

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Monday, June 20, 2016

Pursuant to due call and notice thereof, a meeting of the Hastings Planning Commission was conducted in the City Building, 220 North Hastings Avenue, City Council Chambers, Hastings, Nebraska, on June 20, 2016.

The meeting was called to order at 4:00 p.m. by Vice Chair Chuck Rosenberg with the following members present: Marshall Gaines, Lou Kully, Chuck Rosenberg, Sandra Shutt, Dave Johnson, Dale Hamburger, Paul Hamelink. Absent: Keith Napier, Corey Stutte.

Vice Chair Chuck Rosenberg led the group in recital of the Pledge of Allegiance to the United States of America.

Moved by Paul Hamelink, seconded by Dale Hamburger to adopt the current agenda for the Planning Commission meeting. Roll Call: Ayes: Chuck Rosenberg, Marshall Gaines, Dale Hamburger, Paul Hamelink, Lou Kully, Sandra Shutt, Dave Johnson. Nays: None. Absent: Keith Napier, Corey Stutte. The motion carried.

Vice Chair Chuck Rosenberg read the Public Notice - The Open Meetings Act is posted on the southeast wall of the City Council Chambers and that prior to this meeting a notice was placed in the Hastings Tribune, that notice was posted in three public places, that each Planning Commission member received a copy of the proposed agenda and that an agenda for such meeting, kept continuously current, is available for public inspection and that said meeting is held in open session.

Moved by Lou Kully, seconded by Sandra Shutt to approve minutes of May 16, 2016 meeting as amended. Roll Call: Ayes: Chuck Rosenberg, Marshall Gaines, Dale Hamburger, Paul Hamelink, Lou Kully, Sandra Shutt, Dave Johnson. Nays: None. Absent: Keith Napier, Corey Stutte. The motion carried.

8.a. CONTINUED APPLICATIONS:

16-016. Request from Keith and Gail Dreher, property owners, to rezone a residential lot at 1255 North Adams Central Avenue from District R-1S, Single-Family Suburban Acreage Residential to District R-1A, Single-Family Large Lot Residential, property approximately 1.498 acres and described as Lot 5, Block One, Country Estates Subdivision located in the City of Hastings, Adams County, Nebraska.

Vice Chair Chuck Rosenberg declared the public hearing open.

Staff reported this is zoned R1-S. The request was to rezone to facilitate an administrative lot split so the applicant can reduce the size of the lot they have to maintain. Staff feels a rezone is not the best planning approach, and staff is not in support of the rezone.

Bill Bliefernich, 1345 N. Adams Central Ave. Lots were intended to be large in this subdivision. Safety reasons are a concern and he is in opposition to the application.

Mark Barfkneck, 1535 N Adams Central Ave. The rural atmosphere and large lot is what the residents wanted at the time. Visibility is poor at the intersection and with the addition to Adams Central School, traffic will only increase. He is in opposition.

Blake Peshek, 1395 N Adams Central Ave. Safety is a big concern and he is opposed to the rezone. The rezone would change the aesthetics of the neighborhood and may reduce the value of the homes.

Paul Hamelink has concerns, which include a very busy intersection and another drive would be difficult at that location.

Gail Dreher, applicant. She and her husband want to divide and sell part of their property due to their age and health. They cannot maintain such a large lot. Lance Lang, City Planner met with her several weeks ago and stated Staff would not support the request. She gave some examples of other properties that were similar in nature to this property. She did agree the intersection is busy.

Vice Chair Chuck Rosenberg declared the public hearing closed.

Moved by Lou Kully, seconded by Dale Hamburger to approve 16-016.

Roll Call: Ayes: None. Nays: Chuck Rosenberg, Marshall Gaines, Dale Hamburger, Paul Hamelink, Lou Kully, Sandra Shutt, Dave Johnson. Absent: Keith Napier, Corey Stutte. The motion failed.

Vice Chair Chuck Rosenberg stated the Commission's recommendation to Council is the application be denied and requested a motion.

Moved by Dave Johnson, seconded by Lou Kully to deny 16-016. Roll Call: Ayes: Chuck Rosenberg, Marshall Gaines, Dale Hamburger, Paul Hamelink, Lou Kully, Sandra Shutt, Dave Johnson. Nays: None. Absent: Keith Napier, Corey Stutte. The motion carried.

9. PUBLIC HEARINGS.

9.d. 16-023. Request from Thomas Kluver representing Steeple Brewing Company, for a Conditional Use Permit to operate a craft brewery to be known as "Steeple Brewing Company" on property zoned C-2, Central Business District, located at 717 West 1st Street.

Vice Chair Chuck Rosenberg declared the public hearing open.

Staff stated a Conditional Use Permit is required for a craft brewer and they will partner with a pizza parlor. Staff recommends approval.

Thomas Kluver, Fairfield, Nebraska, and a partner representing Steeple Brewing. This will not be a production brewery, but will sell the product in-house.

Dave Rippe 125 N Lincoln Ave. He is the owner of the building and is in full support of the Conditional Use Permit.

Vice Chair Chuck Rosenberg declared the public hearing closed.

Moved by Lou Kully seconded by Marshall Gaines to approve 16-023.

Dave Ptak, City Attorney, questioned 2nd and 3rd conditions of restriction on total volume and how it would be measured. The condition is not fitting for a zoning permit. A state license will be issued and production volume will be regulated by the state.

Lou Kully amended the motion to remove the restrictions on total permissible gallons, seconded

by Marshall Gaines.

Paul Hamelink stated the materials storage condition also needs to be removed.

Vice Chair Chuck Rosenberg declared the public hearing closed.

Lou Kully amended his amended motion to include the removal of the materials storage condition, seconded by Marshall Gaines. Roll Call: Ayes: Chuck Rosenberg, Marshall Gaines, Dale Hamburger, Paul Hamelink, Lou Kully, Sandra Shutt, Dave Johnson. Nays: None. Absent: Keith Napier, Corey Stutte. The motion carried.

9e. 16-024. Request from Matt Robinette of Bluestem Energy Solutions partnering with Hastings Central Community College Energy Project with a request for approval of a Conditional Use Permit to locate and operate a 432-foot tall wind turbine near the southwest corner of the Southwest Quarter of Section 15, Township 7 North, Range 9 West of the 6th Principal Meridian in Adams County, Nebraska, entire tract containing 151.51 acres, more or less.

Vice Chair Chuck Rosenberg declared the public hearing open.

Staff stated the Conditional Use Permit requested is for a 432' Wind Energy Turbine System. Bluestem Energy Solutions will partner with Hastings Central Community College Energy Project. Electricity will stay within the community. Staff recommends approval.

Matt Robinette, Project Manager, Bluestem Energy Solutions, a renewable energy developer and operator based out of Omaha. The project is good for the City of Hastings, Hastings Utilities, meets goals for CCC, and Bluestem, the developer. CCC has joined a coalition of universities and community colleges across the United States with the goal of trying to reduce their carbon footprint and become more environmental friendly; secondly, trying to enhance their wind technician program with a real life laboratory as a training tool.

Vice Chair Chuck Rosenberg declared the public hearing closed.

Moved by Lou Kully seconded by Marshall Gaines to approve 16-024.

Roll Call: Ayes: Chuck Rosenberg, Marshall Gaines, Dale Hamburger, Paul Hamelink, Lou Kully, Sandra Shutt, Dave Johnson. Nays: .None. Absent: Keith Napier, Corey Stutte. The motion carried.

9.f. 16-025. Rezoning request from The City of Hastings Development Services Department to rezone the following tracts of land as described below:

1. Lot 1, Tri K Second Subdivision
2. Lot 1, Tri K Subdivision
3. All vacated Lots and Alleys in Blocks 1, 2, 3 & 6, and the East 51.51 feet more or less of Block 5 along with vacated South Chicago Ave., South Bellevue Ave., West "G" Street and that portion of South Lexington Ave., in Hamshers South Side Addition, City of Hastings, Adams County, Nebraska
4. Lot 2, Lincoln Heights Subdivision
5. Lot 2, Wolfe Cycle Subdivision
6. Lots 1 thru 8, Block 1, Loda Addition

Vice Chair Chuck Rosenberg declared the public hearing open.

Staff explained this is a multiple property rezoning. The properties are zoned C-2, Central Business district, but located a mile or so from downtown. A total of 6 properties are zoned C-2 in that area. Staff decided to rezone all 6 properties to C-3. This allows residential uses as well as commercial. Letters were sent explaining the process to the property owners. Staff feels C-2 is out of place and C-3 is appropriate.

Dave Ptak, City Attorney, commented none of the existing uses would be made non-conforming by this zoning change. All are permitted uses and legally allowable. The Comprehensive Plan does not need to be amended.

Vice Chair Chuck Rosenberg declared the public hearing closed.

Moved by Lou Kully seconded by Dale Hamburger to approve 16-025. Roll Call: Ayes: Chuck Rosenberg, Marshall Gaines, Dale Hamburger, Paul Hamelink, Lou Kully, Sandra Shutt, Dave Johnson. Nays: None. Absent: Keith Napier, Corey Stutte. The motion carried.

9.a. 16-020. Request from Randal Chick, Director of the Community Redevelopment Authority, for review of consistency with the Hastings Comprehensive Plan and request for approval of Plan Modification #5.17.16.1 to Redevelopment Plan VII, Redline Properties L.L.C. Redevelopment Project, said property located north of 2411 East Osborne Drive, and legally described as Lot 2, Garden Subdivision in the City of Hastings, Adams County, Nebraska, according to the recorded plat thereof.

Vice Chair Chuck Rosenberg declared the public hearing open.

Staff explained the plan modification for Redline Pharmacy. A 14,000 office and retail building is proposed. The Planning Commission role is to review the plan modification to confirm it is in conformance with the City's goals and Comprehensive Plan. Staff recommends approval.

Vice Chair Chuck Rosenberg declared the public hearing closed.

Moved by Paul Hamelink, seconded by Dave Johnson to approve 16-020.

Roll Call: Ayes: Chuck Rosenberg, Marshall Gaines, Dale Hamburger, Paul Hamelink, Lou Kully, Sandra Shutt, Dave Johnson. Nays: None. Absent: Keith Napier, Corey Stutte. The motion carried.

9.b. 16-021. Request from Randal Chick, Director of the Community Redevelopment Authority, for review of consistency with the Hastings Comprehensive Plan and request for approval of Plan Modification #5.17.16.2 to Redevelopment Plan V, Furrow Plumbing Redevelopment Project, said property located at 122 South Ash Avenue, and legally described as Lot 1, Furrow/Johnson Subdivision in the City of Hastings, Adams County, Nebraska, according to the recorded plat thereof.

Vice Chair declared the public hearing open.

Staff explained the CRA Plan Modification at 122 S. Ash Ave. for Furrow Plumbing. A 2400 sq. ft. shop building. Funds would be used for demolition, site prep, and alley improvements at \$100,000. The Planning Commission's role is to review the plan modification to confirm it is in conformance with the City's goals and Comprehensive Plan. Staff recommends approval.

Vice Chair Chuck Rosenberg declared the public hearing closed.

Moved by Lou Kully seconded by Sandra Shutt to approve 16-021.

Roll Call: Ayes: Chuck Rosenberg, Marshall Gaines, Dale Hamburger, Paul Hamelink, Lou Kully, Sandra Shutt, Dave Johnson. Nays: None. Absent: Keith Napier, Corey Stutte. The motion carried.

9.c. 16-022. Request from Randal Chick, Director of the Community Redevelopment Authority, for review of consistency with the Hastings Comprehensive Plan and request for approval of Plan Modification #5.17.16.3 to Redevelopment Plan V, Steve Johnson Redevelopment Project, said property located south of 126 S. Ash Ave., and legally described as Lot 2, Furrow/Johnson Subdivision in the City of Hastings, Adams County, Nebraska, according to the recorded plat thereof.

Vice Chair Chuck Rosenberg declared the public hearing open.

Staff explained this CRA Plan Modification at 126 S. Ash Ave. Steve Johnson. A 2400 sq. ft. shop building. Funds would be used for water/sewer improvements and alley improvements at \$75,000.00. The Planning Commission's role is to review the plan modification to confirm it is in conformance with the City's goals and Comprehensive Plan. Staff recommends approval.

Moved by Dave Johnson seconded by Dale Hamburger to approve 16-022.

Roll Call: Ayes: Chuck Rosenberg, Marshall Gaines, Dale Hamburger, Paul Hamelink, Lou Kully, Sandra Shutt, Dave Johnson. Nays: None. Absent: Keith Napier, Corey Stutte. The motion carried.

11.a. Committee Reports

Ad hoc did not meet.

11.c. Staff mentioned Hastings Fire and Rescue reviews all applications and provides a written summary. There were no concerns on any of these applications.

Moved by Dave Johnson, seconded by Marshall Gaines to adjourn. Roll Call: Ayes: Chuck Rosenberg, Marshall Gaines, Dale Hamburger, Paul Hamelink, Lou Kully, Sandra Shutt, Dave Johnson. Nays: None. Absent: Keith Napier, Corey Stutte. The motion carried.

Chairman