

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Monday, July 18, 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 July 18, 2016.

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

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

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

Chair Napier read the Public Notice – Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, July 15, 2016. Pursuant to the 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 Dave Johnson, seconded by Dale Hamburger to approve the minutes of June 20, 2016. Roll Call: Ayes: Keith Napier, Chuck Rosenberg, Dale Hamburger, Paul Hamelink, Corey Stutte, Dave Johnson. Nays: None. Absent: Marshall Gaines, Lou Kully, Sandra Shutt. The motion carried.

9. PUBLIC HEARINGS.

9.a. 16-026. Request from Pastor Rev Elder Barahona for a Conditional Use Permit to locate and operate a church at 1609 North Kansas Avenue.

City Planner Lance Lang stated a church is allowed in any zoning district but requires a Conditional Use Permit. Off-street parking is a requirement. This building takes up the entire lot of Lot 2, Dowd's Subdivision. Parking ratio is one space to each three parishioners. There is virtually no parking on the same lot as the church. City property is located around the building. There is a city-owned parking lot to the south and right-of-way by the underpass is also city owned. There are about 45 spaces, including one handicapped space. There has been no record of any prior agreement for previous tenants to use the parking but they have historically used it. Hastings Municipal Code Section 34-308 refers to public parking credits. Public parking within 600 feet of any lot line may be credited at a rate of one credit for every three public parking spaces. At this time the church only needs about 15 stalls but there is enough parking to accommodate for the long term. Staff recommends approval subject to parking credits.

Moved by Dale Hamburger seconded by Chuck Rosenberg to approve 16-026. Roll Call: Ayes: Keith Napier, Chuck Rosenberg, Dale Hamburger, Paul Hamelink, Corey Stutte, Dave Johnson. Nays: None. Absent: Marshall Gaines, Lou Kully, Sandra Shutt. The motion carried.

9.b. 16-027. Street Vacation Request from Ron Wissing of Johnson Concrete Products to vacate part of East "C" Street right-of-way.

Lang stated the Hastings Fire Department reviews all Planning Commission submittals. Linda Waldron provided a memo that the Department has no concerns for either item on today's agenda.

Lang stated this is a street vacation in the 100 block of East "C" Street, from South Pine Avenue east to the railroad tracks. It is 70' in width, lying between Block 6 and 9 of M.J. Smith's Addition. It is being used for outdoor storage, currently for PVC pipe. This vacation would legitimize the use of the entire right-of-way to increase the amount of outdoor storage. The applicant stated that he has been paying the City to lease the right-of-way for storage. The applicant also indicated they may want to build a building north of "C" Street. Staff recommends approval subject to reserving the vacated area for future public utilities easements.

Paul Hamelink asked about the utility easements and the proposed new building.

Lang state north of the right-of-way and still be available for use for a proposed building since the building will be off of the right-of-way.

Ron Wissing, Johnson Concrete Products, 109 E. "B" Street. A building to the north of "C" Street is proposed. Mr. Wissing stated a sewer line is going down the middle of C Street. The sewer serves only Johnson Concrete Products.

Moved by Corey Stutte seconded by Dale Hamburger to approve 16-027. Roll Call: Ayes: Keith Napier, Chuck Rosenberg, Dale Hamburger, Paul Hamelink, Corey Stutte, Dave Johnson. Nays: None. Absent: Marshall Gaines, Lou Kully, Sandra Shutt. The motion carried.

11.c. - Staff Report

Ad hoc Committee did not meet in June.

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

Chairman