

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Monday, September 16, 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 September 16, 2019.

The meeting was called to order at 4:00 p.m. in Regular Session by Chair Gaines with the following members present: Ann Hinton, Lou Kully, Marshall Gaines, Alternate Willis Hunt, Rakesh Srivastava, Dave Johnson, Mac Rundle. Absent: Gavin Raitt, Jodi Graves, 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 Hunt, to adopt the current agenda for the Planning Commission Meeting. Roll Call: Ayes: Gaines, Kully, Johnson, Srivastava, Rundle, Hinton, Hunt. Nays: None. Absent: Raitt, Graves, Arneson, Arrington-Williams. The motion carried.

Teri Schelkopf read the Public Notice. 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 Rundle, seconded by Johnson, to approve the minutes of the August 19, 2019 meeting. Roll Call: Ayes: Gaines, Kully, Johnson, Srivastava, Rundle, Hinton, Hunt. Nays: None. Absent: Raitt, Graves, Arneson, Arrington-Williams. The motion carried.

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.

Don Threewitt stated this Conditional Use Permit is effective for a Church/Neighborhood Assembly use as defined in Hastings City Code Section 34-104 with conditions taken directly from Hastings City Code as they relate to church uses. The applicant did contact neighboring property owners and received a shared parking agreement that exceeds the parking requirements for this site. Staff supports a recommendation for approval to City Council.

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

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."

Don Threewitt stated the application is a zoning change for the 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 water and sewer 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 and a reconsideration of this goal in the Comprehensive Plan may be warranted. Staff supports a recommendation for approval to City Council.

Moved by Hunt, seconded by Hinton, to recommend approval to the City Council a zoning change from "A Agricultural" to "R-1A Single-family large-lot Residential" for Hollister 3rd Subdivision. Roll Call: Ayes: Gaines, Kully, Johnson, Srivastava, Rundle, Hinton, Hunt. Nays: None. Absent: Raitt, Graves, Arneson, Arrington-Williams. The motion carried.

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.

Don Threewitt explained the northern property owner wishes to sell a parcel to the southern owner, combine the existings 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. The property has been released from the County Industrial Area, and the plat meets all requirements of Hastings City Code Sections 38-202 and 38-303.

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

Moved by Hunt, seconded by Srivastava, to recommend a final plat for Menard-Boyd Addition to the City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Gaines, Kully, Johnson, Srivastava, Rundle, Hinton, Hunt. Nays: None. Absent: Raitt, Graves, Arneson, Arrington-Williams. The motion carried.

10. Subdivisions

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

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

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

11. Reports

a. Committee Reports

Anne Hinton reported the Ad Hoc Committee has met twice since the last meeting. Discussion was held on the two-mile jurisdiction. In the meeting, Don Threewitt discussed the Mobility Study because it will encompass several of the County buildings. The two-mile jurisdiction was again discussed at the second meeting. Several additional persons attended the committee meeting and they have additional concerns regarding the two-mile jurisdiction. He will also attend the Board of Supervisor's meeting Tuesday, September 17th and the next County Planning Commission meeting for discussion. The Rural Fire District is the main county

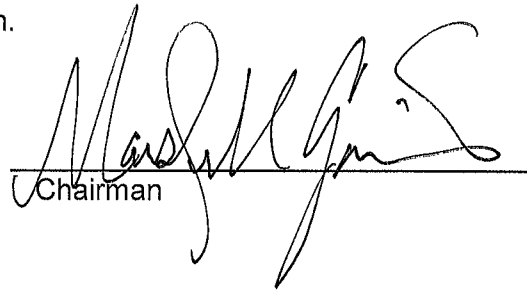
concern and that lines of communication remain open between the District and the City as far as new building construction.

b. Chairman Comments

Chair Gaines asked about the study surrounding the Grand Island, Hastings and Kearney area regarding busing.

Don Threewitt explained the Nebraska Department of Transportation is working with a consultant on an inter-city bus study. There is a survey online.

Moved by Rundle, seconded by Johnson to adjourn.



Chairman