

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Monday, October 21, 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 October 21, 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, Alternate Willis Hunt, Mac Rundle, Ann Hinton, Gavin Raitt, Jodi Graves. Absent: Rakesh Srivastava, Dave Johnson, Eric Arneson, Alternate Megan Arrington-Williams.

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

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

The Public Notice was read into the record. Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, October 18, 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 Hunt, seconded by Kully, to approve the minutes of the September 16, 2019 meeting. Roll Call: Ayes: Gaines, Kully, Hunt, Rundle, Hinton, Raitt, Graves. Nays: None. Absent: Srivastava, Johnson, Arneson, Alternate Arrington-Williams. The motion carried.

9. Public Hearings.

a. 2019-042. Public hearing to consider Resolution #2019-51 concerning Plan Modification No. 2019-3 to Redevelopment Area #14 for Lots One through Sixteen of Pioneer Trail Flats Second Subdivision of the City Hastings, Adams County, Nebraska.

Don Threewitt stated the Hastings Economic Development Corporation intends to develop up to sixteen paired townhouse units on a sixteen lot property abutting West Laux Drive. The intent is to construct workforce housing. The applicant intends to utilize Tax Increment Financing. Staff supports a recommendation for approval.

Randy Chick, 520 W. 1st Street, Hastings, Nebraska. Mr. Chick spoke in favor of the project and was available for questions of the Commission. He also stated Michael Krings, HEDC, was also available for questions on this project.

Moved by Hinton, seconded by Rundle, to recommend approval to the City Council Resolution #2019-51 concerning Plan Modification No. 2019-3 to Redevelopment Area #14 for Lots One through Sixteen of Pioneer Trail Flats Subdivision of the City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Gaines, Kully, Hunt, Rundle, Hinton, Raitt, Graves. Nays: None. Absent: Srivastava, Johnson, Arneson, Alternate Arrington-Williams. The motion carried.

b. 2019-043. Public hearing to consider Resolution #2019-52 concerning Plan Modification No. 2019-4 to Redevelopment Area #14 for Trail Ridge Addition Phase 1 to the City Hastings, Adams County, Nebraska.

Don Threewitt stated Hastings Economic Development Corporation intends to develop infrastructure along East Laux Drive and a portion of West Laux Drive, and prepare 41 single-family home sites for construction. The intent is to construct workforce housing. The applicant intends to utilize Tax Increment Financing to aid in site preparation, infrastructure and paving installation and other eligible public improvements. Staff supports a recommendation for approval.

Moved by Raitt, seconded by Graves, to recommend approval to the City Council Resolution #2019-52 concerning Plan Modification No. 2019-4 to Redevelopment Area #14 for Trail Ridge Addition Phase 1 to the City Hastings, Adams County, Nebraska. Roll Call: Ayes: Gaines, Kully, Hunt, Rundle, Hinton, Raitt, Graves. Nays: None. Absent: Srivastava, Johnson, Arneson, Alternate Arrington-Williams. The motion carried.

c. 2019-044. Public hearing to consider Ordinance #4613, a change of zoning from I-2 Heavy Industrial to C-3 Commercial Business for Lots 7-12 of Block 2, Dawes and Foss First and Second Addition to the City of Hastings, Adams County, Nebraska.

Don Threewitt explained there are two related actions, a final replat and a rezone for Casey's Subdivision, progressing concurrently with this case. The applicants wish to plat the existing Casey's lot, the alley, and the Hardee's Subdivision into a single-lot for redevelopment. Staff supports a recommendation for approval.

Matt Sutton, Schemmer & Associates 1044 North 115th Street, Suite 300 Omaha, NE 68154, was present. He stated Schemmer is doing the civil engineering and surveying on this project and available to answer any questions of the Commission on behalf of Casey's.

Moved by Kully, seconded by Hunt, to recommend approval to the City Council Ordinance #4613, a change of zoning for Lots 7 through 12, Block 2 of Dawes and Foss First and Second Addition to the City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Gaines, Kully, Hunt, Rundle, Hinton, Raitt, Graves. Nays: None. Absent: Srivastava, Johnson, Arneson, Alternate Arrington-Williams. The motion carried.

d. 2019-045. Public hearing to consider a recommendation for Ordinance #4607, a text amendment to Chapter 34 Zoning, to address conversions of zone districts for properties entering city jurisdiction from Adams County jurisdiction.

Don Threewitt explained in previous extraterritorial boundary adjustments, there have not been specific zone change actions to explicitly apply city zone districts to parcels entering the jurisdiction. It appears that city zone districts were administratively applied based on Section 34-105 – Interpretation of district boundaries. A proposed conversion chart will apply the closest zoning district available in city jurisdiction to the existing county zoning district. Adoption of this uniform method of zoning district conversion will provide clarity and consistency to landowners as properties are included into the city's zoning jurisdiction. Staff supports a recommendation for approval.

Moved by Graves, seconded by Hinton, to recommend approval to the City Council approval of Ordinance #4607, a text amendment to Chapter 34 Zoning, Section 34-319 regarding conversion of zone district for properties entering the city jurisdiction from Adams County jurisdiction. Roll Call: Ayes: Gaines, Kully, Hunt, Rundle, Hinton, Raitt, Graves. Nays: None. Absent: Srivastava, Johnson, Arneson, Alternate Arrington-Williams. The motion carried.

10. Subdivisions

a. 2019-046. Consider a recommendation for Ordinance #4614, vacation of the alley between 16th and 17th Street in Block 2 of Dawes and Foss First and Second Addition and Hardee's Subdivision to the City of Hastings, Adams County, Nebraska.

Don Threewitt explained this action is concurrent with and related to the Casey's Subdivision redevelopment. The applicant intends to acquire the Hardee's Subdivision, and, replat the alley and the acquired property into a single lot subdivision for redevelopment purposes. Staff supports a recommendation for approval.

Moved by Hinton, seconded by Kully, to recommend approval to the City Council Ordinance #4614, vacation of the alley between 16th and 17th Street in Block 2 of Dawes and Foss First and Second Addition and Hardee's Subdivision to the City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Gaines, Kully, Hunt, Rundle, Hinton, Raitt, Graves. Nays: None. Absent: Srivastava, Johnson, Arneson, Alternate Arrington-Williams. The motion carried.

b. 2019-047. Consider a recommendation to approve a Preliminary/Final Plat for Casey's Subdivision of the City of Hastings, Adams County, Nebraska, generally located north of 16th Street and east of Osborne Drive.

Don Threewitt explained that a review and revisions of the plat have been completed. Staff believes the submission of the criteria in City Code Section 38-202 and 38-203 have been met. There is one issue with a Notary Block, and, the approval of the plat is subject to the vacation of the alley and the rezoning. Staff supports a recommendation for approval.

Moved by Hinton, to recommend approval to the City Council the Preliminary/Final Plat for Casey's Subdivision, subject to the city council's vacation of the alley, and subject to the addition of the notarial block for the signatures for the 4G properties, seconded by Kully. Roll Call: Ayes: Gaines, Kully, Hunt, Rundle, Hinton, Raitt, Graves. Nays: None. Absent: Srivastava, Johnson, Arneson, Alternate Arrington-Williams. The motion carried.

c. 2019-048. Consider a recommendation to approve a Preliminary/Final Plat for Lakeview 9th Subdivision of the City of Hastings, Adams County, Nebraska.

The owners wish to acquire the unplatted lot abutting the northern boundary of their existing property. The proposed lot acquisition conforms with the existing preliminary plat for the Lakeview Subdivision. The subdivision agreement outlines responsibilities for deferred improvements associated with Merle Avenue, which will be filed with the plat and will run with the land. Staff supports a recommendation for approval.

Moved by Graves, seconded by Hinton, to recommend approval to the City Council the Preliminary/Final Plat for Lakeview 9th Subdivision of the City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Gaines, Kully, Hunt, Rundle, Hinton, Raitt, Graves. Nays: None. Absent: Srivastava, Johnson, Arneson, Alternate Arrington-Williams. The motion carried.

11. Reports

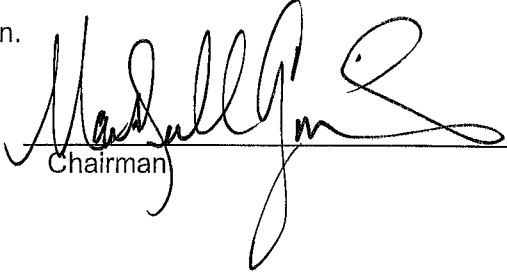
a. Committee Reports

Ann Hinton stated the Ad Hoc Committee met on October 9th, and discussed the meeting Don Threewitt had with the County Planning Commission. They had questions concerned the ETJ expansion. Zoning code enforcement was also discussed.

c. Staff Reports

Don Threewitt stated the Nebraska Planning and Zoning Association is having their fall workshop on October 30th and 31st in Nebraska City.

Moved by Graves, seconded by Rundle, to adjourn.


Chairman