

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Monday, November 18, 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 November 18, 2019.

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

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

Moved by Hunt, seconded by Johnson, to adopt the current agenda for the Planning Commission Meeting. Roll Call: Ayes: Gaines, Kully, Johnson, Graves, Rundle, Arneson, Hinton, Hunt. Nays: None. Absent: Srivastava, Raitt, 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, November 15, 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 Kully, seconded by Rundle, to approve the minutes of the October 21, 2019, meeting. Roll Call: Ayes: Gaines, Kully, Johnson, Graves, Rundle, Arneson, Hinton, Hunt. Nays: None. Absent: Srivastava, Raitt, Alternate Arrington-Williams. The motion carried.

9. Public Hearings.

a. 2019-049. a. Public hearing on a request to designate approximately 82.61 acres in a portion of the south half of Section 23, T7N, R9W of the 6th P.M. in Adams County, Nebraska, known as Redevelopment Area #15, as a blighted and substandard area, and to determine consistency with the Comprehensive Plan.

b. Motion to recommend Resolution 2019-XX, adoption of Blight and Substandard Determination Study and General Redevelopment Plan for Redevelopment Area #15.

c. Motion to recommend Ordinance XXXX, a statement of intent to annex Redevelopment Area #15 in the future, when the area is statutorily eligible as an addition to the City.

Don Threewitt explained that through this process, the City and property owners will attempt to address economic or social liabilities which may impact the well-being of the entire community, guide future development in the area, and facilitate certain redevelopment incentives to mitigate barriers to redevelopment. He further explained that since publication of the packet, there are certain maps within that blight and substandard area that show the inclusion of additional properties which are not included in the legal description. Golden Triangle, a property owner, had commissioned a blight and substandard study to determine the possibility of declaring the area blighted and substandard pursuant to existing community development law. The project is outside the city limits, but within the expanded 2-mile ETJ and is a portion of a formerly used defense site, the Naval Ammunition Depot. Although the NAD extends into Clay County, the subject property is wholly contained within Adams County. The property owner, Golden

Triangle, LLC, is in the process of developing an SID and this is a statutory requirement which will be completed prior to consideration of any specific redevelopment plans or plan modifications. It is unlikely the subject property will be eligible for annexation in the foreseeable future, but the corresponding ordinance will be followed once the property is eligible. The SID has not been completed by the applicant, so staff feels more comfortable in continuing this public hearing until such point as the City has evidence that the SID has been formed and complete. At that time staff would again present this item for discussion. Staff is asking that this hearing be continued for 30 days and reheard at the December meeting so that the formation of the SID is complete, and seek out additional public comment and outreach in the area. Two property owners have contacted the City regarding this item. For those two items, staff asks that the Commission continue the public hearing for 30 days and hear this item again at the December meeting.

Alan Harpham, 1226 N. Briggs, Hastings, Nebraska spoke on this issue. He stated he owns a building in the NAD and felt like he was far from the two-mile jurisdiction. He also was concerned about the SID, annexation and assessment for roads.

Randy Chick, 520 W. 1st St., #200, Hastings, Nebraska spoke on this issue. He spoke on behalf of the Community Redevelopment Authority. He stated the CRA would be happy to assist property owners in that area with any kind of redevelopment efforts and would appreciate the Commission's support.

City Attorney Clint Schukei suggested the Commission move to continue the hearing to the next meeting and table the two action items.

Moved by Kully, seconded by Hunt, to continue this hearing to the December meeting. Roll Call: Ayes: Gaines, Kully, Johnson, Graves, Rundle, Arneson, Hinton, Hunt. Nays: None. Absent: Srivastava, Raitt, Alternate Arrington-Williams. The motion carried.

Moved by Hunt, seconded by Kully, to table recommending the Resolution associated with this matter to the December meeting. Roll Call: Ayes: Gaines, Kully, Johnson, Graves, Rundle, Arneson, Hinton, Hunt. Nays: None. Absent: Srivastava, Raitt, Alternate Arrington-Williams. The motion carried.

Moved by Graves, seconded by Kully, to table recommending the Ordinance associated with this matter to the December meeting. Roll Call: Ayes: Gaines, Kully, Johnson, Graves, Rundle, Arneson, Hinton, Hunt. Nays: None. Absent: Srivastava, Raitt, Alternate Arrington-Williams. The motion carried.

b. 2019-050. Public hearing regarding revised Ordinance No. 4607, a zoning conversion for properties situated in the zoning jurisdiction of the City of Hastings.

Don Threewitt stated this is a re-hearing from the October Planning Commission meeting. The Ordinance was revised, and was heard by the Adams County Planning Commission on November 4, and the Adams County Board of Supervisors on November 5.

The changes include an addition to subsection (5) which reads "The provisions of this section shall apply to any property within the ETJ where powers and duties are being exercised when such property has not previously been assigned a zoning designation by the City. It applies City zoning districts throughout the entirety of the two-mile ETJ which have not been previously rezoned.

Secondly, there are two zoning overlays that originally were exempted from the zoning conversion and from the City code. The Wellhead Protection Overlay will codify existing policies among city and county jurisdictions. The Dark Sky Overlay encompasses the existing one-mile buffer around the Hastings College Observatory. The proposed conversion chart does apply the closest zoning district available in City jurisdiction to the existing County zoning district. Staff supports a recommendation for approval.

Moved by Hunt, seconded by Johnson, to recommend approval to the City Council Ordinance No. 4607.

Hunt asked if all matters between the City and the County have been worked through.

Don Threewitt stated the items have been before the County Planning Commission two times, and the City-County Ad Hoc meeting two times, and the County Board of Supervisors once. The Planning Commission, Ad Hoc Committee and County Board of Supervisors unanimously recommended support once the Overlay Districts were added.

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

10. Subdivisions

a. 2019-051. Consider a recommendation to approve First Christian Church Subdivision, a replat of Lot 1, Block 2 of Colonial Estates Second Addition to the City of Hastings, Adams County, Nebraska.

Don Threewitt stated the applicant wishes to subdivide two lots for development. The plat has been reviewed by Staff. Staff supports a recommendation for approval.

Moved by Kully, seconded by Johnson, to recommend approval to the City Council the First Christian Church Subdivision plat.

Arletta Towns, 3607 Wendell Dr., Hastings, Nebraska stated she was present to represent the First Christian Church as moderator and to answer any questions.

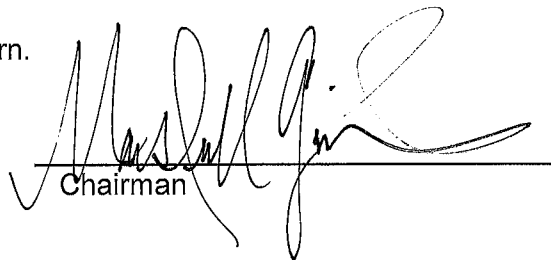
Roll Call: Ayes: Gaines, Kully, Johnson, Graves, Rundle, Arneson, Hinton, Hunt. Nays: None. Absent: Srivastava, Raitt, Alternate Arrington-Williams. The motion carried.

11. Reports

a. Committee Reports

Ann Hinton stated the Ad Hoc Committee had a meeting. The ETJ and the Community Redevelopment Authority blight and substandard area at the NAD was discussed, and whether this area was totally within the City's or if it was also County jurisdiction.

Moved by Graves, seconded by Rundle, to adjourn.


Chairman