

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. 2nd 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: Raitt, 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: Raitt, 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: Raitt, Alternate Arrington-Williams. The motion carried.

11. Reports

a. Committee Reports

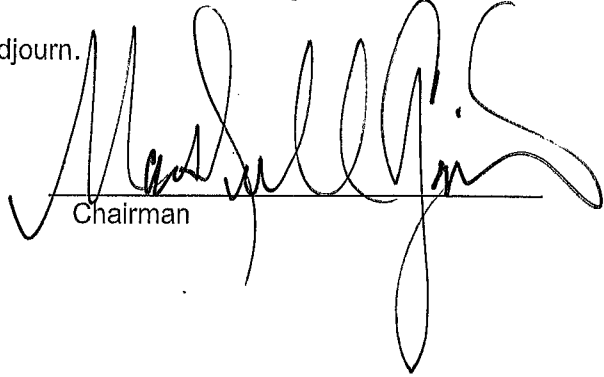
Chair Gaines stated the Ad Hoc Committee would be meeting Wednesday, August 21, 2019.

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.



Chairman