contact Development Services for minimum requirements. Incomplete applications will not be processed. All applications must be completed by applicant prior to submission with all of the requested support materials by the last Monday of each month or they will be held until the next deadline to be processed.

- |                                                                        |                                                                     |                                                            |                                              |
|------------------------------------------------------------------------|---------------------------------------------------------------------|------------------------------------------------------------|----------------------------------------------|
| <input type="checkbox"/> Preliminary Plat                              | <input type="checkbox"/> Final Plat                                 | <input type="checkbox"/> Short Plat                        | <input type="checkbox"/> Administrative Plat |
| <input type="checkbox"/> Code Amendment                                | <input type="checkbox"/> Zoning Change                              | <input type="checkbox"/> Vacation (Plat / ROW / Easements) |                                              |
| <input checked="" type="checkbox"/> Conditional Use Permit / Amendment | <input type="checkbox"/> Planned District / Amendment               |                                                            |                                              |
| <input type="checkbox"/> Comprehensive Plan / Amendment                | <input type="checkbox"/> Annexation Petition / Addition to the City |                                                            |                                              |

**PROJECT INFORMATION**

Project Name: Forge Christian Church

Project Address: 922 East South St Within City Limit ☒ Yes ☐ No

Existing Zoning: C3 Proposed Zoning / Use: Church

Existing Comprehensive Plan Designation: \_\_\_\_\_ Gross Area: 1 Acre

Legal Description: lots 1-3 lots 10-12 E. 150th Number of Lots: 2  
of Vacated A Street Block 5 Berlin's Addition

**APPLICANT INFORMATION**

Applicant: William Tryon Company: Forge Christian Church

Address: 522 E 6th Tel: 402-677-5030 Fax: \_\_\_\_\_

City: Hastings State: NE Zip: 68901 Email: Wm@forgechristian.org

Property Owner: David Cure Company: \_\_\_\_\_

Address: 405 N. Shore Drive Tel: 402/469-9731 Fax: \_\_\_\_\_

City: Hastings State: NE Zip: 68901 Email: \_\_\_\_\_

Key Contact: Willie Tryon Company: Forge Christian Church

Address: 522 East 6th Tel: 402-677-5030 Fax: \_\_\_\_\_

City: Hastings State: NE Zip: 68901 Email: Wm@forgechristian.org

I hereby acknowledge that all information provided with this application is true to the best of my knowledge.

David Cure

Property Owner Signature

7-11-2019

Date

[Signature]

Applicant Signature

7/29/19

Date

**DEPARTMENTAL USE ONLY**Fees: \$350.

Receipt No. \_\_\_\_\_

Accepted by Staff: \_\_\_\_\_

Case No. \_\_\_\_\_

Signature

We are Forge Christian Church. We had our grand opening February 3<sup>rd</sup> 2019, and have been meeting in the museum theater since October 7<sup>th</sup> 2018. The theater has been wonderful to us, but has decided to not renew our contract with them so we have to find a new place to meet starting October 2019.

I was told that this was my way to be able to speak to you "one on one", and that I am to answer the question why this proposed place would suit our needs. So, I will try my best to do both of those.

1. Why is this space good for us?

Because it's available! That may sound tongue in cheek, but we have been looking for a space since January of 2019. It has been very difficult to find a place that we could not only fit but also grow into. It seems that most anyone that has a place big enough to meet those needs wants to sell rather than rent. So, to find a place that is interested in letting us lease is a huge step for us.

2. Growth.

Like I said before this space is big enough to allow growth (numerical). We have been very happy with the attendance through the summer and hope that as school begins again, we will see a jump in attendance. We currently have an average of between 45 and 50 people on a Sunday. This has been fairly consistent since January. Our biggest spike was Easter with 96 people. This building would allow for those kinds of numbers as well.

3. Mid-week.

One of the biggest limitations of using the theater is that we are not able to do any mid-week services (Bible study, youth groups, etc.). This proposed place would allow for those kinds of ministries to start and flourish.

4. Set up.

With a semi-permanent place, we would not have to set up and tear down every week. While we have great volunteers that do an amazing job, this is taxing. Getting a place where we don't have to set up and tear down every week would also allow us to focus on other ministries and really be able to fine tune some of the things we do (such as hospitality and greeting).

We have a very simple but focused vision, to reach the lost and forgotten of Hastings Nebraska. We have three main focuses: College students, families with special needs, and people with pasts. We like to say that we want to be Church as a Verb, not a noun. We want to be a significant part of this community and we try to meet needs as we see them. I feel we bring great value into this community, whether it's by doing the men's bible study at Crossroads, buying chairs for the HPS ISDP classes, or simply by allowing people to come as they are to worship, we love this town and we want to be here.

Pastor of Forge Christian Church: William Tryon

A handwritten signature in dark ink, appearing to read 'William Tryon', with a long, sweeping horizontal line extending to the right.

## Donald Threewitt

---

**From:** william tryon <preachitfly@gmail.com>  
**Sent:** Monday, July 29, 2019 4:19 PM  
**To:** Donald Threewitt  
**Subject:** Parking spaces Forge

After counting spaces in the neighboring business that we have permission to use we have come up with:

The legion has about 45 spots including grass area

The paint parking lot is sitting at about 55 easy.

This along with the current parking at the building would put us at 116 spots give or take. The seating capacity is 166, so this will be ample parking.

Parking agreement between Kucera painting and Forge Christian Church  
Mick Kucera

I, Mick Kucera, hereby allow Forge Christian Church to use my lot at

1108 East South Street for parking on Sunday mornings as needed.

Signed Mick Kucera



Parking agreement between American Legion and Forge Christian Church

I, Clark William Komaraka, hereby allow Forge Christian Church to use my lot at 918 E South ST for parking on Sunday mornings as needed.

Signed Clark William Komaraka / Date 7/25/19

Forge Christian Church will be responsible for any damage and accidents that occur on the premises during these times.

Signed [Signature] / Date 7/25/19

City of Hastings  
220 N. Hastings Avenue  
Hastings NE 68901

Payee: WILLIAM TRYON

Date: 7/29/2019 Time: 1:13 PM

Receipt Number: DS1 / 88709

Clerk: TERI

| ITEM        | REFERENCE   | AMOUNT |
|-------------|-------------|--------|
| ZONE CUP    |             |        |
| Zoning Fees |             | 350.00 |
|             | Total:      | 350.00 |
|             | assor M5731 | 350.00 |
|             | Change:     | 0.00   |



## **RESOLUTION NO. 2019-XXX**

**WHEREAS**, the City of Hastings Municipal Code establishes regulations, requirements, and specific conditions for approving and issuing Conditional Use Permits (CUP) for development projects that require conditional approval by resolution approved by the Mayor and City; and

**WHEREAS**, applicant William Tyron has submitted an application for the approval of a Conditional Use Permit to operate a Church Use and Neighborhood Assembly on a portion of the property zoned C-3 Commercial Business, and legally described as Lots 1, 2, 3, and Lots 10, 11, and 12 in Block 5, Berlin's Addition to the City of Hastings, Nebraska; together with the East 150 feet of Vacated "A" Street adjoining said Lots 10, 11, and 12 in Block 5, Berlin's Addition to the City of Hastings, Adams County, Nebraska, according to the recorded plat thereof, located at 922 East South Sttreet, and

**WHEREAS**, the Planning Commission and City Council have conducted public hearings as required by law and recommended approval of the CUP with certain conditions to be attached to this Resolution;

**NOW THEREFORE**, in consideration of the foregoing recitals, the Mayor and City Council of the City of Hastings, Nebraska, hereby approve the CUP and the recommended conditions, and further do hereby adopt the following resolution:

**BE IT RESOLVED** by the Mayor and City Council of the City of Hastings, Nebraska, does hereby approve the Conditional Use Permit for a Neighborhood Assembly, located at 235 South Burlington Avenue, Suite D, Hastings, Nebraska, subject to the following conditions:

1. At least one (1) parking space shall be provided for each three (3) occupants based upon the maximum seating capacity of all meeting areas in the structure;
2. All areas of the site not devoted to buildings, structures, parking areas, walkways or driveways shall be covered with one or more of the following: lawn grass, natural or ornamental shrubbery or trees or other approved landscaping materials;
3. Accessory uses such as day nurseries or kindergartens must be approved through a subsequent conditional use permit amendment and meet all regulations in place at the time of amendment application;
4. Signage shall be approved separately based on the regulations outlined in Section 34-309.
5. The permittee or property owner notify the Development Services office annually to verify the continuance of the use;
6. The outside of the property shall be kept free of any nuisances as defined in Chapter 18 of the Hastings City Code;

7. No accessory uses shall be permitted on site unless approved by a separate amendment action to this CUP;

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

(S E A L)

Approved as to form: \_\_\_\_\_  
City Attorney

Department: Development Services  
Staff Contact: Donald Threewitt  
Planning Commission Meeting Date: 9/16/2019  
File No: 2019-039  
Prepared By: Donald Threewitt, Development Services Director

## **AGENDA ITEM SUMMARY SHEET**

### **Description of Item:**

Public hearing to consider a change of zoning for Hollister 3rd Subdivision from "A Agricultural" to "R-1A Single-family large-lot Residential."

### **Names of People/Business affected by this action:**

The applicant, the people of Adams County, and the City.

### **Why Planning Commission action is required:**

Upon the final hearing of an application to amend the zoning map, the Commission shall approve or deny the same and a report of such action, together with a recommendation for final approval or denial, shall be made by the Commission to the City Council [34-801 (2)(f)].

### **Type of action requested:**

Ordinance

### **Suggested motion:**

Motion to recommend approval of a zoning change from "A Agricultural" to "R-1A Single-family large-lot Residential" for Hollister 3rd Subdivision.

### **Deadlines associated with action:**

This item is scheduled to be heard at the October 14, 2019 City Council meeting.

### **Department head comments:**

This zone change action is dependent on the passage of, and encompasses the boundaries of Hollister Third Subdivision.

The R-1A district is intended for urban and suburban single-family residential areas with low population densities, where larger lots are desired and public sewer and water may not be available.

The applicant intends to plat the existing farmstead residence into a single lot subdivision, separate from the surrounding farm holdings. This is a common occurrence in the ETJ area, as evidenced by

nearby subdivisions such as: Hollister Sub Number One, Utecht Subdivision, Katie Asmus Subdivision, Harrenstein 2nd Sub, Pine Square Sub, Tom Pavelka Sub, Boise Sub, LT Jaden Sub, among many others.

The surrounding zoning is A Agricultural and the Comprehensive Plan designation is Agriculture. In keeping with the goals of the plan, the agricultural lands and natural resources should be protected. The extension of infrastructure including water, sewer, and streets should not be extended in these portions of the county.

Lot sizes of 40+ acres are encouraged and cluster developments with individual lots under 2 acres are allowable on a case-by-case basis. Due to the commonality of single-lot subdivisions within the ETJ area, and the consistency and frequency of cases from 1994 through 2018, a reconsideration of this goal in the Comprehensive Plan may be warranted.

**Recommendation:**



Hollister Rezone Vicinity Map

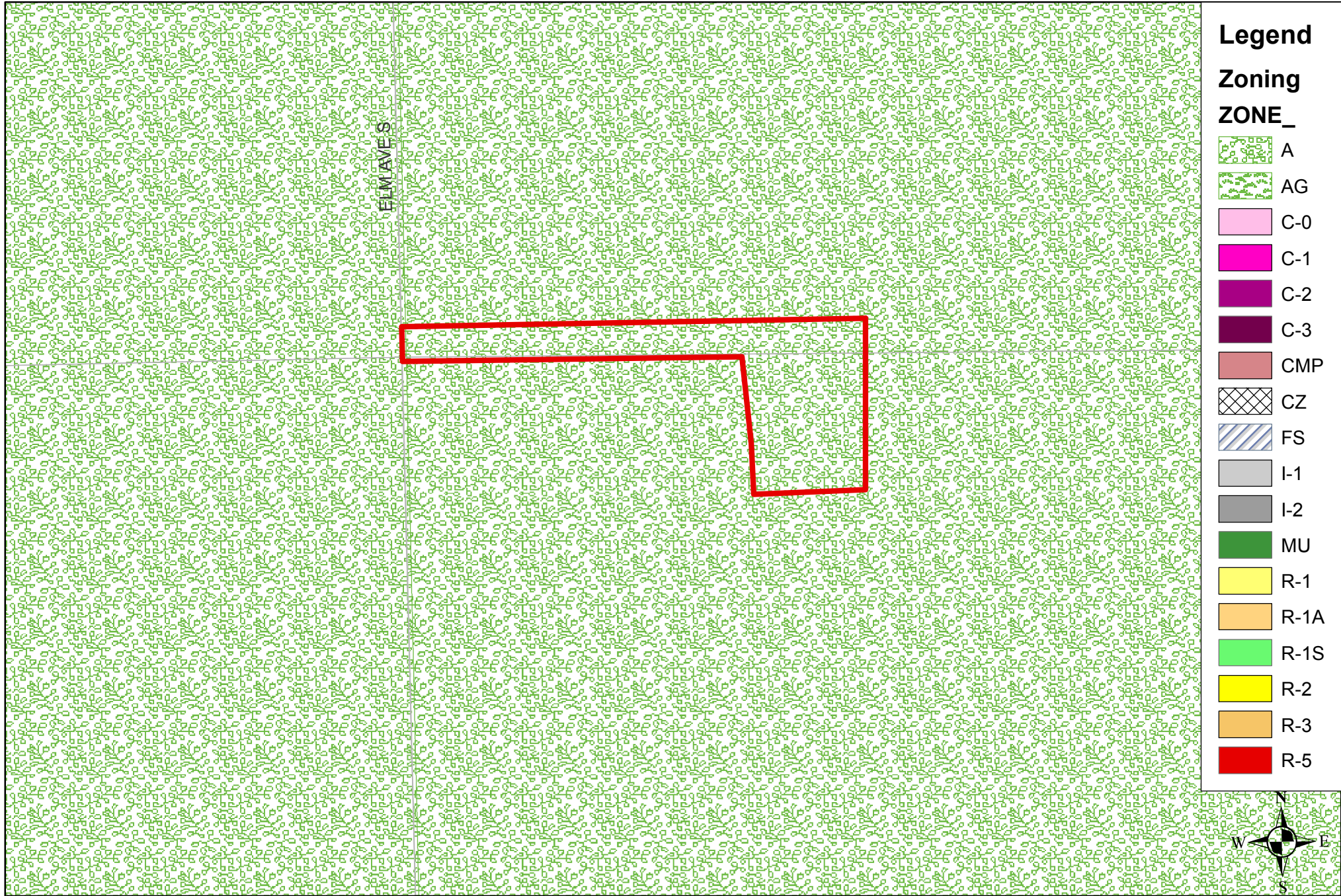


ELM AVE S



Hollister Rezone Aerial Map





Hollister Rezone Zoning Map

ELM AVE S

## Legend

### Future Land Use

#### Fut\_LU



Agricultural



Commercial/Retail



Comm./Ret. OVERLAY



Employment



Industrial OVERLAY



Mixed Use-Comm.



Mixed Use-Downtown



Mixed Use-Neighborhood



Parks & Rec



Public/Semi-Public



Rural Res.



Suburban Res.



Urban Industrial



Urban Res.



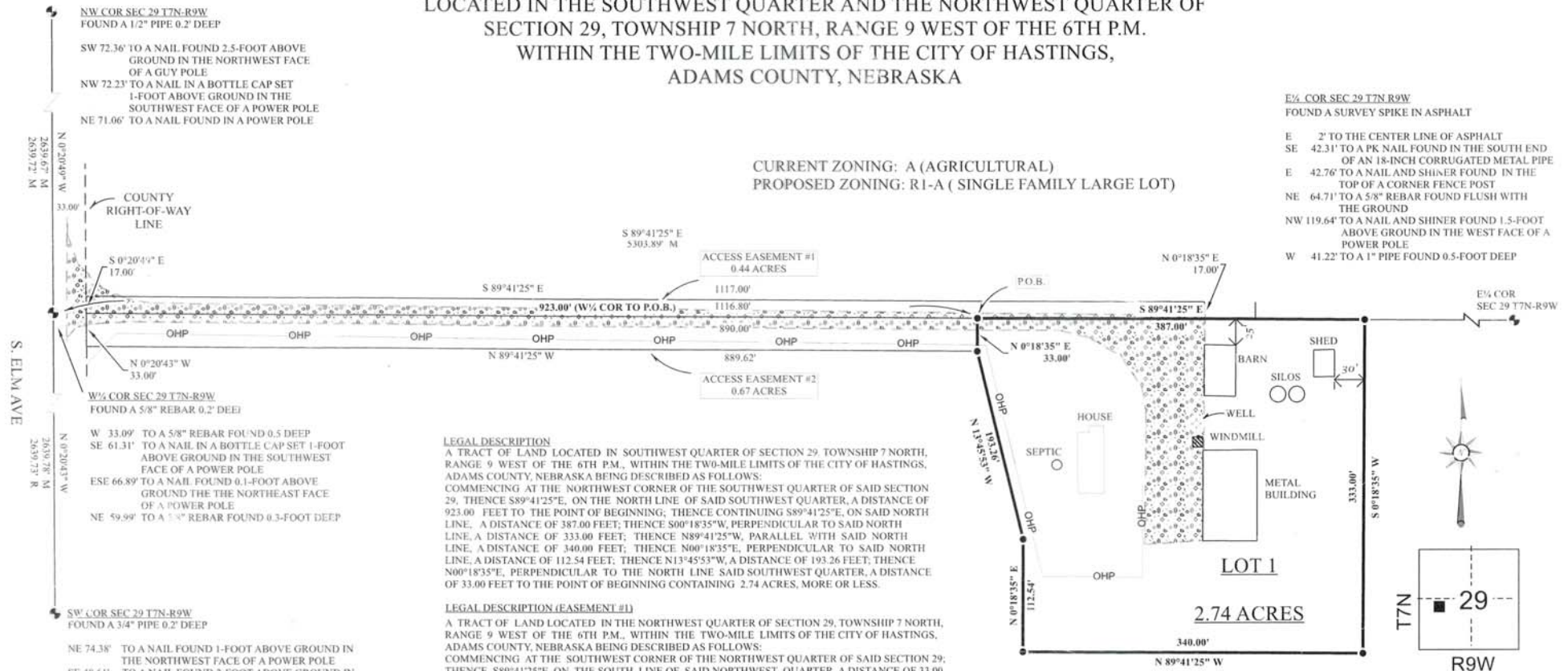
Hollister Rezone Future Land Use Map



# HOLLISTER THIRD SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF  
SECTION 29, TOWNSHIP 7 NORTH, RANGE 9 WEST OF THE 6TH P.M.  
WITHIN THE TWO-MILE LIMITS OF THE CITY OF HASTINGS,  
ADAMS COUNTY, NEBRASKA

CURRENT ZONING: A (AGRICULTURAL)  
PROPOSED ZONING: R1-A ( SINGLE FAMILY LARGE LOT)



E/4 COR SEC 29 T7N R9W  
FOUND A SURVEY SPIKE IN ASPHALT  
E 2' TO THE CENTER LINE OF ASPHALT  
SE 42.31' TO A PK NAIL FOUND IN THE SOUTH END  
OF AN 18-INCH CORRUGATED METAL PIPE  
E 42.76' TO A NAIL AND SHINER FOUND IN THE  
TOP OF A CORNER FENCE POST  
NE 64.71' TO A 5/8" REBAR FOUND FLUSH WITH  
THE GROUND  
NW 119.64' TO A NAIL AND SHINER FOUND 1.5-FOOT  
ABOVE GROUND IN THE WEST FACE OF A  
POWER POLE  
W 41.22' TO A 1" PIPE FOUND 0.5-FOOT DEEP

SURVEYOR'S CERTIFICATE  
I HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS  
MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE  
AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND  
THAT I AM A duly Licensed Land Surveyor UNDER  
THE LAWS OF THE STATE OF NEBRASKA.

THOMAS C. KRUEGER, S-148

NOTE: ALL BEARINGS ARE ASSUMED

| LEGEND |                             |
|--------|-----------------------------|
|        | SET 1/2" REBAR W/LS-448 CAP |
|        | CORNER FOUND                |
|        | RECORD DISTANCE             |
|        | MEASURED DISTANCE           |
|        | GRAVEL                      |
|        | EASEMENT                    |

|                                                                      |                        |
|----------------------------------------------------------------------|------------------------|
| FILED IN<br>ADAMS COUNTY, NEBRASKA<br>TOWNSHIP 7 NORTH, RANGE 9 WEST | DRAWN BY<br>T. KRUEGER |
| SCALE<br>100 Ft/In                                                   | SHEET<br>1 OF 2        |
| JOB<br>KLS-19090                                                     | FIELD WORK<br>TK       |

**KRUEGER LAND SURVEYING**  
2837 WEST U.S. HIGHWAY 6 #204  
HASTINGS, NE 68901  
402-984-2176

# HOLLISTER THIRD SUBDIVISION

## OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENT, THAT SCOTT D. HOLLISTER, TRUSTEE OF THE SCOTT D. HOLLISTER REVOCABLE TRUST, RITA L. HOLLISTER, TRUSTEE OF THE RITA L. HOLLISTER REVOCABLE TRUST, CRAIG A. HOLLISTER, TRUSTEE OF THE CRAIG A. HOLLISTER REVOCABLE TRUST AND NANCY L. HOLLISTER, TRUSTEE OF THE NANCY L. HOLLISTER REVOCABLE TRUST, OWNERS OF RECORD OF THE LAND SHOWN ON THE PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS "HOLLISTER THIRD SUBDIVISION", WITHIN THE TWO MILE LIMITS OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, AND THAT SAID SURVEYING, SUBDIVIDING, PLATTING AND DESIGNATION WAS DONE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNERS.

SIGNED THIS 21<sup>st</sup> DAY OF August, 2019.

Scott D. Hollister Trustee  
SCOTT D. HOLLISTER, TRUSTEE

Rita L. Hollister Trustee  
RITA L. HOLLISTER, TRUSTEE

Craig A. Hollister Trustee  
CRAIG A. HOLLISTER, TRUSTEE

Nancy L. Hollister Trustee  
NANCY L. HOLLISTER, TRUSTEE

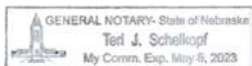
## ACKNOWLEDGEMENT

STATE OF NEBRASKA )  
COUNTY OF ADAMS )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 21<sup>st</sup> DAY OF August, 2019, BY SCOTT D. HOLLISTER, TRUSTEE OF THE SCOTT D. HOLLISTER REVOCABLE TRUST, AND RITA L. HOLLISTER, TRUSTEE OF THE RITA L. HOLLISTER REVOCABLE TRUST.

MY COMMISSION EXPIRES THE 8<sup>th</sup> DAY OF May, 2023

(SEAL)



Teri J. Schelkopf  
NOTARY

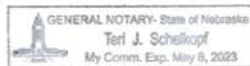
## ACKNOWLEDGEMENT

STATE OF NEBRASKA )  
COUNTY OF ADAMS )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 21<sup>st</sup> DAY OF August, 2019, BY CRAIG A. HOLLISTER, TRUSTEE OF THE CRAIG A. HOLLISTER REVOCABLE TRUST AND NANCY L. HOLLISTER, TRUSTEE OF THE NANCY L. HOLLISTER REVOCABLE TRUST.

MY COMMISSION EXPIRES THE 8<sup>th</sup> DAY OF May, 2023

(SEAL)



Teri J. Schelkopf  
NOTARY

## KRUEGER LAND SURVEYING

2837 WEST U.S. HIGHWAY 6 #204  
HASTINGS, NE 68901  
402-984-2176

## COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES ARE DUE OR DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT AS OF THIS 21<sup>st</sup> DAY OF August, 2019.

Melanie D. Perry  
ADAMS COUNTY TREASURER



## CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO SPECIAL ASSESSMENTS ARE DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT.

CITY OF HASTINGS TREASURER

## CITY ENGINEER'S APPROVAL

I, THE UNDERSIGNED, DO HEREBY \_\_\_\_\_ THIS PLAT OF HOLLISTER THIRD SUBDIVISION, WITHIN THE TWO MILE LIMITS OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

CITY ENGINEER

## CITY PLANNING COMMISSION RECOMMENDATION

THIS PLAT OF HOLLISTER THIRD SUBDIVISION, WITHIN THE TWO MILE LIMITS OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, HAS BEEN SUBMITTED TO AND REVIEWED BY THE CITY PLANNING COMMISSION FOR APPROVAL AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS ADAMS COUNTY, NEBRASKA WITH THE RECOMMENDATION THAT SAID PLAT BE \_\_\_\_\_ AS PROPOSED DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

CHAIRMAN

DIRECTOR

## MAYOR AND CITY COUNCIL ACTION

THIS PLAT OF HOLLISTER THIRD SUBDIVISION, WITHIN THE TWO MILE LIMITS OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA IS HEREBY \_\_\_\_\_, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

MAYOR

CITY CLERK

## REGISTER OF DEEDS CERTIFICATE

STATE OF NEBRASKA )  
COUNTY OF ADAMS )

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE OF ADAMS COUNTY, NEBRASKA.

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ INSTRUMENT NO: \_\_\_\_\_

REGISTER OF DEEDS

|                                          |                    |                        |
|------------------------------------------|--------------------|------------------------|
| FILE NAME<br>ADAMS COUNTY SEC 29 T7N-R9W |                    |                        |
| SCALE<br>100 Ft/in                       | DATE<br>07-31-2019 | DRAWN BY<br>T. KRUEGER |
| JOB<br>KLS-19090                         | FIELD WORK<br>TK   | SHEET<br>2 OF 2        |

Department: Development Services  
Staff Contact: Donald Threewitt  
Planning Commission Meeting Date: 9/16/2019  
File No: 2019-040  
Prepared By: Donald Threewitt, Development Services Director

## **AGENDA ITEM SUMMARY SHEET**

### **Description of Item:**

- a. Public hearing to consider a recommendation to bring Menard-Boyd Addition into the City of Hastings, Adams County, Nebraska;
- b. Public hearing to recommend approval of a final plat for Menard-Boyd Addition to the City of Hastings, Adams County, Nebraska.

### **Names of People/Business affected by this action:**

The applicants, the people of Hastings, and the City

### **Why Planning Commission action is required:**

The planning commission and the governing body must each conduct separate public hearings on the two separate questions of (1) approval of a plat addition and (2) inclusion of the addition within the corporate limits of the city. There must be separate votes on the two questions (N.R.S. 19-916).

### **Type of action requested:**

Motion

### **Suggested motion:**

Motion to recommend approval to bring Menard-Boyd Addition into the City of Hastings, Adams County, Nebraska;

Motion to recommend a final plat for Menard-Boyd Addition to the City of Hastings, Adams County, Nebraska.

### **Deadlines associated with action:**

This case is scheduled to be heard at the October 14 City Council meeting.

### **Department head comments:**

The northern property owner wishes to sell a parcel to the southern owner, combine the existing 3 lots into 1, and bring the remainder of the lot into the corporate limits of the city. The southern



property is acquiring land to construct an additional drive lane to the lumber yard area.

This proposed subdivision is consistent with the Comprehensive Plan, and requirements of the zone district.

The plat was reviewed by the development review team and the applicant has made all suggested revisions. Requirements of Hastings City Code Sections 38-202 and 38-203 have been met, and the plat may be approved.

**Recommendation:**

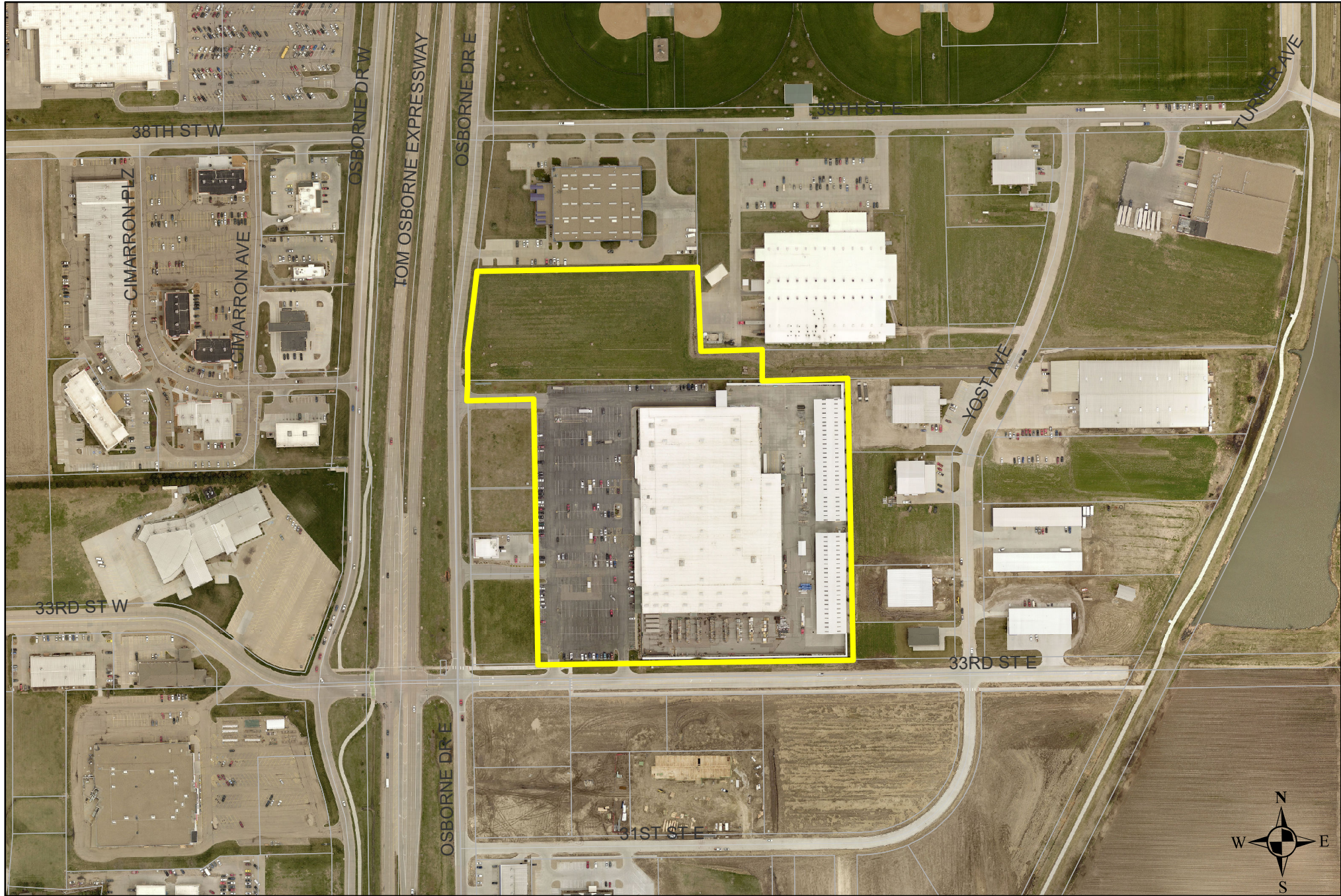




Menard-Boyd Vicinity Map

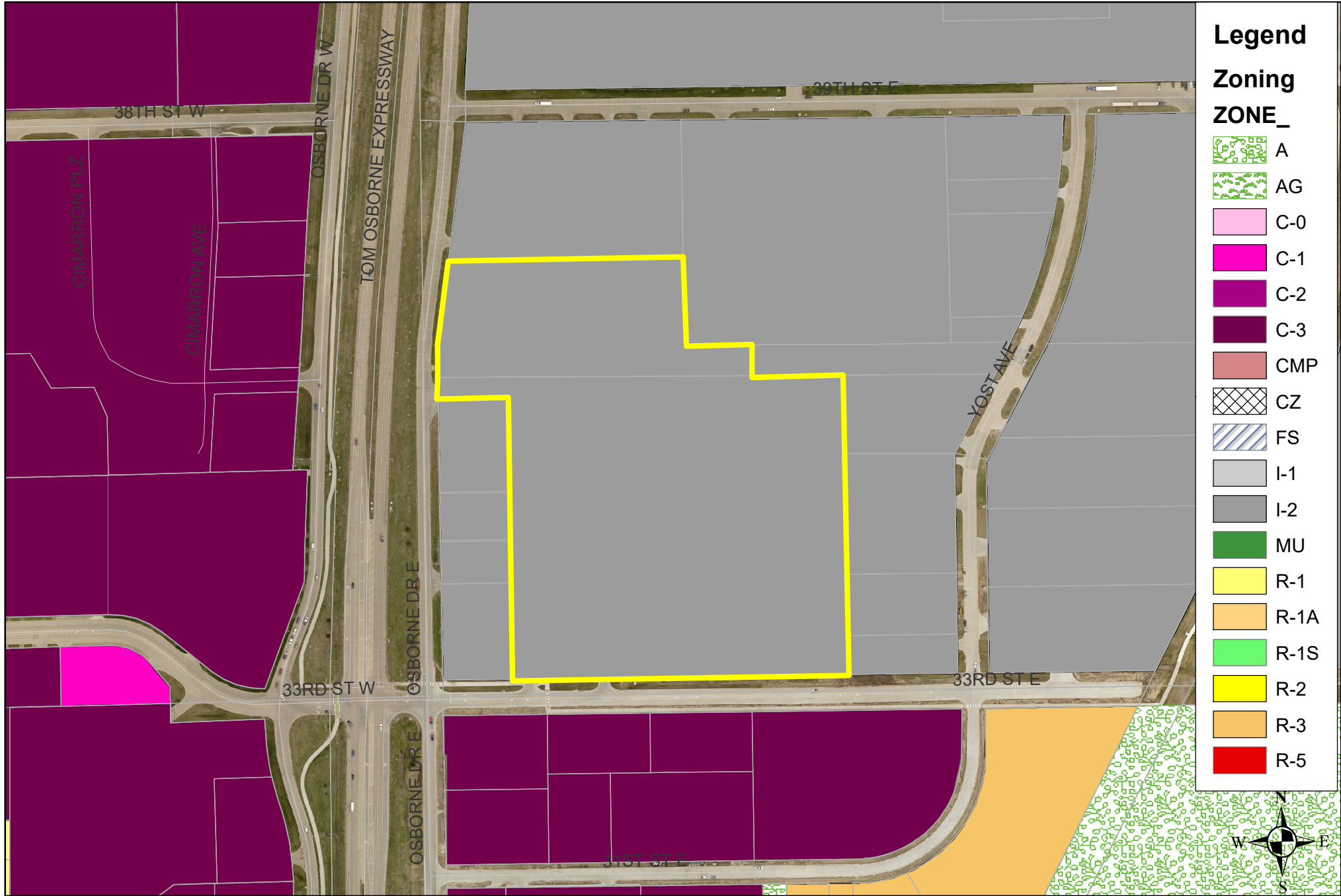






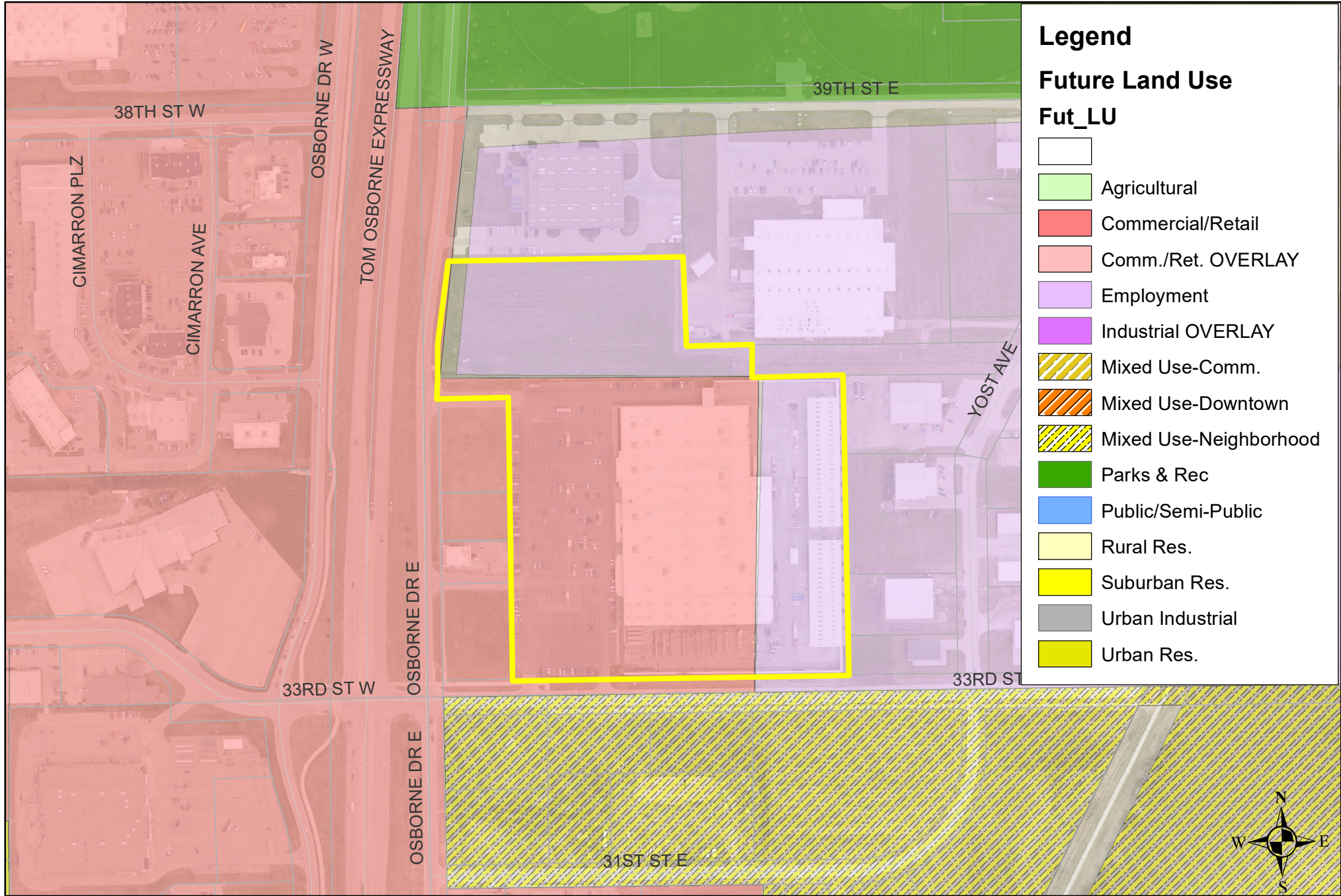
Menard-Boyd Aerial Map





Menard-Boyd Zoning Map





Menard-Boyd Zoning Map



Department: Development Services  
Staff Contact: Donald Threewitt  
Planning Commission Meeting Date: 9/16/2019  
File No: 2019-041  
Prepared By: Donald Threewitt, Development Services Director

## **AGENDA ITEM SUMMARY SHEET**

### **Description of Item:**

Final plat for Hollister 3rd Subdivision, within the two-mile boundary of the City of Hastings, Adams County, Nebraska.

### **Names of People/Business affected by this action:**

The applicant, the people of Adams County, and the City.

### **Why Planning Commission action is required:**

Approval of subdivisions within the Extraterritorial Jurisdiction (ETJ) of the City of Hastings require review and recommendation by the City Planning Commission, review and comment by the County Planning Commission, and if there is a dedication of right-of-way, review by the County Board of Supervisors.

### **Type of action requested:**

Motion

### **Suggested motion:**

Motion to recommend approval for a final plat for Hollister 3rd Subdivision, within the two-mile boundary of the City of Hastings, Adams County, Nebraska.

### **Deadlines associated with action:**

This case is scheduled to be heard by the City Council on October 14.

### **Department head comments:**

The applicant intends to plat the existing farmstead residence into a single lot subdivision, separate from the surrounding farm holdings. This is a common occurrence in the ETJ area, as evidenced by nearby subdivisions.

The surrounding zoning is A Agricultural and the Comprehensive Plan designation is Agriculture. In keeping with the goals of the plan, the agricultural lands and natural resources should be protected. The extension of infrastructure including water, sewer, and streets should not be extended in these portions of the county.



Lot sizes of 40+ acres are encouraged and cluster developments with individual lots under 2 acres are allowable on a case-by-case basis. Due to the commonality of single-lot subdivisions within the ETJ area, and the consistency and frequency of cases from 1994 through 2018, a reconsideration of this goal in the Comprehensive Plan may be warranted.

The development review committee has reviewed this plat and all comments have been addressed.

**Recommendation:**



Hollister Rezone Vicinity Map

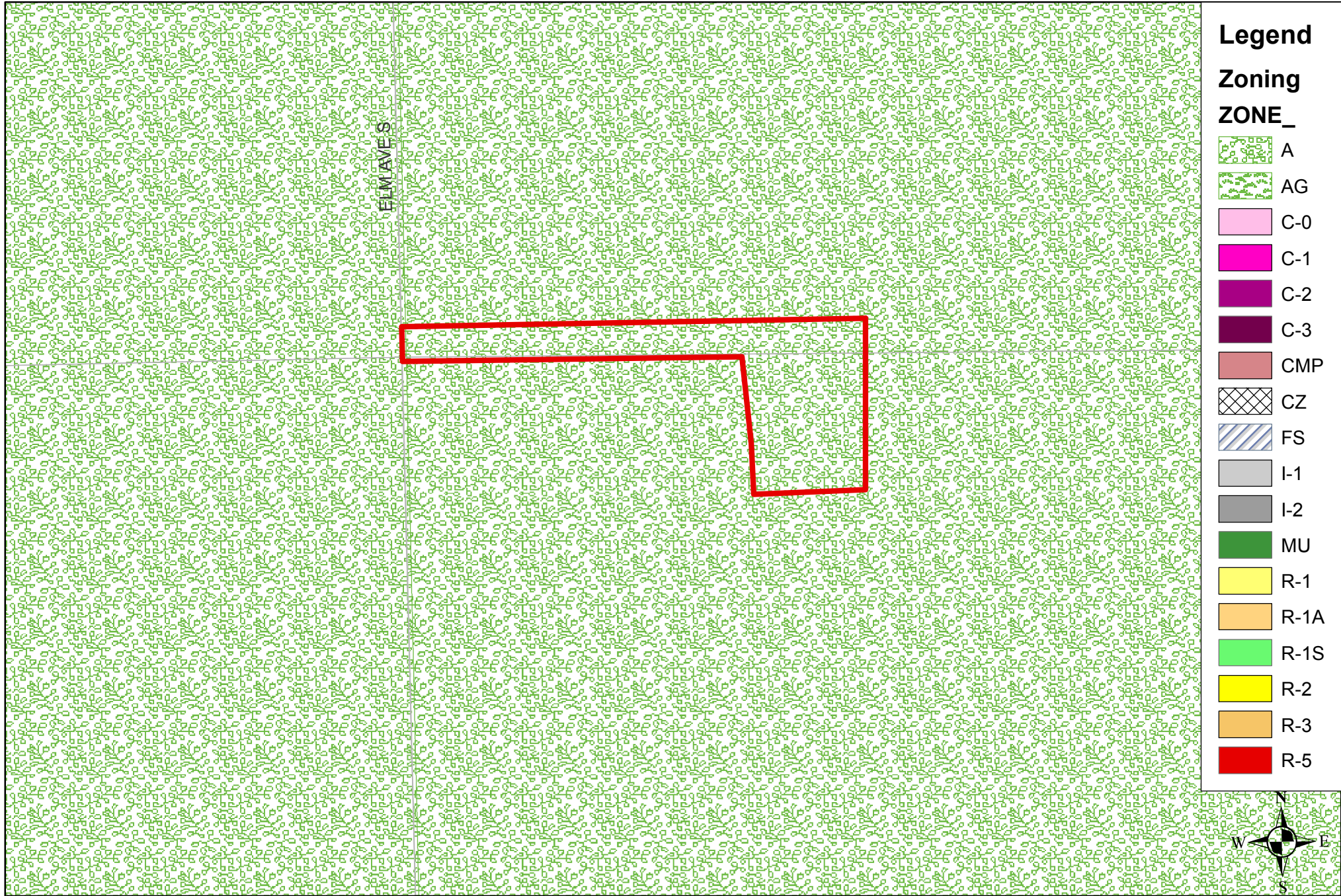


ELM AVE S



Hollister Rezone Aerial Map





Hollister Rezone Zoning Map

ELM AVE S

## Legend

### Future Land Use

#### Fut\_LU



Agricultural



Commercial/Retail



Comm./Ret. OVERLAY



Employment



Industrial OVERLAY



Mixed Use-Comm.



Mixed Use-Downtown



Mixed Use-Neighborhood



Parks & Rec



Public/Semi-Public



Rural Res.



Suburban Res.



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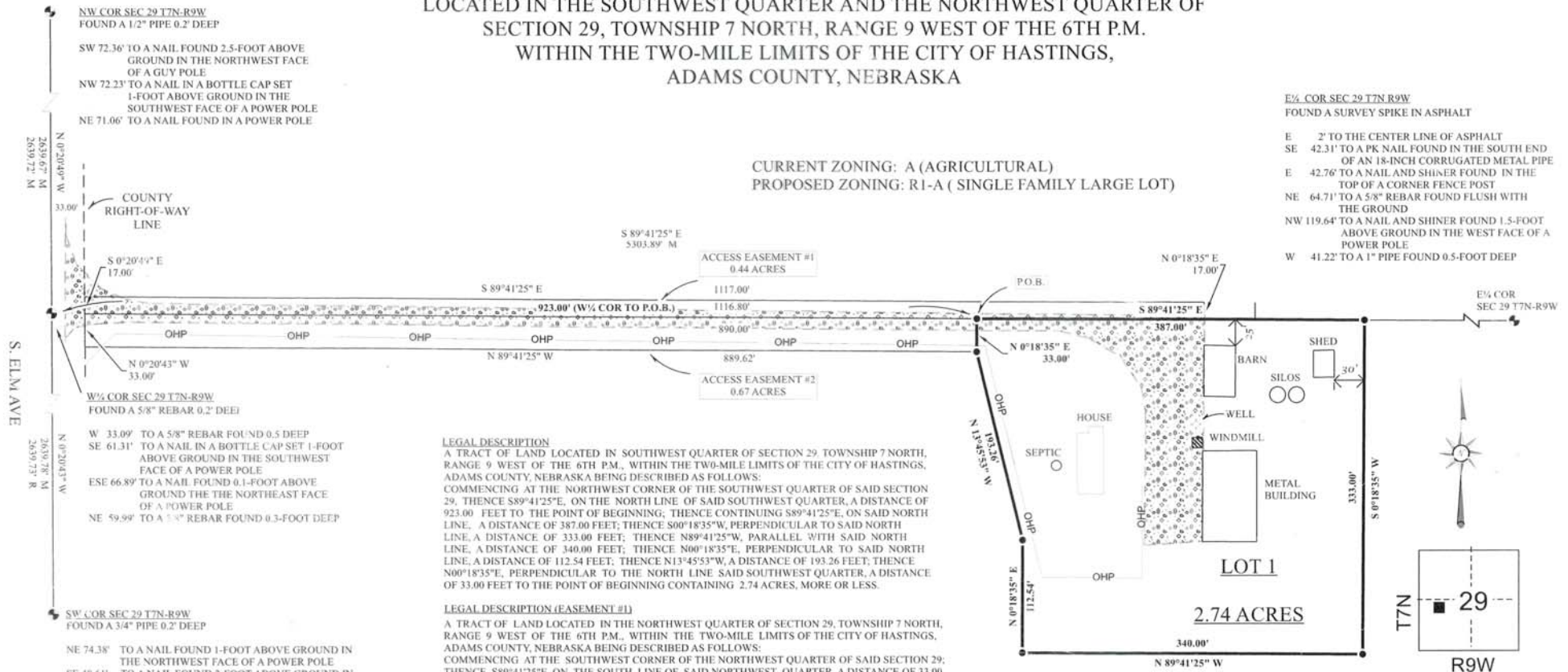
Hollister Rezone Future Land Use Map



# HOLLISTER THIRD SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF  
SECTION 29, TOWNSHIP 7 NORTH, RANGE 9 WEST OF THE 6TH P.M.  
WITHIN THE TWO-MILE LIMITS OF THE CITY OF HASTINGS,  
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CURRENT ZONING: A (AGRICULTURAL)  
PROPOSED ZONING: R1-A ( SINGLE FAMILY LARGE LOT)



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SURVEYOR'S CERTIFICATE  
I HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS  
MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE  
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THAT I AM A duly Licensed Land Surveyor UNDER  
THE LAWS OF THE STATE OF NEBRASKA.

THOMAS C. KRUEGER, S-148

NOTE: ALL BEARINGS ARE ASSUMED

| LEGEND |                             |
|--------|-----------------------------|
|        | SET 1/2" REBAR W/LS-448 CAP |
|        | CORNER FOUND                |
|        | RECORD DISTANCE             |
|        | MEASURED DISTANCE           |
|        | GRAVEL                      |
|        | EASEMENT                    |

|                                                                      |                        |
|----------------------------------------------------------------------|------------------------|
| FILED IN<br>ADAMS COUNTY, NEBRASKA<br>TOWNSHIP 7 NORTH, RANGE 9 WEST | DRAWN BY<br>T. KRUEGER |
| SCALE<br>100 Ft/In                                                   | SHEET<br>1 OF 2        |
| JOB<br>KLS-19090                                                     | FIELD WORK<br>TK       |

**KRUEGER LAND SURVEYING**  
2837 WEST U.S. HIGHWAY 6 #204  
HASTINGS, NE 68901  
402-984-2176



# HOLLISTER THIRD SUBDIVISION

## OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENT, THAT SCOTT D. HOLLISTER, TRUSTEE OF THE SCOTT D. HOLLISTER REVOCABLE TRUST, RITA L. HOLLISTER, TRUSTEE OF THE RITA L. HOLLISTER REVOCABLE TRUST, CRAIG A. HOLLISTER, TRUSTEE OF THE CRAIG A. HOLLISTER REVOCABLE TRUST AND NANCY L. HOLLISTER, TRUSTEE OF THE NANCY L. HOLLISTER REVOCABLE TRUST, OWNERS OF RECORD OF THE LAND SHOWN ON THE PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS "HOLLISTER THIRD SUBDIVISION", WITHIN THE TWO MILE LIMITS OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, AND THAT SAID SURVEYING, SUBDIVIDING, PLATTING AND DESIGNATION WAS DONE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNERS.

SIGNED THIS 21<sup>st</sup> DAY OF August, 2019.

Scott D. Hollister Trustee  
SCOTT D. HOLLISTER, TRUSTEE

Rita L. Hollister Trustee  
RITA L. HOLLISTER, TRUSTEE

Craig A. Hollister Trustee  
CRAIG A. HOLLISTER, TRUSTEE

Nancy L. Hollister Trustee  
NANCY L. HOLLISTER, TRUSTEE

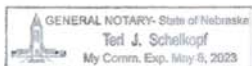
## ACKNOWLEDGEMENT

STATE OF NEBRASKA )  
COUNTY OF ADAMS )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 21<sup>st</sup> DAY OF August, 2019, BY SCOTT D. HOLLISTER, TRUSTEE OF THE SCOTT D. HOLLISTER REVOCABLE TRUST, AND RITA L. HOLLISTER, TRUSTEE OF THE RITA L. HOLLISTER REVOCABLE TRUST.

MY COMMISSION EXPIRES THE 8<sup>th</sup> DAY OF May, 2023

(SEAL)



Teri J. Schelkopf  
NOTARY

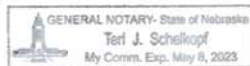
## ACKNOWLEDGEMENT

STATE OF NEBRASKA )  
COUNTY OF ADAMS )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 21<sup>st</sup> DAY OF August, 2019, BY CRAIG A. HOLLISTER, TRUSTEE OF THE CRAIG A. HOLLISTER REVOCABLE TRUST AND NANCY L. HOLLISTER, TRUSTEE OF THE NANCY L. HOLLISTER REVOCABLE TRUST.

MY COMMISSION EXPIRES THE 8<sup>th</sup> DAY OF May, 2023

(SEAL)



Teri J. Schelkopf  
NOTARY

## KRUEGER LAND SURVEYING

2837 WEST U.S. HIGHWAY 6 #204  
HASTINGS, NE 68901  
402-984-2176

## COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES ARE DUE OR DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT AS OF THIS 21<sup>st</sup> DAY OF August, 2019.

ADAMS COUNTY TREASURER



## CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO SPECIAL ASSESSMENTS ARE DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT.

CITY OF HASTINGS TREASURER

## CITY ENGINEER'S APPROVAL

I, THE UNDERSIGNED, DO HEREBY \_\_\_\_\_ THIS PLAT OF HOLLISTER THIRD SUBDIVISION, WITHIN THE TWO MILE LIMITS OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

CITY ENGINEER

## CITY PLANNING COMMISSION RECOMMENDATION

THIS PLAT OF HOLLISTER THIRD SUBDIVISION, WITHIN THE TWO MILE LIMITS OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, HAS BEEN SUBMITTED TO AND REVIEWED BY THE CITY PLANNING COMMISSION FOR APPROVAL AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS ADAMS COUNTY, NEBRASKA WITH THE RECOMMENDATION THAT SAID PLAT BE \_\_\_\_\_ AS PROPOSED DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

CHAIRMAN

DIRECTOR

## MAYOR AND CITY COUNCIL ACTION

THIS PLAT OF HOLLISTER THIRD SUBDIVISION, WITHIN THE TWO MILE LIMITS OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA IS HEREBY \_\_\_\_\_, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

MAYOR

CITY CLERK

## REGISTER OF DEEDS CERTIFICATE

STATE OF NEBRASKA )  
COUNTY OF ADAMS )

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE OF ADAMS COUNTY, NEBRASKA.

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ INSTRUMENT NO: \_\_\_\_\_

REGISTER OF DEEDS

|                                          |                    |                        |
|------------------------------------------|--------------------|------------------------|
| FILE NAME<br>ADAMS COUNTY SEC 29 T7N-R9W |                    |                        |
| SCALE<br>100 Ft/in                       | DATE<br>07-31-2019 | DRAWN BY<br>T. KRUEGER |
| JOB<br>KLS-19090                         | FIELD WORK<br>TK   | SHEET<br>2 OF 2        |