

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Monday, June 15, 2020

Pursuant to due call and notice thereof, a meeting of the Hastings Planning Commission was conducted via teleconference. The meeting was open to the public electronically or telephonically and a copy of the agenda and public access were available at the City's website www.cityofhastings.org.

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

Moved by Hinton, seconded by Kully, to adopt the current agenda for the Planning Commission meeting. Roll Call: Ayes: Lewis, Rundle, Gaines, Kully, Schoenhals, Hinton, Hunt. Nays: None. Absent: Arneson, Raitt, Srivastava. 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, June 12, 2020. The public was advised that a copy of today's agenda could be found at www.cityofhastings.org. The meeting was open to the public electronically and telephonically and a copy of the agenda for such meeting, kept continually current, is available for public inspection on the City's web site at www.cityofhastings.org.

Moved by Hinton, seconded by Rundle, to approve the minutes of the May 19, 2020 meeting. Roll Call: Ayes: Lewis, Rundle, Gaines, Kully, Schoenhals, Hinton, Hunt. Nays: None. Absent: Arneson, Raitt, Srivastava. The motion carried.

9. Public Hearings.

a. 2020-020. Public hearing to recommend approval for a request to designate approximately 154.6 acres generally bound by the western and southern Corporate Limits, "B," "D" and "E" streets West (North), "F" Street West (South), Baltimore Avenue South (West) and Lexington Avenue South (East) in City of Hastings, Adams County, Nebraska, known as Redevelopment Area #16, as a blighted and substandard area, and to determine consistency with the Comprehensive Plan.

Lisa Parnell-Rowe discussed the agenda item.

The Blight and Substandard study details existing conditions and statutory requirements for the area.

The applicant, Randy Chick for the Community Redevelopment Authority has commissioned a blight and substandard study to determine the possibility of declaring the area blighted and substandard pursuant to existing Nebraska Community Development Law, which is found in N.R.S. 18-2104 et. seq.

The subject property is located in the southwest portion of the of city limits generally bound by the western and southern Corporate Limits, "B," "D" and "E" streets West (North), "F" Street West (South), Baltimore Avenue South (West) and Lexington Avenue South (East) in City of Hastings, Adams County, Nebraska. Primary land use for this area is Single-Family Residential, with large amounts of vacant-undeveloped land and some Multi-family Residential, Parks and Recreation, and public and quasi-public uses.

On January 21, 2020, The Community Redevelopment Authority voted 5-0 in favor of proceeding with the proposed Blight and Substandard Determination Study for Redevelopment Area #16 by forwarding the case to the City Planning Commission for consideration and recommendation.

Planning Commissions action pertaining to this case is to find that the Blight and Substandard study is consistent with the Comprehensive Plan. *Imagine Hastings* projects this area for Future Land Use is to be made up of predominantly Urban Residential, Parks and, also will contain a small designation for

public/quasi-public. Staff feels with so much of the existing area shown to be vacant and undeveloped that if we are to forge a path to make this land developable enough to fit its future outlook for Urban Residential then a first step would seem to be one to correct the deficiencies that hold it back from being viable land for buildout. The study finds strong presence of dilapidated/deterioration; age or obsolescence; inadequate provision for ventilation, light, air, sanitation or open spaces; and any combination of factors that are detrimental to the public health, safety, morals and welfare. Fifty-seven percent of the total structures were found to be deteriorating with minor defects or worse and the average age of residential structures in the area is an estimated 99 years. Segments of the water and sewer mains are not only undersized to today's standards but are near and exceeding 100 years old and in critical need of replacement. Of the 12 blight factors as established in the Nebraska Community Development laws this area shows a strong presence of 10 of the 12 established factors with one factor not reviewed at all (i.e., defective or unusual condition of title) and a reasonable presence of the remaining factor.

City Staff and the Community Redevelopment Authority have reviewed the study and believe that it fulfills the statutory requirements to be declared Blight and Substandard. Once the General Redevelopment Plan is fully approved plan modifications can be presented to the Planning Commission at a later date for separate approval once any projects are identified and pursued.

Randy Chick, 520 W 1st St., Hastings, Nebraska appeared telephonically. He stated that without the declaration of blight and substandard, the Community Redevelopment Authority is not able to assist with potential projects in this area and asked for the Planning Commission's support.

Moved by Kully, seconded by Hunt, to recommend approval to the City Council Resolution No. 2020-38, a Blight and Substandard Determination Study for Redevelopment Area #16 and declaring Redevelopment Area #16 as blighted and substandard.

Schoenhals asked how the CRA decided on this neighborhood.

Mr. Chick responded that he met with city council members in Ward 1, and asked what the CRA could be doing as far as assistance to make things better. One of the sites in this area is the former St. Michael's School, which was most recently the Golden Friendship Senior Center.

Roll Call: Ayes: Lewis, Rundle, Gaines, Kully, Schoenhals, Hinton, Hunt. Nays: None. Absent: Arneson, Raitt, Srivastava. The motion carried.

b. 2020-021. Public hearing for a change of zoning for Hultine Subdivision, Adams County, Nebraska, from A, Agricultural to R-1A, Single-Family Large Lot Residential District and to amend the Official Zoning District Map.

Lisa Parnell-Rowe discussed the agenda item.

Surrounding zoning is as follows:

North – A Agricultural

South – A Agricultural

East – A Agricultural

West – A Agricultural

The original Copple 1st Addition, filed in August of 1999, left this parcel zoned Agriculture, as was previously zoned prior to this areas annexation into City limits. However, the minimum lot area requirement is 5 acres for the City Agriculture Zone. Though this parcel is surrounded by Agriculture, once the lot is subdivided the minimum lot area requirements will further deviate from the parcels actual minimum lot area requirement.

The future land use plan designation for the area is Suburban Residential. As the area is slated for future Suburban Residential, the R-1A, *Single-Family Large Lot Residential District* is an ideal zone considering

it allows for lower population densities with larger lots sizes—a minimum of 20,000 square feet. Only the future Suburban Residential zone can accommodate lots up to 20,000 square feet. Also, once subdivided Lot 2 will only qualify as an R-1A zone, due to its lot size being less than the minimum lot area for an R-1S, *Single-Family Suburban Acreage Residential District*. Zoning the Hultine Subdivision R-1A, *Single-Family Large Lot Residential District*, will clean up the deviation in zoning that was inadvertently created during annexation and slate this subdivision for future growth towards the comprehensive plan objectives for this area.

Marc Hultine, 3725 West Prairie Lake Road, Hastings, Nebraska appeared telephonically. He stated this is a transitional piece of property which will include a new home and the remaining 4 acres for pasture ground. It will serve as a nursery for cattle and will be requesting a Conditional Use Permit in the near future.

Moved by Kully, seconded by Hinton, to recommend approval to the City Council Ordinance No. 4635 and the amendment to the Official Zoning District Map to rezone Hultine Subdivision, Adams County, Nebraska, from A, Agricultural to R-1A, Single-Family Large Lot Residential District. Roll Call: Ayes: Lewis, Rundle, Gaines, Kully, Schoenhals, Hinton, Hunt. Nays: None. Absent: Arneson, Raitt, Srivastava. The motion carried.

10. Subdivisions

a. 2020-022. Preliminary/Final plat for Hultine Subdivision, a replat of Block 2, Copple 1st Addition into 2 separate lots.

Lisa Parnell-Rowe discussed the agenda item.

The Development Department and Plat Track review teams have reviewed this plat and the applicant has incorporated all recommendations. This subdivision is a replat of Block 2, Copple 1st Addition into 2 separate lots. Due to existing floodplain, Lot 1 will remain open space for "limited agriculture" as is allowable in the R-1A use district and a new single family home will be built on Lot 2. The property owner will be required to attain and be approved for all applicable follow-on development permits for building the single family home. All requirements of Hastings City Code Sections 38-202 & 38-203 have been met, and the preliminary/final plat may be approved.

Moved by Rundle, seconded by Hinton, to recommend approval to the City Council the Preliminary/Final plat for Hultine Subdivision, a replat of Block 2, Copple 1st Addition into 2 separate lots. Roll Call: Ayes: Lewis, Rundle, Gaines, Kully, Schoenhals, Hinton, Hunt. Nays: None. Absent: Arneson, Raitt, Srivastava. The motion carried.

b. 2020-023. Preliminary/Final plat for Harlan Subdivision, a plat of Lot 1 Tonkinson's Subdivision and a part of the south 283' of the west 330' of the Southeast Quarter of the Southwest Quarter of Section 13, Township 7 North, Range 10 West of the 6th P.M.

Lisa Parnell-Rowe discussed the agenda item.

This subdivision is a plat of Lot 1 Tonkinson's Subdivision and a part of the south 283' of the west 330' of the southeast quarter of the southwest quarter of section 13, township 7 north, range 10 west of the 6th P.M. Combining of the existing Tonkinson's Subdivision Lot 1 with this unplatted tax lot to the west will allow for a larger parcel to accommodate expansion of the owners existing Blue River Trucking business that repairs and updates semi-trucks. The owner plans to build an approximate 7000 SF building on this lot once the plat has been fully approved. The property owner will be required to acquire and be approved for all applicable follow-on development permits for building this structure.

A related but separate deed of dedication of right of way for the west 23' of the south 33'; and the west 33' of the north 96' of the south 129' will be completed and presented to the City Council for approval.

The Development Department and Plat Track review teams have reviewed this plat and the applicant has incorporated all recommendations. All requirements of Hastings City Code Sections 38-202 & 38-203 have been met, and the preliminary/final plat may be approved.

Moved by Hunt, seconded by Kully, to recommend approval of the Preliminary/Final plat for Harlan Subdivision, a plat of Lot 1 Tonkinson's Subdivision and a part of the south 283' of the west 330' of the southeast quarter of the southwest quarter of section 13, township 7 north, range 10 west of the 6th P.M. Roll Call: Ayes: Lewis, Rundle, Gaines, Kully, Schoenhals, Hinton, Hunt. Nays: None. Absent: Arneson, Raitt, Srivastava. The motion carried.

Mac Rundle left the meeting at 4:47 p.m.

11. Reports

a. Committee Reports

Hinton stated the County workload has been really slow. They discussed the Hultine plat, the hike and bike trail, the housing study, and Conditional Use Permits and the process for them.

Lisa Parnell-Rowe added that she reported on the transportation and parking plan and that she would be reaching out to the County for their input.

b. Chairman Comments. None.

c. Staff Reports

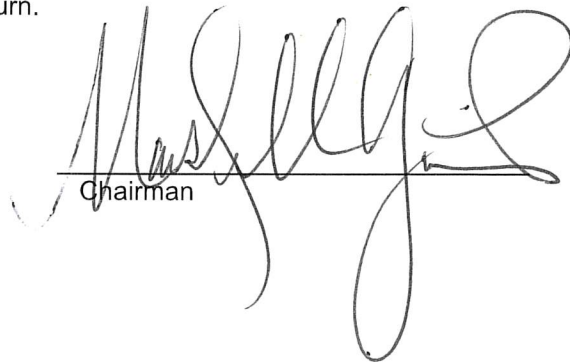
Lisa Parnell-Rowe stated she would be emailing the Commissioners regarding moving of the Planning Commission meeting from the third Monday to the third Tuesday of each month at 4:00.

City Attorney Clint Schukei spoke regarding the Rules of Procedure for the Planning Commission. The Rules state the regular Planning Commission meeting shall meet on the third Monday of the month at 4:00. He stated if the Commission is willing to move to the third Tuesday, an agenda item would need to be placed on the July agenda to modify the Rules of Procedure.

Kully asked for consideration of the second Tuesday because of the holidays.

City Attorney Clint Schukei stated sometimes there are agenda items that go from Planning Commission back to the CRA. Discussion will be held on July 20th regarding the change.

Moved by Hinton, seconded by Schoenhals, to adjourn.



Chairman