

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Monday, March 16, 2020

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 March 16, 2020.

The meeting was called to order at 4:00 p.m. in Regular Session by Chair Gaines with the following members present: Ann Hinton, LaDaun Schoenhals, Alternate Willis Hunt, Marshall Gaines, Eric Arneson, Mac Rundle, Michelle Lewis and Gavin Raitt. Absent: Rakesh Srivastava, Lou Kully.

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

Moved by Rundle, seconded by Hunt, to adopt the current agenda for the Planning Commission Meeting. Roll Call: Ayes: Hinton, Schoenhals, Hunt, Gaines, Arneson, Rundle, Lewis and Raitt. Nays: None. Absent: Srivastava, Kully.

The Public Notice was read into the record. 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 Hinton, seconded by Rundle, to approve the minutes of the February 17, 2020 Planning Commission meeting. Roll Call: Ayes: Hinton, Schoenhals, Hunt, Gaines, Arneson, Rundle, Lewis and Raitt. Nays: None. Absent: Srivastava, Kully. The motion carried.

9. Public Hearings.

a. 2020-001. Public hearing to consider a change of zoning for Keller Pointe Second Subdivision to the City of Hastings, Adams County, Nebraska from R-1, Urban Single Family Residential and R-1A, Single Family Large Lot Residential to R-1A, Single Family Large Lot Residential District.

Ordinance No. 4628 amending the Zoning District Map to rezone Keller Pointe Second subdivision from R-1, Urban Single Family Residential and R-1A Single Family Large Lot Residential to R-1A Single Family Large Lot Residential District

Lisa Parnell-Rowe explained the plat of Keller Pointe Second Subdivision is progressing concurrently with this case. The applicants wish to subdivide the existing Keller Pointe Subdivision by adding acres from the adjacent property to the north and platting the area into 2 separate lots. The new boundary for Lot 1 incorporates an area that was previously unplatted. The existing plat of Keller Point Subdivision had rezoned to what is now considered Lot 2 to R1-A. Lot 1 has been depicted in the Adams County GIS as R-1; but the latest plat, dated December 20, 2004, showed this area as zoned Agriculture. Therefore, to maintain continuity and integrity of the zoning map, the rezone action will also serve to clean up this administrative discrepancy. Staff recommends approval.

Moved by Hinton, seconded by Schoenhals, to recommend approval to the City Council Ordinance No. 4628 for a change of zoning for Keller Pointe Second Subdivision to the City of Hastings, Adams County, Nebraska from R-1, Urban Single Family Residential and R-1A, Single Family Large Lot Residential to R-1A, Single Family Large Lot Residential District. Roll Call: Ayes: Hinton, Schoenhals, Hunt, Gaines, Arneson, Rundle, Lewis and Raitt. Nays: None. Absent: Srivastava, Kully. The motion carried.

b. 2020-008. Public hearing to consider a zoning text amendment to Section 34-215 P.D. Planned District regulations, (4) Planned commercial and industrial districts.

Recommendation to approve Ordinance No. 4630.

Lisa Parnell-Rowe stated this item will administratively clean up critical language that appears to have been included in the description of allowable deviations for the residential zone in Section 3-215 P.D. The proposed Ordinance would allow an applicant for a Development Plan to construct on platted tracts that are smaller than minimum lot size requirements, where adjacent open space is provided; allow for buildings to be grouped in clusters or courts; and allow for buildings to be located closer to lot lines if the buildings are architecturally suitable in relation to adjoining buildings and property. These regulations are consistent with existing regulations already present in the more restrictive residential zones of this same section. The Development Plan would still need to be submitted in accordance with the application procedure as laid out in 34-215 P.D. and would require recommendation to approve or disapprove from Planning Commission and then approved or disapproved by City Council. Staff recommends approval.

Moved by Hunt, seconded by Hinton, to recommend to the City Council approval of Ordinance No. 4630, a zoning text amendment to Section 34-215 P.D. Planned District regulations, (4) Planned commercial and industrial districts. Roll Call: Ayes: Hinton, Schoenhals, Hunt, Gaines, Arneson, Rundle, Lewis and Raitt. Nays: None. Absent: Srivastava, Kully. The motion carried.

c. 2020-005. Public hearing to consider a zoning text amendment to Section 34-311 and Table 311-1: Residential Accessory Structures, regarding the exterior design requirements for accessory structures located in R1-A and R1-S zoning districts.

Recommendation to approve Ordinance No. 4629.

Lisa Parnell-Rowe stated under the current code all residents building an accessory structure for their residence must meet exterior design standards if the structure exceeds 145 sq. ft. The appearance of such structures is to be architecturally harmonious with the principal structure, matching the materials, design, style and color of the principal structure. Landowners in agriculturally zoned areas are exempt from this guidance. The perception is that this part of our code is inconsistently applied on larger lots and this creates contention among the public. Staff feels the specific design requirement for matching materials to the primary residence is too stringent for larger lot owners where appearance impacts on surrounding properties are less of a concern. Staff would like to eliminate this particular design requirement to loosen the requirement for lots where visual consistencies in materials would be less of a concern by adjacent property owners. This code change would only be relevant to those structures exceeding 865 sq. ft., and would only apply to lots larger than 10,000 sq. ft. and zoned R1-A and R1-S residential zones. Staff recommends approval.

Moved by Hunt, seconded by Schoenhals, to recommend approval to the City Council of Ordinance No. 4629, a zoning text amendment to Hastings City Code section 34-311 and Table 311-1: Residential Accessory Structures, regarding the exterior design requirements for accessory structures located in R1-A and R1-S zoning districts. Roll Call: Ayes: Hinton, Schoenhals, Hunt, Gaines, Arneson, Rundle, Lewis and Raitt. Nays: None. Absent: Srivastava, Kully. The motion carried.

10. Subdivisions

a. 2020-006. Preliminary/Final plat for Keller Pointe Second Subdivision, a replat of Keller Pointe Subdivision.

Lisa Parnell-Rowe stated this item is to consider recommendation to approve a Preliminary/Final plat for Keller Pointe Second Subdivision. Approval is an authorization to proceed with preparation of the final plat of record. Staff recommends approval

Moved by Hunt, seconded by Hinton, to recommend approval to the City Council the Preliminary/Final Plat for Keller Pointe Second Subdivision, in the City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Hinton, Schoenhals, Hunt, Gaines, Arneson, Rundle, Lewis and Raitt. Nays: None. Absent: Srivastava, Kully. The motion carried.

11. Reports

a. Committee Reports

Ann Hinton reported on the Ad hoc Committee meeting. Items for discussion were the TIF project in Kenesaw, a new cell tower by Roseland, the Rural Fire Station plat, rezoning for Keller Point Second Subdivision and the new zoning code for the City.

Adjourn

Chairman