

HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Tuesday, October 20, 2020 at 4:00 PM in the City Building, 220 North Hastings Avenue.

AGENDA:

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Motion to adopt the current agenda for the Planning Commission Meeting
5. Public Notice - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, October 16, 2020. 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.
6. Approval of Minutes
 - a. Meeting of September 15, 2020
7. Special Order of Business
 - a. **2020-043.** Consider recommendation for approval of the City of Hastings Engineering Department 2021-2026 One and Six Year Street Improvement Plan.
8. Unfinished Business
 - a. Continued Applications - None
 - b. Tabled Applications - None
 - c. Postponed Applications - None
 - d. Unfinished Applications - None
9. Public Hearings.
 - a. **2020-044.** Public hearing to consider bringing a tract of land being part of the south ½ of Section 5, Township 7 North, Range 10 West, of the 6TH P.M., Adams County, Nebraska into the City as part of Westbrook Village 17th Addition final plat.

Motion to recommend bringing a tract of land being part of the south ½ of Section 5, Township 7 North, Range 10 West, of the 6TH P.M., Adams County, Nebraska into the City as part of Westbrook Village 17th Addition final plat.

Planning Commission Agenda

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- b. **2020-045.** Public hearing to consider a request for a Conditional Use Permit (CUP) for Southern Bell Heartland LLC, as is required for a creative sign for property located in the C-2, Central Business District, commonly addressed as 109 North Burlington Avenue, Hastings, NE 68901.

Motion to recommend approval of a CUP resolution to allow a creative sign for property located in the C-2, Central Business District, commonly addressed as 109 North Burlington Avenue, Hastings, NE 68901.

10. Subdivisions

- a. **2020-046.** Motion to recommend approval of C & R Subdivision, a re-plat of Lot 8, Lakeview 5th Addition and a tract of land located in the Southwest Quarter of Section 36, Township 8 North, Range 10 West of the 6th P.M in the City of Hastings, Adams County, Nebraska.

11. Reports

- a. Committee Reports
- b. Chairman Comments
- c. Staff Reports

Adjourn

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Tuesday, September 15, 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 September 15, 2020.

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

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

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

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 Lewis, to approve the minutes of the meeting of August 18, 2020. Roll Call: Ayes: Lewis, Gaines, Schoenhals, Hinton, Hunt, Rundle. Nays: None. Absent: Srivastava, Raitt, Kully. The motion carried.

At this time Eric Arneson joined the meeting.

9. Public Hearings

a. 2020-038. Public hearing to recommend a request for Plan Modification No. 2020-4 to Redevelopment Area #14 for Lot 2, Hastings Commons Subdivision No. 3, City of Hastings, Adams County, Nebraska.

Lisa Parnell-Rowe gave the staff report.

Kearney Junction, LLC has purchased Lot 2, Hastings Commons Subdivision No. 3, City of Hastings, Adams County, Nebraska. The intent is to construct a 6200 SF retail center, including site acquisition and preparation, engineering, architecture and other Tax Increment Financing (TIF) eligible expenses.

The applicant intends to utilize TIF to aid with purchasing of the property, necessary site work, engineering, surveying and other consultant costs associated with and necessary for the redevelopment of the property. Total project costs estimated to be \$1,226,000.00. The anticipated project valuation upon completion is anticipated to be \$1,329,727.00. The CRA has approved TIF grant in amount of \$326,000.00.

Future Land Use for this area is commercial/retail which is compatible with the applicant's intent to construct a 6200 square foot retail center for commercial retail/office and service uses. This project will lend value not only by providing more options for retail and office space in an area of Hastings that is growing but also by incorporating further diversity in uses of commercial.

Randy Chick, 520 W. 1st St., #200, Hastings, Nebraska was presenting, and representing the Community Redevelopment Authority. This is an outlot that sits in front of the former WalMart. The developer Jon Abegglen was present to answer any questions the Commission had. Randy asked for the Commission's support.

Moved by Hunt, seconded by Schoenhals, to recommend approval to the Mayor and City Council, a Resolution for Plan Modification #2020-4 to Redevelopment Area #14 for Lot 2, Hastings Commons

Subdivision No. 3, City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Arneson, Lewis, Gaines, Schoenhals, Hinton, Hunt, Rundle. Nays: None. Absent: Srivastava, Raitt, Kully. The motion carried.

b. 2020-039. Public hearing to recommend a request for Plan Modification No. 2020-3 to Redevelopment Area #1 for Lot 8, Block 24, Original Town, now City of Hastings, Adams County, Nebraska, commonly addressed as 529 West 2nd Street.

Lisa Parnell-Rowe gave the staff report.

LUCKEE, LLC has purchased property at 529 West 2nd Street. The intent is to remodel and convert into commercial and residential uses.

The applicant intends to utilize Tax Increment Financing (TIF) to aid with interior demolition, structure rehabilitation costs, façade enhancements, architectural, engineering and planning costs for this historic building, which is consistent with the 2013 Downtown Revitalization Plan and the 2016 Hastings Housing Study priorities to add an additional 84 housing units downtown by 2021. Total project costs estimated to be \$450,960.00. The anticipated project valuation upon completion is anticipated at \$300,000.00 and the developer anticipates an incremental valuation increase of approximately \$229,170.00.

Future Land Use for this area is mixed use downtown which is compatible with the applicant's intent to convert the property into both commercial and residential condominium uses. This project will lend value not only by renovating a historic building but also by incorporating further diversity in uses for both commercial and residential interested citizens.

Randy Chick, 520 W. 1st St., #200, Hastings, Nebraska was presenting, and representing the Community Redevelopment Authority. Bill and Holly Sabatka have been looking for a building in downtown Hastings for 9 years. A new service business will be located in downtown and apartments on the second level. He asked for the Commission's support.

Moved by Hunt, seconded by Rundle, to recommend approval to the Mayor and City Council a Resolution for Plan Modification #2020-3 Redevelopment Area #1 for Lot 8, Block 24, Original Town, now City of Hastings, Adams County, Nebraska, commonly addressed as 529 West 2nd Street. Roll Call: Ayes: Arneson, Lewis, Gaines, Schoenhals, Hinton, Hunt, Rundle. Nays: None. Absent: Srivastava, Raitt, Kully. The motion carried.

c. 2020-033. Public hearing to recommend a request for a Conditional Use Permit (CUP) amendment for Recreational Vehicle Park use when established and covered more recently under Table 34-200-1, Outdoor Entertainment and Recreation Business in current City code, for property located 302 East 26th Street, Hastings, Nebraska.

Motion to recommend approval of CUP amendment for Recreational Vehicle Park use when established and covered more recently under Table 34-200-1, Outdoor Entertainment and Recreation Business in current City code, for property located 302 East 26th Street, Hastings, Nebraska.

Lisa Parnell-Rowe gave the staff report.

Background: The Hastings Campground was started nearly 30 years ago. There have been various owners since the time that this originally proposed KOA campground was erected, but a Conditional Use Permit (CUP) stays with the land and does not change with ownership. Thus, this campground was established based on a Conditional Use Permit (CUP) application that was approved by City Council on April 11, 1994. The original approval carried 11 conditions (see attached approval). Those conditions as approved were:

1. Submission of a revised site plan with landscaping details shown and that the revised site plan include the tree screen on the east side of the property and the fence around the other three sides of the property.
2. That a two-half inch fire hydrant be provided at the south end of the site for Fire Department Use; the

hydrant and its location are to be approved by the Hastings Fire Chief.

3. That the sign indicating the space numbers be placed at the north end of each row of the camping spaces; the size of the numbers and the location of the sign are to be approved by the Hastings Fire Chief.
4. That the access road adjacent to the tent camping area be increased from 15 to 20 feet in width.
5. That the onsite sewer and water distribution system plan be approved by the Hastings Utilities, Director of Engineering and the City Plumbing Inspector.
6. That the revised site plan show the location of trash receptacles and dumpsters.
7. That a perimeter fence of chain link or similar fabric be provided around the site on the east, south and west sides of the property adjacent to the camping areas.
8. That plans for the K.O.A sign be submitted to and approved by the Planning Commission prior to construction.
9. That the revised site plan be approved by the Planning Commission prior to any construction on the site.
10. That camping bays shall not exceed a duration of two weeks.
11. That if for some reason that the campground does not go, that it be written in the Land Agreement that this can be nothing else besides an RV Campground.

This CUP amendment was triggered after receiving multiple complaints that the campground was not in compliance with the original CUP conditions. Section 34-402 (4) provides for a CUP review by the Zoning Official and (based on this outcome) a public hearing as courses of action that can be pursued when there is a failure to observe and maintain the conditions and restrictions of the CUP. In response to complaints Zoning Official and Director of Development Services, Lisa Parnell-Rowe, instructed Building Inspector, Mark Evans, to visit the campground and assess the campgrounds to the conditions stated above and found in the originally approved CUP.

Mr. Evans conducted this site review/inspection on April 29, 2020. Of the 11 conditions there were 5 conditions (i.e., condition #s 1, 3, 4, 7 & 10) that appeared to be in violation. A formal letter documenting these violations was sent certified mail and received by applicant on May 9, 2020 (see attached letter). The applicant was given 60 days to comply with these conditions. Applicants shared concerns for the survival of their business and viability of a two-week duration for their campers. Stating many do comply with this criteria but there have been a few that desire longer stays as their work in the City is not fulltime and/or entails travel and at times the campgrounds have also been of economic assistance to construction crews that needed an affordable option for stays during large development projects.

These violations were reassessed after the 60 days and all violations were satisfactorily mitigated with the exception of Condition #10 that camping bays should not exceed a duration of two weeks. A follow-up letter was sent certified mail and received by applicant on July 14, 2020. Applicants were given the option to propose a realistic plan for longer-term stay for a portion of their camping areas that was not fulltime, but longer than two-weeks. Staff also followed with several phone calls and site visits.

Staffs goal is a plan that will still afford the applicant an opportunity to stay in business, meet economic demands for a longer (yet not permanent) temporary housing but also be realistic within the city code without allowing the campground to exceed a more short-term duration as was originally expressed in the hearings for this CUP.

CUP Criteria Reassessment: Staff has also reassessed all the original CUP criteria and finds that the continued use of this campground is acceptable for the following reasons so long as the violation to the two-week stipulation can be mitigated.

1. Though the future land use designation shows Suburban Residential, the area was rezoned and approved to be C-3 on June 13, 1994, shortly after the approval of this CUP in April 1994. Though current code 34-200-1 Table of Uses and Districts does not list Recreational Vehicle Parks, it does list a similar category of Outdoor Entertainment and Recreational Business and this use shows as conditional in the C-3 District. It should be noted that the Section defining standards for Recreational Vehicle Parks is still found in Section 34-404 (12) and it appears that this Use Table was added with the 2010 Zoning Code update and that this category was simply not incorporated into that table. Additionally, maintaining this land for a campground was clearly important to the City Council as they added Condition #11 stating "That if for some reason that the campground does not go, that it be written in the Land Agreement that

this can be nothing else besides an RV Campground.” Additionally, north and west this area is also all developing and zoned for commercial and industrial uses.

2. The barrier requirements stipulated in the CUP meet the Required Buffer Area between C-3 and residential. There is a fence on east and south sides and they have now planted the required evergreen tree line. It should also be noted that though the area to the east is zoned R-1A and to the southwest R-1, this is currently all farmed and agriculture in use. When corn is planted there is an additional barrier that naturally occurs for several months.

3. Adjacent property letters, public notice signs and advertising all occurred without any public comment as of the time of drafting this report.

4. Staff internal review was distributed with only a few concerns for propane tanks which is covered in the new proposed conditions.

5. Economically, this campground has been relied upon by several construction crews as temporary housing during projects, which has been important to our cities development efforts. There is also now a major attraction north of here with the Smith Softball Complex. Many of the people that travel here for games utilize this campground for their stays.

Staff Proposed Conditions: The applicant is proposing 7 longer term parking areas on the farthest west side of the campgrounds as noted and discussed in their narrative. Staff has reviewed their proposal and has discussed some additional conditions that were either not proposed or not well enough defined in their narrative. The following are conditions that are proposed to be added as conditions for an amended CUP that will be supported by Staff and recommended for approval to Planning Commission and City Council. These would only replace Condition #10 but be added to the rest of the conditions found in the original CUP. The additional conditions will better define and lend value to monitoring length of stay which is the only violation still standing.

1. There will be 7 camp areas that will be allowed to stay for up to a 3-month maximum. These areas are to be located in the far northwest corner of the western side of the campground and will be not be allowed to be scattered among this side of the campground but must instead be concentrated to the first 7 areas in this row (numbered as 33-39 on the Site Plan). The remaining parking areas in this campground will continue to remain at a two-week or less stay. There will be 2 exceptions allowable for exceeding the 3-month maximum, but all stays longer than 3 months must be placed in the far west row. The following are two qualifying exceptions to the 3-month maximum stipulation:

a. One long-term camper will be allowed if they are employed by owner to maintain campgrounds and/or manage the campgrounds. Proof of employment with a copy of a W-2 or paystub must be provided as proof of employment.

b. If there is a City development / economic need proven with employment documentation or a copy of a contract that would make it necessary for a stay longer than the 3-month maximum, this could be approved by Director of Development Services or designee for an additional 3 months at a time for as long as the project occurs.

2. The 7 areas allowing stays for up to a 3-month maximum shall be clearly and neatly marked with a small durable sign that indicates these are for extended stay not exceeding 3 months. Building Inspector must approve these signs with a sign permit to document their approval.

3. Owner will update Site Plan to clearly mark spots on their maps as two-weeks or less and extended stay (not exceeding 3 months). This will be resubmitted to Director of Development Services for approval. All obsolete maps are to no longer be distributed and discarded once this CUP is approved.

4. Extended stay campers must pack everything up and leave for at least 72 hours (3 days) before returning if staying longer than 3 months and this would be only allowable with documentation in a log on a use agreement for these parties that both owner and the camper signs.

5. Owner must create and submit to city's Director of Development Services for approval a new user agreement that will include the following:

a. An area to log camper name, area #, date, time and initials of individuals checking in and checking out.

b. Includes condition regarding propane tanks allowable as stipulated in this CUP for less than two weeks and up to 3 months.

c. Includes skirting limitations as stipulated in this CUP.

d. Clearly notes which type of camping the camper is allowed to have. You can list 2 weeks or less and up to 3 months and circle whichever is applicable for each camper.

6. All short-term (two-week or less campers) shall be permitted to have up to two 40-pound cylinders, provided they are mounted on and attached to the camper, RV, etc. by approved means in NFPA 58.

Campers staying longer (up to 3 months) will be allowed no more than one cylinder not greater than 120 pounds, provided they are placed on the 3X3 concrete pad that will be provided for these 7 parking areas. Building and Fire inspectors will determine the appropriate placement of these pads on each space and must approve the final location.

7. Fire Department will provide a cheat sheet to the owner for cylinder installation that will be provided to campers when signing user agreements. This handout will instruct each camper on appropriate Propane Tank mounting and capacity requirements.

8. Applicant will be responsible for ensuring any electrical rewiring and/or other longer-term infrastructure are upgraded in the first 7 dedicated areas for extended stays not lasting longer than 3 months in duration.

9. Skirting for extended stay guests will be limited to winter months of December, January, February and March.

10. This resolution shall be filed with the register of deeds so as to provide notice to any person examining the real estate records of the existence of this CUP. The recording costs incurred to comply with this section shall be paid by the applicant for the CUP.

11. There shall be compliance with any other applicable City, County, State or Federal regulations that shall apply.

Richard Thomsen, 1114 N. St. Joseph Avenue, Hastings, spoke in favor of the Conditional Use Permit. He stated he was the managing member of Terick, LLC. He stated he purchased the campground 12 years ago and was not aware or told of a Conditional Use Permit upon purchase. He has made every effort to comply with the City's requirements. He stated the CUP was issued 20 years ago and was not a recorded document. At closing, no disclosure was made of the CUP. The stay limits are of concern. For 2 ½ years contractors from the Whelan Energy stayed at the Campground. The long-term campers include 2 contractors working on City project's, two city employees, and a disabled Veteran. He stated no other facility in Hastings limits a stay. He also explained the electrical location outlets.

Marie Law, 302 W. 26th Street, Site 32, Hastings Campground, Hastings, Nebraska is a site educator at the City of Hastings Museum. She stated that she bought the home on wheels to be close to her aging parents, however, has not found a place to retire. Her home provides affordable housing, where rent is from \$750 to \$1600 per month. Her income does not allow her to afford other housing even on the low end of these figures unless she would receive public assistance. The larger propane tank allows for adequate heat during the colder months. Leaving for 72 hours would provide a hardship. She spoke to the skirting and the need for a 420 lb. propane tank.

Discussion was held on other campgrounds in Hastings.

Commissioner Rundle moved on the proposed recommendation and to strike condition #10. Motion failed for a lack of a second.

Mark Evans, City Building Inspector, spoke on the history of this project. He stated when the Energy Center was being built there was a large influx of workers. The City had problems with the Mobile Home Parks allowing 5th-wheels stays. The KOA at the time had campers, and that they were exceeding their stay and were in violation of the CUP. The City acknowledged the longer stays, but after the workers left, a small number stayed. We received some complaints and the City is addressing the situation.

Chair Gaines discussed the option of tabling the matter.

Commissioner Hinton asked the difference between the construction of the Energy Center and what is before us? The need is the same. She would like to see a condition added regarding number of spaces.

Commissioner Hunt stated staff has tried hard to correct past errors, past lack of information and have tried very hard to help all the stakeholders. He stated he would support the motion as it stands.

Moved by Schoenhals, seconded by Rundle, to recommend approval to the Mayor and City Council a Conditional Use Permit (CUP) amendment for Recreational Vehicle Park use when established and covered more recently under Table 34.200-1, Outdoor Entertainment and Recreation Business in current

City code, for property located 302 East 26th Street, Hastings, Nebraska, subject to the conditions proposed.

Roll Call: Ayes: Gaines, Schoenhals, Hinton, Hunt, Rundle. Nays: Lewis, Arneson. Absent: Srivastava, Raitt, Kully. The motion carried.

Commissioners Hunt and Arneson excused themselves from the meeting.

d. 2020-034. Public hearing for a change of zoning for Westbrook Village 17th Addition, City of Hastings, Adams County, Nebraska, from R-1, Urban Single Family Residential and A, Agricultural to R-1, Urban Single Family Residential District and to amend the Official Zoning District Map.

Motion to recommend approval for an ordinance and the amendment to the Official Zoning District Map to rezone Westbrook Village 17th Addition, City of Hastings, Adams County, Nebraska, from R-1, Urban Single Family Residential and A, Agricultural to R-1, Urban Single Family Residential District.

Lisa Parnell Rowe gave the staff report.

Surrounding zoning is as follows:

North – A Agricultural and R-1 Urban Single Family Residential

South – R-1 Urban Single Family Residential

East – R-1 Urban Single Family Residential

West – A Agricultural

The future land use plan designation for the portion of the area being integrated into Lot 1, Westbrook Village 17th Addition is shown as agriculture. However, in reviewing current zoning a significant portion of this area, slated for agriculture, is already zoned R-1. A very small western piece of this new lot would be left agriculturally zoned. Rezoning this piece to the same zoning as the remainder of the lot better defines the area for its full use as a residential lot. This new area will also be annexed into the City as a part of this newly platted lot making the newly defined zoning even more crucial once brought into the City limits. Rezoning to R-1 best meets the minimum lot requirements and also cleans up the mixture of zoning currently occurring for what will become Lot 1, Westbrook Village 17th Addition with concurrent approval of final plat and annexation.

Moved by Hinton, seconded by Schoenhals, to recommend approval to the Mayor and City Council an Ordinance and the amendment to the Official Zoning District Map to rezone Westbrook Village 17th Addition City of Hastings, Adams County, Nebraska, from R-1, Urban Single Family Residential and A, Agricultural to R-1, Urban Single Family Residential District. Roll Call: Ayes: Lewis, Gaines, Schoenhals, Hinton, Rundle. Nays: None. Absent: Hunt, Arneson, Srivastava, Raitt, Kully. The motion carried.

10. Subdivisions

a. 2020-035. Final plat for Westbrook Village 17th Subdivision, a replat of a tract of land being all that of Lot 3, Westbrook 16th Addition to the City of Hastings, Adams County, Nebraska, and a part of the South ½ of Section 5, Township 7 North, Range 10 West of the 6th P.M., Adams County, Nebraska.

Lisa Parnell-Rowe gave the staff report.

The Development Department and Plat Track review teams have reviewed this plat and the applicant has incorporated all recommendations. The prospective buyers of this lot desire to have a larger side yard on the north side of their house for their dogs to run and to allow for more room for their children to play in the future. Staff would normally desire to see a greater amount of land brought in with the prescribed preliminary plat procedures, particularly with this being area brought in from the 2-mile extra-territorial jurisdiction, as prescribed in Section 38-202. However, the applicant would like this small addition to occur as quickly as possible as the prospective buyers are expecting a child in the very near future. The applicant is not interested in accomplishing a large preliminary plat and bringing more area into the City. In discussing with City Administrator and City Attorney it was suggested that the preliminary plat

procedures could be postponed for the applicant for this one lot to be realigned. Staff has agreed to this with the condition that any further changes (replats or plats) for in the Westbrook Village subdivision would require a preliminary plat to move forward. The applicant has provided a narrative with all of this included and will sign an affirmation statement that will be filed with this replat so as to indicate to staff in the future of this obligation.

Moved by Schoenhals, seconded by Lewis, to recommend approval to the Mayor and City Council the Final plat for Westbrook Village 17th Subdivision, a replat of a tract of land being all that of Lot 3, Westbrook 16th Addition to the City of Hastings, Adams County, Nebraska, and a part of the south ½ of Section 5, Township 7 north, Range 10 west of the 6th P.M., Adams County, Nebraska. Roll Call: Ayes: Lewis, Gaines, Schoenhals, Hinton, Rundle. Nays: None. Absent: Hunt, Arneson, Srivastava, Raitt, Kully. The motion carried.

11. Reports

a. Committee Reports. The Ad Hoc Committee met, however, no report.

c. Staff Reports. Lisa Parnell-Rowe thanked Marshall Gaines for his 20 years. The Transportation and Parking Plan is now on the Web Site. Topics are posted. A second survey is now occurring and is in more detail.

Moved by Rundle, seconded by Gaines, to adjourn.

Chairman

Department: Development Services
Staff Contact: Tara Ogren, Lee Vrooman
Planning Commission Meeting Date: 10/20/2020
File No: 2020-043
Prepared By: Lisa Parnell-Rowe, Director of Development Services

AGENDA ITEM SUMMARY SHEET

Description of Item:

Consider a recommendation to adopt the 2021-2026 One and Six Year Street Improvement Plan.

Names of People/Business affected by this action:

The people of Hastings, visitors, and the City.

Why Planning Commission action is required:

The Planning Commission annually reviews the One and Six Year Street Plan and offers prioritization suggestions as well as other recommendations to the City Council.

Type of action requested:

Motion

Suggested motion:

Motion to recommend approval of the 2020-2026 One and Six Year Street Improvement Plan.

Deadlines associated with action:

This plan will be presented for recommendation at the regular City Council meeting on Monday, October 26, 2020.

Staff supports a recommendation for approval.

Department head comments:

City Engineer Lee Vrooman will present the highlights of the street improvement plan.

Recommendation:

Recommend approval



To: Mayor and City Council
From: Lee Vrooman, Director of Engineering/Interim City Engineer
Tara Ogren, Civil Engineer
Steve Kostner, Street Superintendent
Date: October 15, 2020
Subject: 2021-2026 One and Six Year Street Improvement Plan

Attached to this memo is the proposed One and Six Year Street Improvement Plan. The plan is scheduled to be heard by the Hastings Planning Commission on October 20, 2020 at 4:00 p.m. and by the Hastings City Council on November 9, 2020, at 5:30 p.m. Both meetings will be held at City Hall, 220 N. Hastings Avenue, Hastings, Nebraska.

State Statute 39-2119, requires a public hearing for the One-Year Plan or Program regarding Street Improvements. The Six-Year Plan can be included in this discussion. It also suggests holding the public hearing in conjunction with the proposed budget presentation. The Nebraska Board of Public Roads Classifications and Standards (NBCS) recommends adopting the plan at the time the budget is finalized. Moving forward, City Engineering will follow these suggestions and recommendations for the timing of the public hearing and adoption of the One and Six year plan.

The Street Department realized another busy year in both replacement of concrete panels and curb ramps, along with patching asphalt. Ongoing maintenance repairs of aging infrastructure continue to be a challenge to keep up with.

The following capital projects were completed or are in-progress during the current 2020 construction season:

- M-330 (93) – 42nd Street – 1300' West of US281 to Baltimore Avenue
- West Laux and East Laux Drive – 31st Street to 33rd Street including SID 2019-3, SID 2019-4, SD 2019-1, and WD 2019-1
- Asphalt Resurfacing Projects
 - o R-1 Chicago Avenue – C Street to A Street
 - o R-2 Denver Avenue – 1st Street to 7th Street
 - o R-3 5th Street – Burlington Avenue to Eastside Blvd
 - o R-4 6th Street – Colorado Avenue to Minnesota Avenue
 - o A-1 Highland Road – 12th Street North to City Limits
 - o A-2 Minnesota Avenue – BNSF to 7th Street
 - o A-3 7th Street – Eastside Blvd to 4th Ave

This activity represents City expenditures to date of \$4,174,416.

On December 18, 2019 Mayor Stutte signed the NOI for the Quiet Crossing Study along BNSF Railroad Tracks from Marian Road to Elm Avenue. Estimates of cost have been included for the revision of crossings to meet acceptable standards. Staff continues to work through the intricacies of this issue and meet with the Quiet Crossing Committee to move this project forward.

City Staff with the help of South Central Economic Development District applied for a CDBG grant for sidewalk and curb ramp repair/modifications to address the first priority area listed in the Hastings Barriers to Universal Mobility study that was completed in December of 2019. If awarded, the grant will provide \$400,000 for work to be completed in a four block radius of the downtown City parking lot.

The City entered into an agreement with the State of Nebraska this past spring for Project NH-6-4 (129) – US Highway 6/34 from Baltimore Avenue to Elm Avenue and Burlington Avenue from A Street to J Street. This project will be a complete pavement replacement on the US Highway 6 portion and will be surface milling treatment on Burlington Avenue from A Street to J Street with work also on ADA ramps at selected intersections. Right of Way was purchased this summer with a projected bid letting this fall and work to begin in the spring of 2021.

The 16th Street Viaduct bond issue goes to a vote of the people on November 3, 2020. The outcome of this vote will determine what will be shown in the One and Six year plan for future years.

Please be advised that this is a planning document. Those items shown in year one are in the approved 2020/2021 City Budget. All other years are subject to change with the Hastings City Council making the final determination on all projects to be actually constructed through its budgetary process.

cc: David Ptak, City Administrator
Kevin Johnson, Hastings Utilities Manager
Dawn Miller, Adams County Road Superintendent
Clint Schukei, City Attorney
Roger Nash, Finance Director
Lisa Rowe, Director of Development Services
Hastings Planning Commission
Community Redevelopment Authority
Business Improvement District
Hastings Economic Development Corp.
Hastings Chamber of Commerce

City Engineering One- and Six-Year Plan FY 2021 - 2026		FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026
Project No.	Street Improvements Project Description	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026
	Street Sales Tax Fund							
	Arterial Street Improvements							
R-2019-A1-A2	Eastside Blvd - 2nd Street to 12th Street, 12th Street - Eastside Blvd to Turner Avenue	\$75,734						
R-2020-A1	Highland Road - 12th Street to City/County Line	\$1,031,176						
R-2020-A2	Minnesota Avenue - BNSF to 7th Street							
R-2020-A3	7th Street - Eastside Blvd. to 4th Avenue							
R-2021-A1	West 14th Street - Hastings Avenue to East Side Blvd		\$289,000					
R-2021-A2	18th Street - Baltimore Avenue to Burlington		\$152,000					
R-2022-A1	2nd Street - Marian Road to Maple Avenue			\$377,594				
R-2022-A2	Laird Avenue - 9th Street to 11th Street			\$96,860				
R-2023-A1	Marian Road - 7th Street to 12th Street				\$373,375			
R-2024-A1	Marian Road - 7th Street to 2nd Street					\$615,333		
R-2024-A2	Baltimore - E Street to A Street					\$235,625		
R-2025-A1	7th Street - 4th Avenue to Showboat, Showboat & 7th Intersection						\$500,000	
R-2025-A2	Elm Street - BNSF to 3rd Street						\$500,000	
R-2025-A3	Marian Road - 2nd Street to 7th Street						\$262,740	
R-2026-A1	Elm Street - 3rd to 7th Street							\$500,000
R-2026-A2	12th Street - Marian Road to Highland Ave.							\$600,000
	Residential Street Improvements							
R-2019-R1-R7	4th Street - Minnesota Avenue to Denver Avenue, Jefferson Avenue - 3rd Street to 6th Street, St. Joseph Avenue - 8th Street to 9th Street, 8th Street - Crane Avenue to Oswego Avenue, 6th Street - Eastside Blvd to Elm Avenue, California Avenue - 2nd Street to South Street, East Park Street - Pine Avenue to Duncan Field	\$360,884						
R-2020-R1	Chicago Avenue - C Street to A Street	\$83,452	\$862,063					
R-2020-R2	Denver Avenue - 1st Street to 7th Street							
R-2020-R3	5th Street - Burlington Avenue to East Side Blvd.							
R-2020-R4	6th Street - Colorado Avenue to Minnesota Avenue							
R-2021-R1	Hastings Avenue - BNSF to South Street		\$190,000					
R-2021-R2	Ringland Road - Elm Street to California Avenue		\$150,075					
R-2021-R3	Webster Avenue - 9th Street to 12th Street		\$178,060					
R-2022-R1	West 7th Street - Chestnut Avenue to Oswego Avenue			\$255,300				
R-2022-R2	Crane Avenue - 6th to 7th Street			\$150,075				
R-2022-R3	3rd & 4th Street - Eastside Blvd to California Avenue			\$324,000				
R-2022-R4	Turner Avenue - 14th Street to 12th Street			\$184,706				
R-2023-R1	East 5th Street - California Avenue to Elm Avenue				\$189,046			
R-2023-R2	West 5th Street - Kerr Ave to Saunders Ave				\$137,750			
R-2023-R3	Saunders Avenue - 12th Street to 18th Street				\$416,169			
R-2023-R4	3rd Street - Marian Rd. to Laird Ave.				\$230,260			
R-2023-R5	14th - Hewett Intersection				\$48,720			
R-2024-R1	Crane Avenue 9th Street to Watson School					\$550,000		
R-2025-R1	6th Street - Baltimore Ave to Saunders Ave						\$192,125	
R-2026-R1	Westbrook Dr to Hillcrest and 16th St							\$420,000
	Quiet Crossing	\$0	\$550,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000
	Total Street Sales Tax Fund Spent	\$1,551,246	\$2,371,198	\$1,688,535	\$1,695,320	\$1,700,958	\$1,754,865	\$1,820,000
	Street Fund							
	Construction Improvements							
M-330 (93)	42nd Street - 1300-feet W Hwy 281/Baltimore Ave paving	\$985,893	\$2,070,304					
	Miscellaneous Street Improvements	\$32,925	\$63,649	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000
	M St Paving Baltimore 800-feet East		\$250,000					
	Downtown CDBG Sidewalk Improvements		\$133,334					
	Curb Ramp and Sidewalk Improvements per Hastings Mobility Study (possible CDBG Grant)			\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
	Downtown Streets One-Way to Two-Way Conversion			\$750,000	\$750,000			
	A or B Street Extension from Woodland Road to Marian Road				\$800,000			
	NDOT projects (cost sharing)							
NH 6-4 (129)	US Hwy 6 West project	\$133,710	\$935,145	\$935,145				
S-6-4 (1022)	US Hwy 6 East project	\$13,560				\$2,000,000	\$3,000,000	\$3,000,000
	Total Street Sales Tax Fund Street Improvements Spent	\$1,166,088	\$3,452,432	\$2,135,145	\$2,000,000	\$2,450,000	\$3,450,000	\$3,450,000
	BANS Fund							
SID 2018-1	Lakeview 6th Addition	\$256,913						
SID 2019-1, 2	Utecht Circle	\$426,390						
MESD-2018	Osborne View Estates	\$106,228						
SID 2019-3	Laux Avenue	\$149						
	North Park Commons Phase III	\$2,073,895	\$88,850					
	Viaduct Repair/Replacement		\$500,000					
	Total BANS Spent	\$2,863,575	\$588,850	\$0	\$0	\$0	\$0	\$0

BNSF Summary of Quiet Crossing Safety Improvements
(Engineer's Estimate 10/15/2020)

1	Marian Road	\$325,000
2	Laird Avenue	\$250,000
3	Lincoln Avenue (two-way)	\$150,000
4	Hastings Avenue (two-way)	\$90,000
5	Denver Avenue (two-way)	\$90,000
6	Colorado Avenue	\$80,000
7	Pine Avenue	\$30,000
8	California Avenue	\$350,000
9	Elm Avenue	\$300,000
Total		\$1,665,000

Department: Development Services

Staff Contact:

Planning Commission Meeting Date: 10/20/2020

File No: 2020-044

Prepared By: Lisa Parnell-Rowe, Director of Development Services

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing to consider bringing a tract of land being part of the south ½ of Section 5, Township 7 North, Range 10 West, of the 6TH P.M., Adams County, Nebraska into the City as part of Westbrook Village 17th Addition final plat.

Names of People/Business affected by this action:

The applicant, prospective buyer, the City of Hastings and Adams County.

Why Planning Commission action is required:

All additions laid out contiguous or adjacent to the corporate limits of a city of the first class, city of the second class, or village may be included within the corporate limits and become a part of such municipality for all purposes whatsoever if approved by the city council or village board of trustees under this subsection. The addition may become part of the municipality at such time as the addition is approved by the city council or village board of trustees if (a) after giving notice of the time and place of the hearing as provided in section 19-904, the planning commission and the city council or village board of trustees both hold public hearings on the inclusion of the addition within the corporate limits and (b) the city council or village board of trustees votes to approve the inclusion of the addition within the corporate boundaries of the municipality in a separate vote from the vote approving the addition. Such hearings shall be separate from the public hearings held regarding approval of the addition. (N.R.S. 19-916).

Type of action requested:

Motion

Suggested motion:

Staff recommends a motion to recommend approval for bringing a tract of land being part of the south ½ of Section 5, Township 7 North, Range 10 West, of the 6TH P.M., Adams County, Nebraska into the City as part of Westbrook Village 17th Addition final plat.

Deadlines associated with action:

Both the final plat and rezone for Lot 1, Westbrook Village 17th Addition are pending City Council final approval on October 26, 2020. The rezone has undergone the first and second

statutory readings and the final plat has been put on hold to gain Planning Commission public hearing and recommendation of the addition to the City. This case will be presented for final approval at the regular City Council meeting on October 26, 2019.

Department head comments:

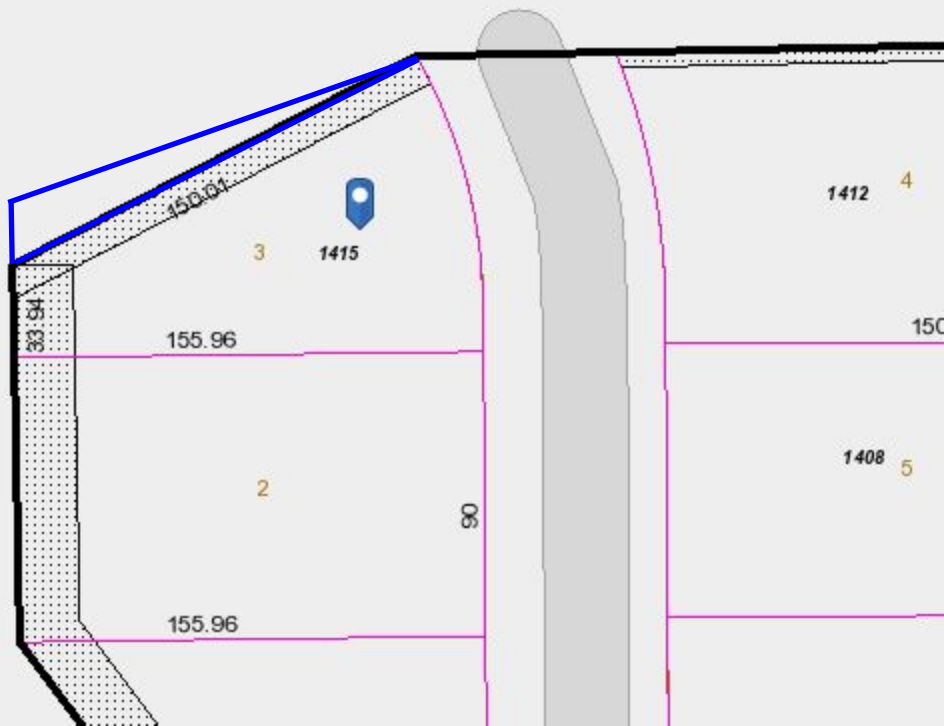
As part of the final plat for Westbrook Village 17th Addition a tract of land is being considered for incorporation into City limits. This tract is part of the south ½ of Section 5, Township 7 North, Range 10 West, of the 6TH P.M., Adams County, Nebraska. This tract is legally described as beginning at the northwest corner of Lot 3 Westbrook Village 16TH Addition to the City of Hastings, Adams County, Nebraska, thence N00°37'47"W on the extended west line of said Lot 3 a distance of 25.00 Feet, Thence N72°25'09"E a distance of 140.78 feet to the northeast corner of said Lot 3, and also being the westerly right of way line of Nalan Drive, thence S63°14'55"W on the north of said Lot 3 a distance of 150.01 feet to the point of beginning, containing 0.04 acres more or less. Staff originally was advised this addition would only need to go before City Council for approval, but upon further research it appears this was incorrect and it will need public hearing at Planning Commission for recommendation to City Council.

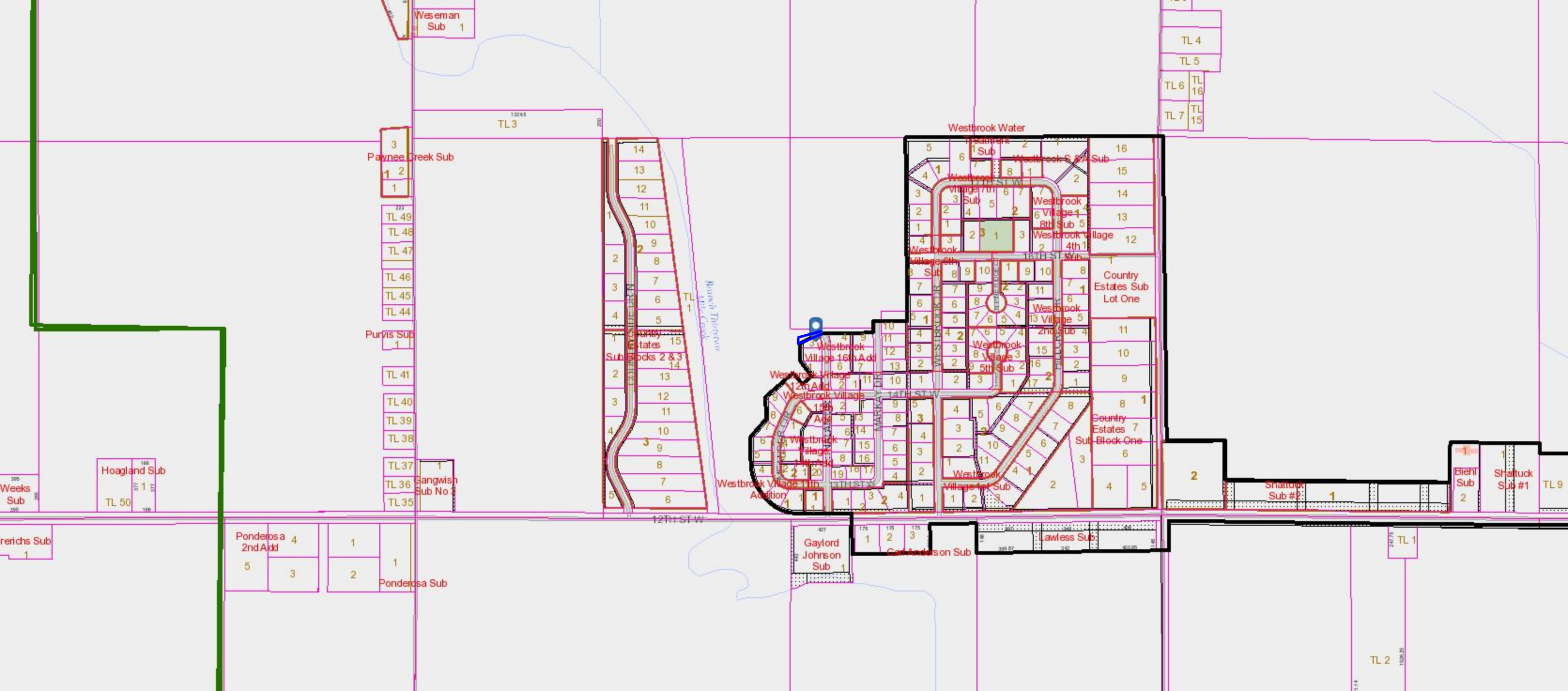
Currently zoning for this tract of land is both A, Agricultural and R-1, Single Family Residential. Planning Commission recommended for approval a rezone and the final plat with a condition at the September 15, 2020 Planning Commission Meeting.

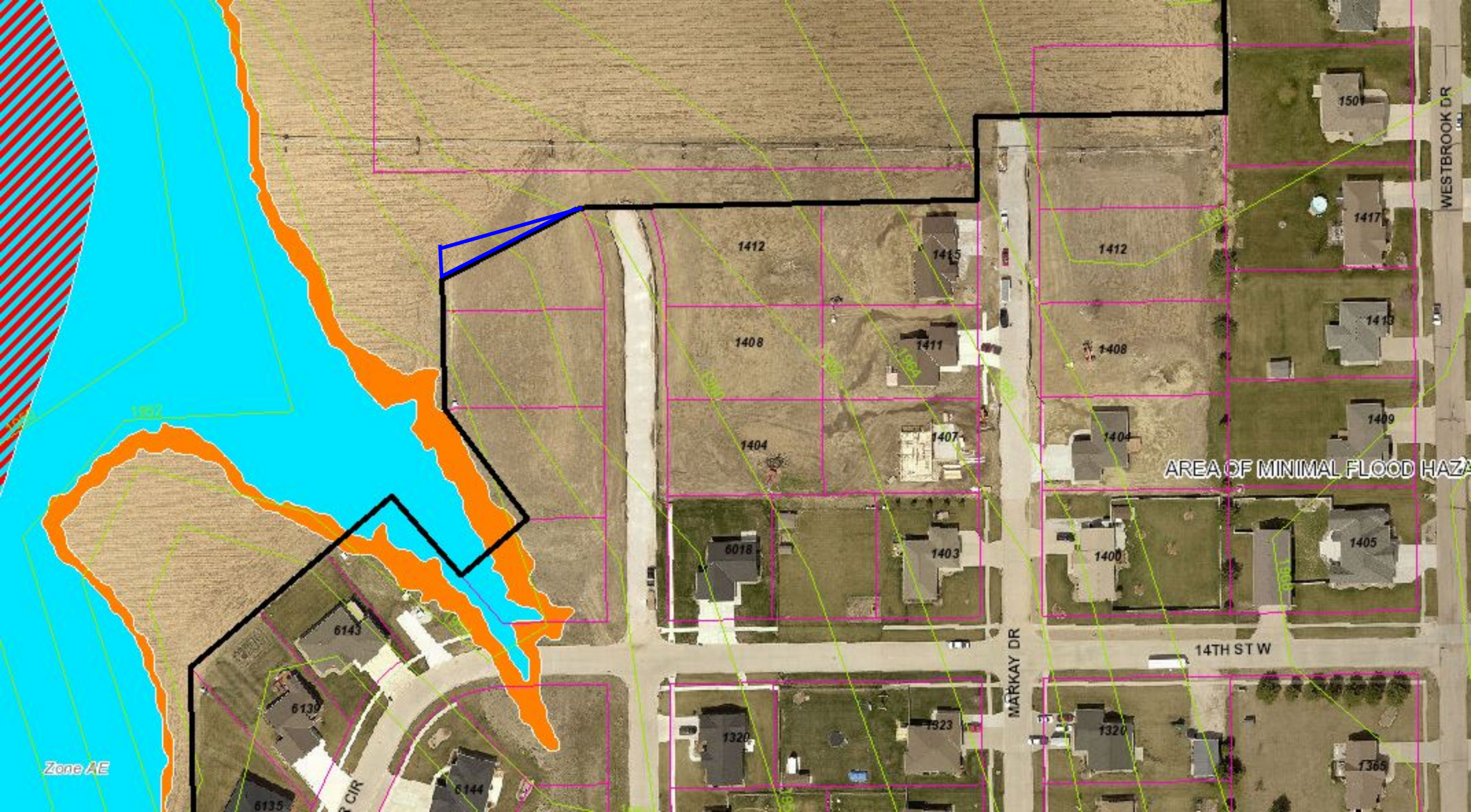
The plat and its inclusive addition to City was reviewed by the development review team and the applicant has made all suggested revisions. Requirements of Hastings City Code Sections 38-203 have been met. Approval of the final plat carries a condition that has been affirmed for filing by our applicant to accomplish a preliminary plat if adding any additional territory to Westbrook subdivision.

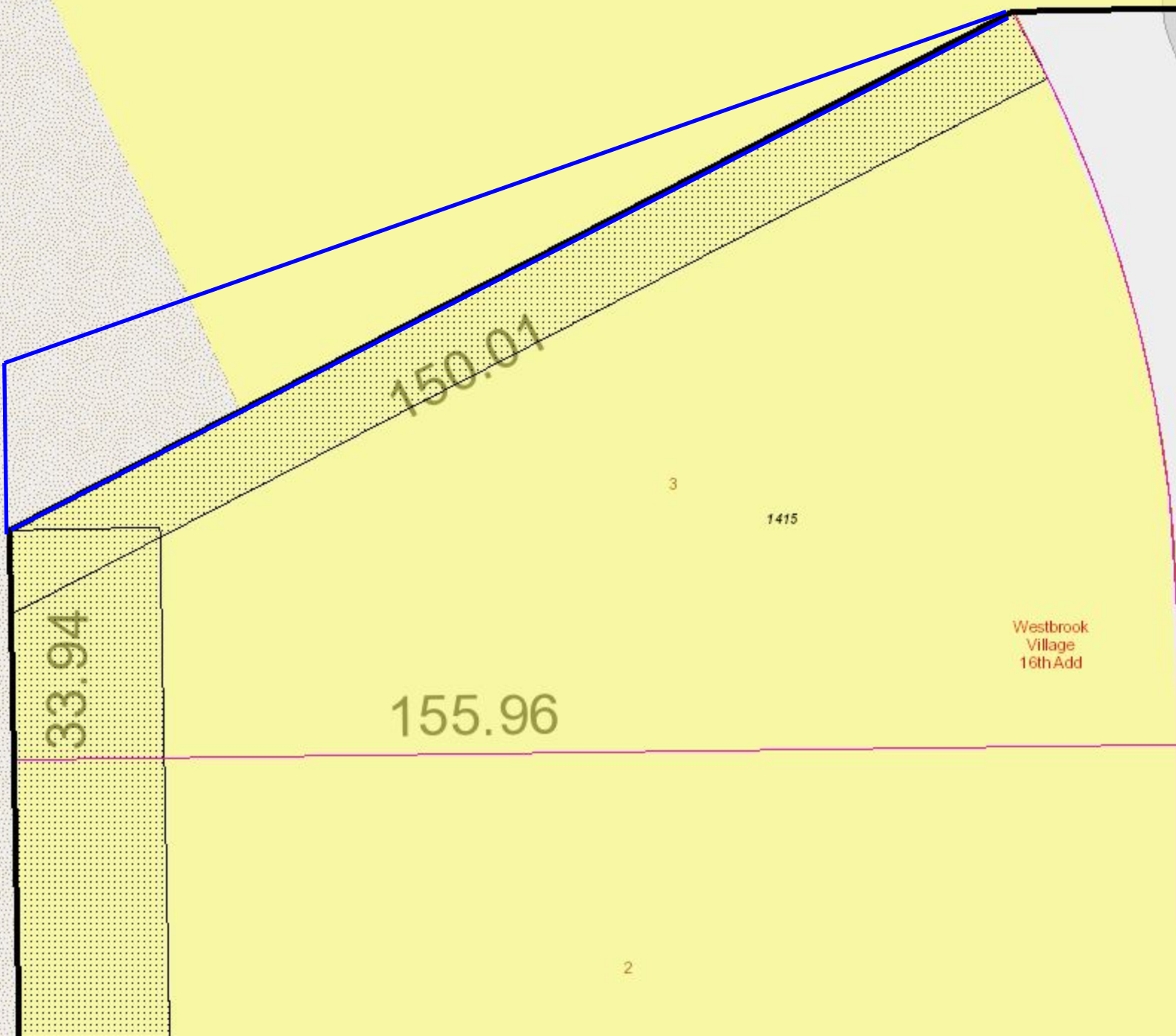
Recommendation:

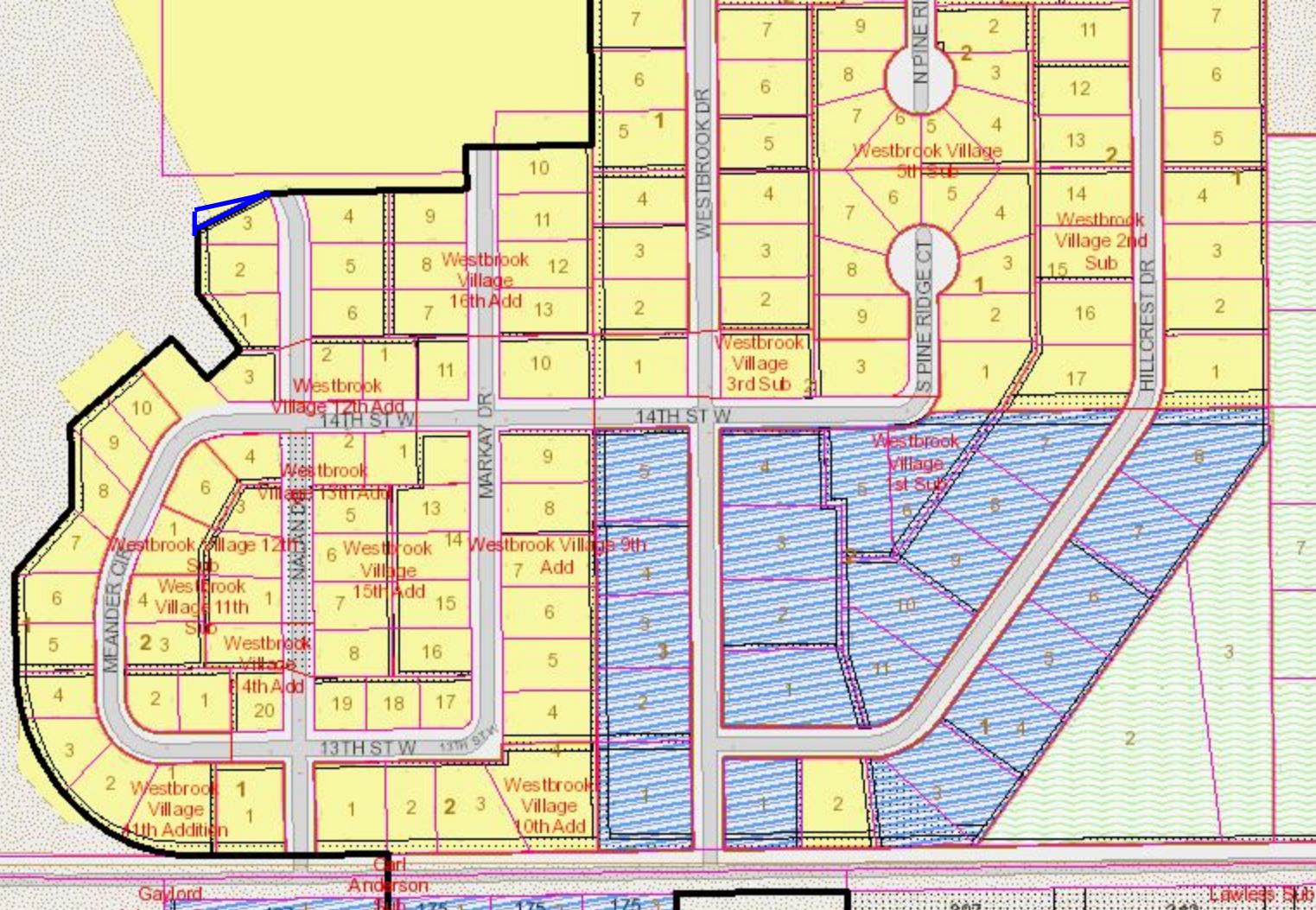
Staff recommends a motion to recommend approval for bringing a tract of land being part of the south ½ of Section 5, Township 7 North, Range 10 West, of the 6TH P.M., Adams County, Nebraska into the City as part of Westbrook Village 17th Addition final plat.

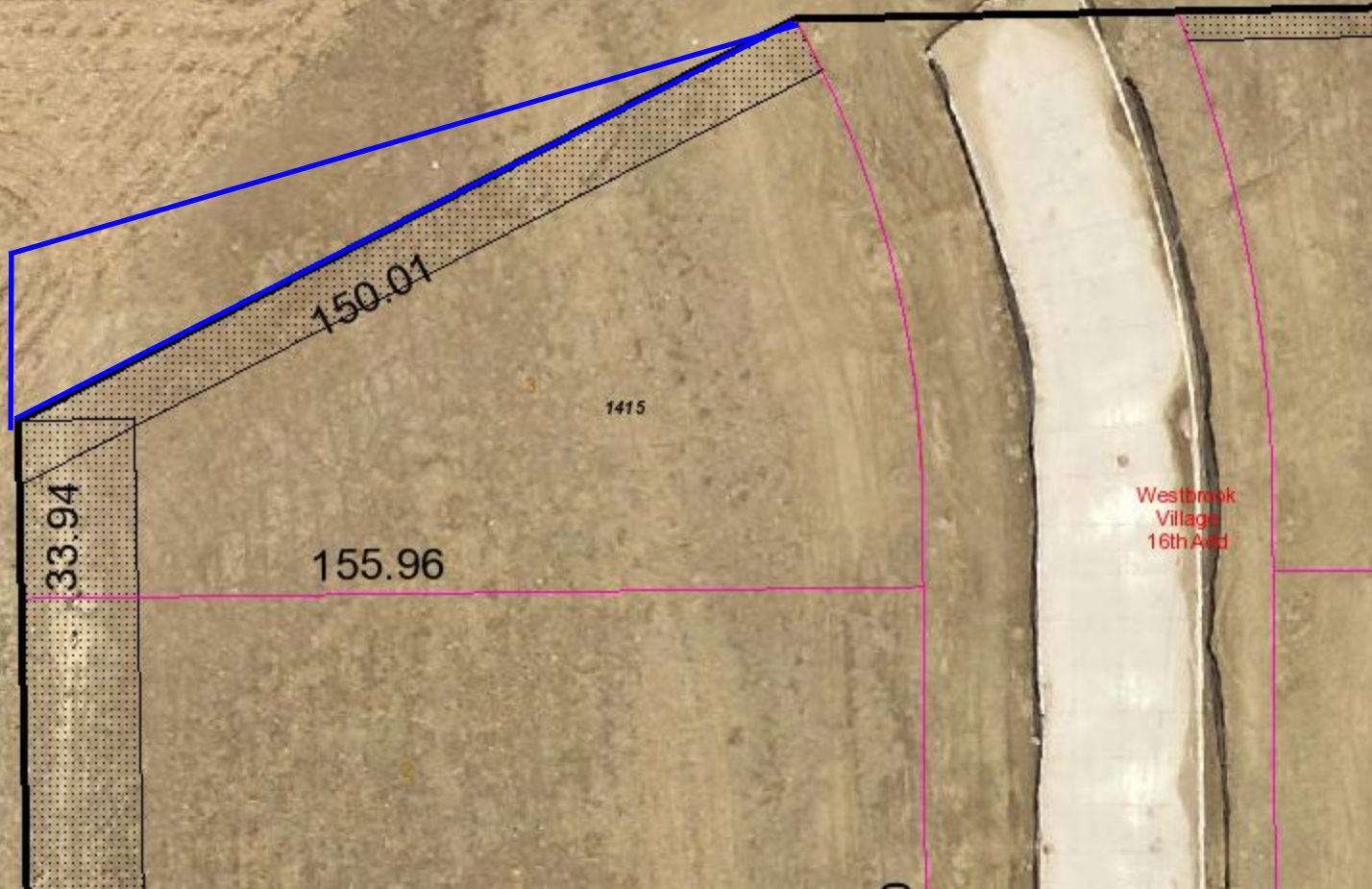








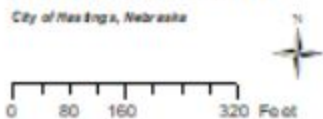






Future Land Use

City of Hastings, Nebraska



Land Use:



Overlay Districts:



Department: Development Services
Staff Contact: Lisa Parnell-Rowe, Mark Evans
Planning Commission Meeting Date: 10/20/2020
File No: 2020-045
Prepared By: Lisa Parnell-Rowe, Director of Development Services

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing to consider a request for a Conditional Use Permit (CUP) for Southern Bell Heartland LLC, as is required for a creative sign for property located in the C-2, Central Business District, commonly addressed as 109 North Burlington Avenue, Hastings, NE 68901.

Motion to recommend approval of a CUP resolution to allow a creative sign for property located in the C-2, Central Business District, commonly addressed as 109 North Burlington Avenue, Hastings, NE 68901.

Names of People/Business affected by this action:

The applicant, the people of Hastings, Nebraska Department of Transportation and the City.

Why Planning Commission action is required:

Neb. Rev. Stat. 19-929 requires a conditional use permit to be approved by the City Council unless the City Council has, through a zoning ordinance or special ordinance, generally authorized the Planning Commission to exercise such power and has approved the standards and procedures adopted by the Planning Commission for equitably and judiciously granting such conditional uses or special exceptions. City Code 34-401 requires a recommendation from the Planning Commission before City Council can approve a CUP.

Type of action requested:

Motion

Suggested motion:

Motion to recommend approval of a CUP resolution to allow a creative sign for property located in the C-2, Central Business District, commonly addressed as 109 North Burlington Avenue, Hastings, NE 68901, subject to following conditions:

1) There shall be compliance with any other applicable City, County, State or Federal regulations that shall apply. Specifically, a Nebraska Department of Transportation Application for Encroachment must be submitted to NDOT and receive approval prior to the sign being installed. A copy of this approval must be provided to the Development Services Department.

2) This resolution shall be filed with the registrar of deeds so as to provide notice to any person examining the real estate records of the existence of this CUP. The recording costs incurred to comply with this section shall be paid by the applicant for the CUP.

Deadlines associated with action:

This item is scheduled to be heard at the next regular City Council meeting November 9, 2020. A development permit for this sign will need to be pulled and approved to place the sign on the building. The NDOT Encroachment Application will need to be approved and a copy provided with the Sign permit.

Department head comments:

Southern Bell Heartland LLC desires to incorporate elements that are reminiscent to the interior sign, as was recommended by several members of the CRA that were on tour (this was not a requirement, but was a suggestion). The design the applicant has chosen is made of a raw steel material that is similar to the interior sign. Though a Projecting Sign is allowable in the C-2, Central Business District. This particular proposed sign, due to the nature of the building and the material, will require it to be affixed to the outside of the building at a much higher level than the maximum height of 12 feet allows for with a projecting sign. In order to properly anchor a projecting sign in a building with old brick, it was recommended for safety reasons that the anchors be a threaded rod that goes completely through to the inside of the building where a large square plate would be placed in order to give the most stability for the sign. It would not be possible to do this where the glass and the cast are located (see photo of the interior room on the other side of this wall in the applicants narrative). Anchoring the sign is also not possible on the area behind where the ACME sign is painted, as there would be nowhere to place the anchor because of the second-floor joists. This leaves the space above this area as the only option for a projecting sign. The anchor plate will be about a 1-foot square steel plate, so it would have to be centered at least 6 inches above the floor on the second level. Due to the unavoidable height constraint it was also recommended that this sign be larger than the maximum allowable square feet (10 sf). The sign consequently also exceeds the maximum projection (4 ft) for this type of signage. Therefore, this sign exceeds the requirements of a projecting sign in its design height, maximum square feet and projection. The height is 22' 6" from the ground to the bottom of the sign (a deviation of 10' 6"), the square feet is 12 sf (a deviation of 2 sf) and the projection is 6' 8" (a deviation of 2' 8" sf).

All CUPs must meet the following general standards in accordance with Section 34-402 of City Code:

1. The proposed development will integrate compatibility with existing land uses and with permitted uses that may be established within any area to be affected by the proposed development.

Surrounding land uses are:

North – C-2, Central Business District

South – I-2, Heavy Industrial

East – C-2, Central Business District

West – I-1, Light Industrial & C-2, Central Business District

This lot and most of the surrounding property is zoned C-2, Central Business District. The applicant owns this property and utilizes this as mixed use property which is in line with the future land use map and the *Imagine Hastings* Comprehensive Plan. According to Districts Requirements Table found in the Sign Code 34-309, a projecting sign is allowable in the C-2 Use District. In fact this same type of sign was used at the Provident storefront a few doors north, however, that particular projecting sign was permitted under the pre-existing Sign Code (changed in 2019), but would not meet the requirements of our current sign code.

2. The use does not have a permanent negative impact that is substantially greater than the impact anticipated from development permitted in the base zone district.

Pedestrian and vehicular traffic circulation and safety. No traffic changes are anticipated with this use. Due to this signage being placed on a storefront off State right-of-way (Burlington Avenue) the applicant also must submit an application of encroachment to NDOT. This application is underway and a condition for approval of this CUP. In reviewing the sign design to these requirements Island (See attached NDOT Signage Requirements) and discussing with our representative in Grand Island, there does not appear to be any reason to believe that this sign will not be approved. The extra precautions being taken to anchor this sign with a rod to the interior of the building and a square plate demonstrates the applicant and sign contractor's thoughtful consideration to pedestrian and vehicular safety below the sign. There are no bright and distracting lights to divert the attention of those passing by.

Reasonable and economic extension of public utilities and facilities. No utilities & facilities changes are anticipated with this particular use.

Noise, fumes, dust or other environmental pollution. No pollution is anticipated with this particular use.

The maintenance of logical and efficient development patterns and land use mixtures. Projecting signs are common on the older brick storefront buildings in the City and tend to fit nicely to the historical value of the structure where there are larger and taller than normal structure. Much of the decade when many of these buildings were erected utilized wall and or projecting signs as opposed to the more recent trend of free-standing signs. In fact, as mentioned before, there is a projecting sign a few doors north on this same storefront.

The maintenance of property values in accordance with established and permitted land uses.

Should have not present a negative impact on adjacent property values. In fact, this sign is a classy representation of a tradition used in the era that this storefront originated and, in the material, predominantly used during that decade. These things better preserve the historical element and will lend value-added to the property values. Public notice requirements have been adhered to and there have been no responses received from any adjacent property owners.

3. *The conditions imposed are necessary to ensure the maintenance of property values and the safety, health, comfort, and repose of the residents.* The condition to approve only with proof of NDOT approval of the Encroachment application will ensure safety, health, comfort or repose of residents as their standards are imposed to ensure the safety of those using their sidewalks and ROW.

4. That the use, subject to conditions, maintains compliance with the Comprehensive Plan and the purpose and intent of the zoning regulations. This lot and most of the surrounding property is zoned C-2, Central Business District. Southern Bell Heartland LLC owns this property and utilizes this as mixed-use property which is in line with the future land use map and Imagine Hastings Comprehensive Plan. According to Districts Requirements Table found in the Sign Code 34-309, a projecting sign is allowable in the C-2 Use District. All surrounding property is also zoned commercial and industrial so a sign of this caliber will fit not only the zoning of this lot but also to the intent of the area.

City Code for Creative Projecting Sign is found in 34-309.04 (1 & 2) & 34-309.05 (4). There can be only 1 per lot and all other design standards and requirements are not applicable if sign is approved as a Creative Sign in this CUP. An applicant must demonstrate in a narrative and plans how the proposed creative sign would contribute to the following:

1. A substantial aesthetic improvement to the site: The recommendation made by CRA was a good one. A historical site such as this deserves a sign that better compliments the era that it was erected. The more modern internally lit projecting sign is not as aesthetically appealing against the original brick and ornamental molding on the exterior of such a building.
2. A positive visual impact on the surrounding area by enhancing the character of the building and site: This sign is a classy representation of a tradition used in the era that this storefront originated and, in the material, predominantly used during that decade. These things better preserve the historical element and will lend value-added to the property values.
3. Unique design exhibiting a high degree of thoughtfulness, imagination, inventiveness, and spirit: The sign will be reminiscent of what is found inside her business and is a thoughtful concept to capture the historical value of this building that will be used in a more modern time.
4. Strong visual character through the imaginative use of graphics, color, texture, quality

materials, scale, and proportion: The scale is fitting for this sign to be visible from the height that is necessary to anchor it. The material is a good accent to maintain historical consistency and the script used portrays the elegance and character of her business to those she will serve.

The applicant must also demonstrate how the sign contains at least one of the following contextual elements:

1. Creative image reflecting current or historic character of the city: This sign is a classy representation of a tradition used in the era that this storefront originated and, in the material, predominantly used during that decade.
2. Symbols or imagery relating to the use of the property: The industrial gear used to frame the title of this business portrays the industrial character of the applicant's historical event venue business in an elegant fashion to those she will serve at their most memorable events. The title of her business reminiscent of the material so predominantly found in this building and at a date in which it was established lending immediate historical recognition to those utilizing the services.
3. Inventive representation of the use, name, logo, structure, or business. The script used portrays the elegance and character of her historical event venue business to those she will serve.

Recommendation:

Staff recommends approval of a CUP resolution to allow a creative sign for property located in the C-2, Central Business District, commonly addressed as 109 North Burlington Avenue, Hastings, NE 68901, subject to following conditions:

- 1) There shall be compliance with any other applicable City, County, State or Federal regulations that shall apply. Specifically, a Nebraska Department of Transportation Application for Encroachment must be submitted to NDOT and receive approval prior to the sign being installed. A copy of this approval must be provided to the Development Services Department.
- 2) This resolution shall be filed with the registrar of deeds so as to provide notice to any person examining the real estate records of the existence of this CUP. The recording costs incurred to comply with this section shall be paid by the applicant for the CUP.



City of Hastings
Development Services Department
Zoning Development Approval (ZDA)
Conditional Use Permit Application

Date: 10/06/2020

Please fill out the Pre-Qualification form first if you are unsure of what action needs to occur. Contact Development Services for minimum requirements at 402-461-2302. Incomplete applications will not be processed. All applications must be complete prior to submission. Deadline for Planning Commission Approval is the last Monday of each month or ZDA will be held until the next months session.

Property Address:	109 N. Burlington Ave. Hastings.
Legal Description:	
Current Zoning:	C-2, Central Business district
Proposed Use:	Sign for Business on 1st Floor
Description of Proposed Use:	x Mixed use Building - signage is needed for business operating on the 1st Floor.

Applicant:	Tracy Bell	Company:	Southern Bell Heartland
Address:	109 N. Burlington	Telephone:	706-505-4108
City/State/Zip:	Hastings, NE 68901	Email:	Southernbellheartlandllc@gmail.com
Property Owner:		Company:	
Address:		Telephone:	
City/State/Zip:		Email:	
Key Contact:		Company:	Sign Doctor
Address:		Telephone:	
City/State/Zip:		Email:	

If the Applicant is not the Owner, an Owner Verification Form must be filled out and sent to the Owner for authorization of the application. This form is also available at www.cityofhastings.org.

I hereby acknowledge that all information provided with this application is true to the best of my knowledge. You will be required to upload a copy of a Site Plan and a Detailed Narrative Statement. Sections 34-402 through 34-404 of the Hastings City Code will assist in your preparation. You must affirm receipt and review of these codes as part of your permit process.

Signature of Applicant:	Bell	Date:	10/6/20
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HDS Staff Comments:

HDS Staff Acceptance:		Date:	
HDS Application Number:		HDS Case #:	
Total Fee:			

PAID



City of Hastings
Development Services Department
Zoning Development Approval (ZDA)
Conditional Use Permit Affirmation

As the applicant named herein, I acknowledge that I have familiarized myself with the City of Hastings Conditional Use Permit regulations as established in Chapter 34 - Zoning City Code, Sections 34-401 through 34-404. I agree to uphold all required conditions and cooperate with any necessary site inspections by the Code Enforcement Official for continued maintenance. I also further acknowledge the written and graphic information provided as part of this application are true and accurate to the best of my knowledge and belief.

Please click the link provided below for access to the Hastings City Code, Chapter 34 - Zoning City Code:

[Hastings City Code - Chapter 34](#)

Signature of Applicant:

Date:

10/6/20

Lisa Parnell-Rowe

From: Tracy Bell <infinity1432@gmail.com>
Sent: Tuesday, October 6, 2020 11:15 AM
To: Lisa Parnell-Rowe
Subject: Re: Sign status-Creative Design CUP fee & application



Lisa,

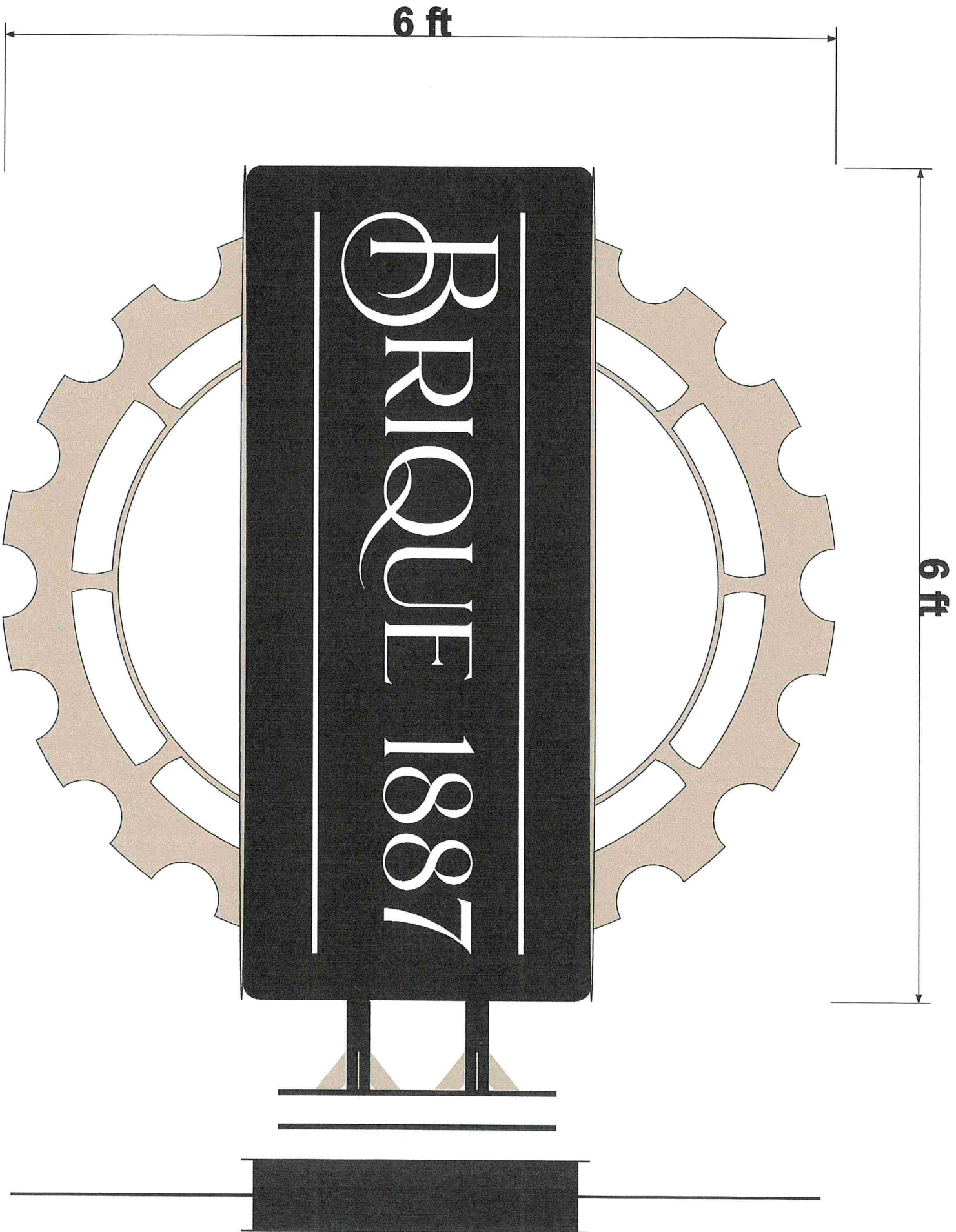
Thank you for your help and your time with my signage application. I am attaching a couple of pictures for your file.

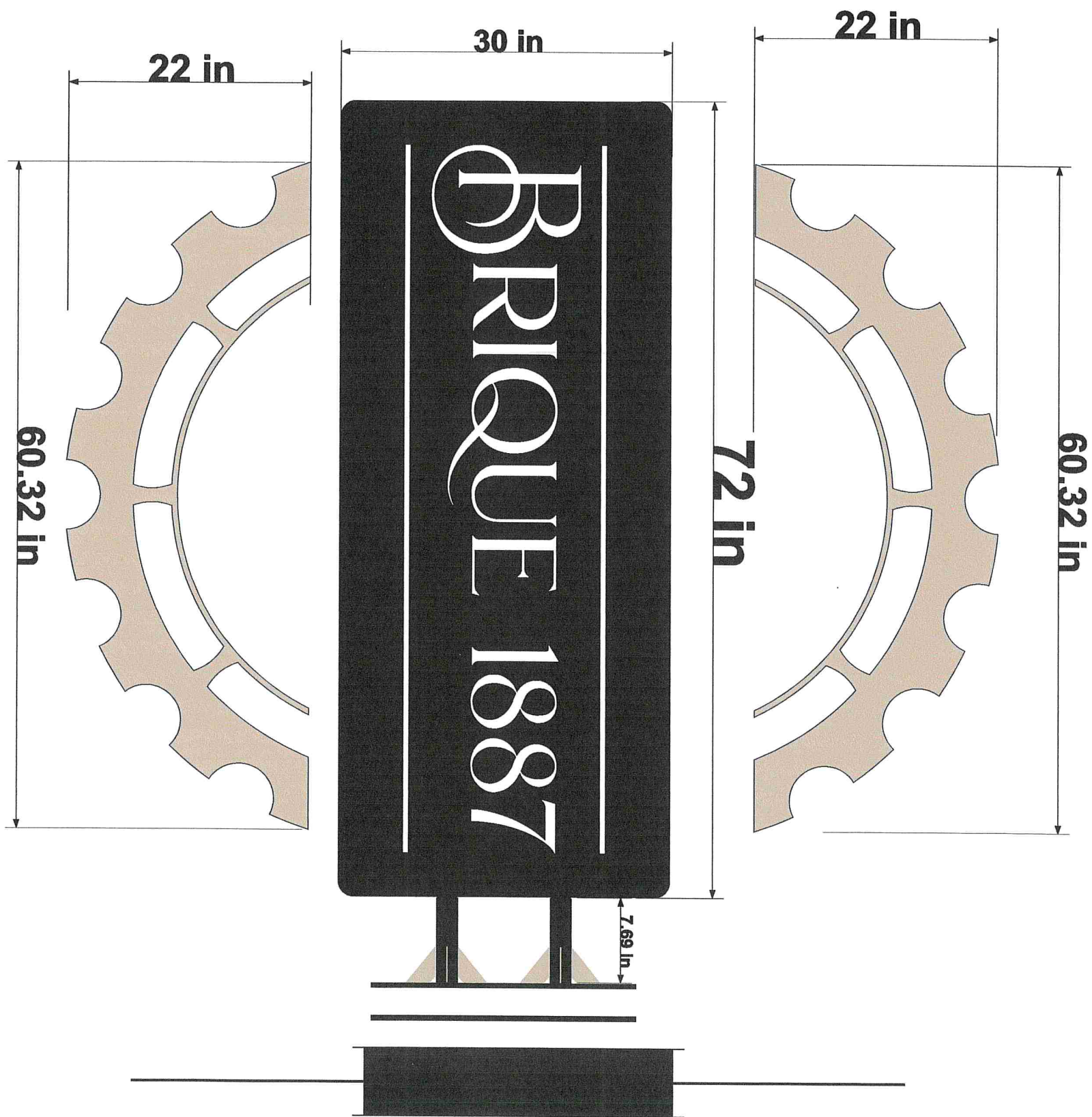
I would like to clarify the reasons for the size and height of the sign request, per our conversation. It is necessary for the sign to be above 12 feet from the ground because of the storefront windows on the east side of the building. From the floor of the inside of the space to the drop ceiling is 15 feet. This is all glass and original cast columns from the original building design. Where you see the Acme printing painted on the building is the area where the floor joists are located for the 2nd floor. In order to properly anchor a projecting sign in a building with this old brick, it was recommended for safety that the anchors be a threaded rod that goes completely through to the inside of the building where a large square plate would be placed in order to give the most stability for the sign. It would not be possible to do this where the glass and the cast are located, also, not on the area where the ACME sign is painted, as there would be nowhere to place the place for the anchor because of the joists. This leaves the space above this area as the only option for a projecting sign. The anchor plate will be about a 1-foot square steel plate, so it would have to be centered at least 6 inches above the floor on the second level. There is also an argument for preserving the historical value of the painted acme sign. This is the reason for the request for the height of the sign and therefore for the scale of the sign to be bigger. In addition, with this information in mind, a 4-foot sign on the side of a 3 story building would not be to scale and would not have adequate visibility to serve the purpose it is being built for. Please let me know if there are any questions regarding any of this or if you need more information for the review of the committees involved. Thank you in advance for your consideration of our request.





BRIQUE 1887





**SIGN OVERALL HEIGHT
FROM SIDEWALK TO TOP OF SIGN**

28' 6"

SIGN PROJECTION OFF BUILDING

6' 8"

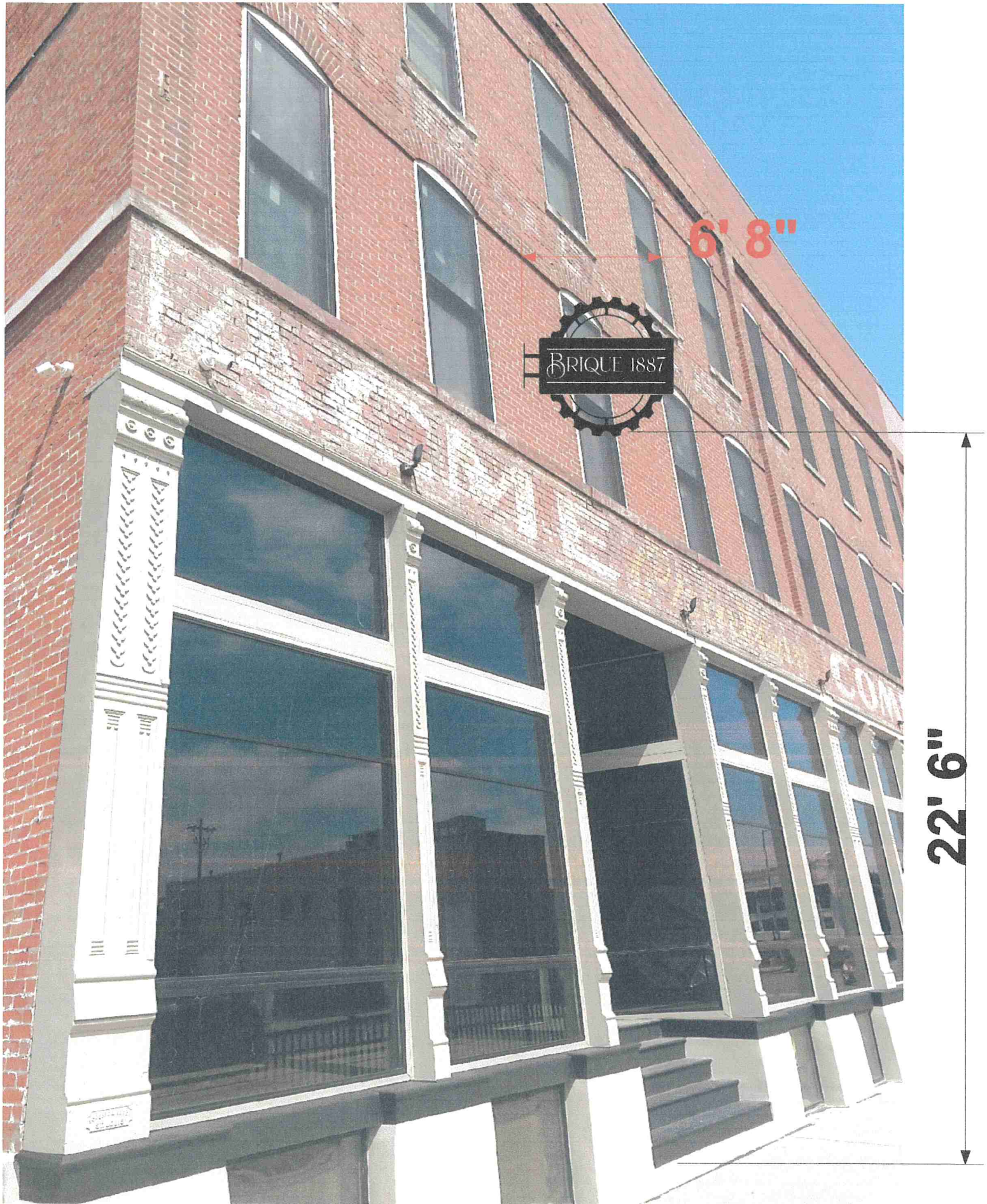
**BUILDING FRONT OR GLASS
TO THE BACK SIDE OF CURB
BURLINGTON AVE.**

19' 1"

**BACK SIDE OF CURB EDGE
TO LEADING EDGE OF SIGN**

12' 8"





SIGN TO PROJECT OFF BUILDING 6' 8"

HEIGHT FROM SIDEWALK TO BOTTOM OF SIGN - 22' 6"

28.5 ft



TOP OF SIGN WILL BE 28' 6" ABOVE SIDEWALK

Encroachment Owner:		
Address: <i>(Box, Street or Route No)</i>		
City:	State:	Zip:
Telephone No.: <i>(include Area Code)</i>	On Project: ☐ Yes ☐ No	Control No.:
Project No.:		
If Sign, Advertising Copy Reads:		

Date of Application:	Fax No.:	Email:	
Type of Application: ☐ Sign ☐ Awning ☐ Mansard Roof ☐ Other			
LOCATION OF ENCROACHMENT			
City/Town:		County:	
Highway No.: 34	Side of Highway: ☐ N ☐ S ☐ E ☐ W	R.P.: 209.7	
Sta. No.:	☐ Rt. Illumination: ☐ Lt. ☐ Yes ☐ No	Date Existing Encroachment Erected:	
Height Above Sidewalk to Bottom of Encroachment:		Width of Sidewalk from Back of Curb to Property Line or Building:	
SIZE OF ENCROACHMENT			
Width:	Length:	Height:	

Sketch of Encroachment: *(The sketch is to be a side view that includes dimensions that indicate how much the encroachment extends into the right of way):*

Affix Photo Here of Encroachment Location:

District Comments:

Owner of Record (<i>Signature</i>):	Date:
---------------------------------------	-------

Date:

Lisa Parnell-Rowe

From: Lisa Parnell-Rowe
Sent: Tuesday, October 13, 2020 11:47 AM
To: Tracy Bell (infinity1432@gmail.com); Sign Doctor Sign Shop
Cc: Mark Evans; Stepanek, Frank
Subject: FW: Projecting Sign - 109 North Burlington Avenue
Attachments: GI Headquarters.pdf; Application for Encroachment.docx
Importance: High

Tracy- See attached. I just got off the phone with the point of contact at State Highway. Frank said there is no fee but you will also need to submit an application to them approving your sign as an encroachment. I reviewed the attached guidance. I will paste it below too.

SIGNS, AWNINGS, CANOPIES, MARQUEES

Where a Public ROW passes through an established business district, and the buildings are at, or near, the right-of-way line, overhanging encroachments in the nature of signs, awnings, canopies, marquees, etc. may be permitted subject to the following conditions:

1. Awnings, canopies, marquees or signs advertising on premise activities, or which give public service messages, or similar installations may be permitted provided the encroachment meets the following conditions:
 - a. It must be supported wholly from the face of the building.
 - b. In a curbed area, it shall be at least three feet back of the face of the curb and ten feet above the elevation of the sidewalk or ground.
 - c. For a two-lane public road in an area without curbs, it can overhang the right-of-way provided it is not closer than 24 feet from the centerline of the Public ROW and ten feet above the elevation of the sidewalk or ground.

I need Tracy to finish filling out and sign the attached application and return it to me. I need your sign professional to add measurements to demonstrate compliance to b & c (above). As long as the revised site plan addresses this then I can move forward with Planning Commission approval with a condition that the State Right of Way Encroachment application is approved and a copy of that approval is provided to our department.

Call if questions! I have also copied the State point of contact on this email to you as well.

Thanks!

Lisa R. Parnell-Rowe
Director of Development Services
220 North Hastings Avenue
Hastings, NE 68901
(402) 461-2368 Office
(402) 462-2304 Fax
LParnell-Rowe@cityofhastings.org

From: Stepanek, Frank <Frank.Stepanek@nebraska.gov>
Sent: Tuesday, October 13, 2020 10:23 AM
To: Lisa Parnell-Rowe <LParnell-Rowe@cityofhastings.org>
Subject: RE: Projecting Sign - 109 North Burlington Avenue

Lisa,
An encroachment permit will need to be approved before any signs can overhang the states right-of-way. Attached are the rules for the encroachment, application, and the right-of-way plan sheet.
Any questions contact me.

Frank Stepanek
District ROW Permit Officer
211 N. Tilden
Grand Island, NE. 68802
o. 308-385-6265
c. 308-379-9164
Frank.Stepanek@nebraska.gov

From: Lisa Parnell-Rowe <LParnell-Rowe@cityofhastings.org>
Sent: Thursday, October 8, 2020 4:35 PM
To: Wahlgren, Wes <Wes.Wahlgren@nebraska.gov>; Stepanek, Frank <Frank.Stepanek@nebraska.gov>
Cc: Mark Evans <mevans@cityofhastings.org>
Subject: RE: Projecting Sign - 109 North Burlington Avenue

OK, thank you. Please note that we are needing to send out a planning commission packet with a report on this item by next Thursday 10/22/20. It would be good to have any comments by that time if possible.

Thank you!

Lisa R. Parnell-Rowe
Director of Development Services
220 North Hastings Avenue
Hastings, NE 68901
(402) 461-2368 Office
(402) 462-2304 Fax
LParnell-Rowe@cityofhastings.org

From: Wahlgren, Wes <Wes.Wahlgren@nebraska.gov>
Sent: Thursday, October 8, 2020 4:15 PM
To: Stepanek, Frank <Frank.Stepanek@nebraska.gov>; Lisa Parnell-Rowe <LParnell-Rowe@cityofhastings.org>
Cc: Mark Evans <mevans@cityofhastings.org>
Subject: FW: Projecting Sign - 109 North Burlington Avenue
Importance: High

Lisa,

I will ask Frank Stepanek to look at this and let us know if it is ok per our requirements. Thanks for giving us the opportunity to review this!

Frank, please look at this and let us know if you have any concerns. Thanks!

Wes

From: Lisa Parnell-Rowe <LParnell-Rowe@cityofhastings.org>
Sent: Thursday, October 08, 2020 9:41 AM
To: Wahlgren, Wes <Wes.Wahlgren@nebraska.gov>
Cc: Mark Evans <mevans@cityofhastings.org>
Subject: Projecting Sign - 109 North Burlington Avenue
Importance: High

Good morning Wes!

I wanted to just let you know that we are taking a projecting sign through a Creative Sign Conditional Use Permit process. This one is located on Burlington. This sign is on a larger building and due to the way that it needs to be secured it will need to be placed a bit higher on the building to avoid second floor joists and windows and is consequently 2 square feet larger than maximum allowable in our code. When this happens we can offer a CUP procedure. We do not feel it would be a problem with traffic traversing on the State ROW but we did want to provide the designs and I will also provide you on property notice letter.

If you see any issues with this at all please give me or Mark Evans a call to discuss this matter further.

Thanks!

Lisa R. Parnell-Rowe
Director of Development Services
220 North Hastings Avenue
Hastings, NE 68901
(402) 461-2368 Office
(402) 462-2304 Fax
LParnell-Rowe@cityofhastings.org

6. **Completion of Work.** The applicant shall immediately notify the LPA when the work has been completed. The LPA will inspect the work and if satisfactorily completed, the performance guarantee, if any, will be returned to the applicant.

LPA STREET BEAUTIFICATION PROJECTS

LPAs governing body may permit the use of public right of way, by ordinance, for street beautification projects. Such project may include, but not limited to, bus and transit facilities, public seating or benches, landscaping, planters, and other uses when determined by LPAs governing body to be appropriate and within the public interest.

ACCOMMODATION OF UTILITIES

The LPA has somewhat limited authority to regulate utility occupancy on all Public ROW because most utilities are permitted to occupy Public ROW in accordance with state statutes. LPA shall make all reasonable efforts to encourage utilities to install facilities so as to not conflict with the use of the public ROW for transportation purposes.

APPROACH ROADS

Approach roads and driveways are not encroachments unless LPA has acquired the right to control or limit access to roads and streets. The LPA has limited authority to regulate the location and placement of driveways and approach roads on all Public ROW. Driveways and approach roads are permitted to occupy Public ROW in accordance with state statutes.

SIGNS, AWNINGS, CANOPIES, MARQUEES

Where a Public ROW passes through an established business district, and the buildings are at, or near, the right-of-way line, overhanging encroachments in the nature of signs, awnings, canopies, marquees, etc. may be permitted subject to the following conditions:

1. Awnings, canopies, marquees or signs advertising on premise activities, or which give public service messages, or similar installations may be permitted provided the encroachment meets the following conditions:
 - a. It must be supported wholly from the face of the building.
 - b. In a curbed area, it shall be at least three feet back of the face of the curb and ten feet above the elevation of the sidewalk or ground.
 - c. For a two-lane public road in an area without curbs, it can overhang the right-of-way provided it is not closer than 24 feet from the centerline of the Public ROW and ten feet above the elevation of the sidewalk or ground.

2. That the owner of the business makes application for a permit and submits a sketch or drawing of the new or existing encroachment showing its use, size, lighting, construction, materials, advertisement and distance from curb and height from sidewalk or ground.
3. That where the permit is granted, no other uses can be made of the structure other than as displayed on the permit. When required, the permit number will appear on the structure as directed by the LPA.
4. All encroachments which contain, include or are illuminated by any flashing, intermittent or moving light or lights are prohibited except for signs which change their message at reasonable intervals by electronic process or by remote control giving public service information such as time, date, temperature, weather or on premise signs advertising goods or services available on the premises provided that such signs shall not contain or be illuminated by beacons, strobe lights or bright flashing lights.
5. In the event the encroachments referred to above, by reason of color, illumination, or placement, obscure or in any way detract from the effectiveness of roadway or street signs or traffic signals, or so distract the driver of a motor vehicle, the LPA shall cause the removal of such encroachments or take appropriate measures so that the effectiveness of the public street or road signs or traffic signals are not impaired.
6. In all cases of permits above, the owner by signing the application form gives the LPA a right-of-entry to the property permitting the LPA access, at any time to remove the encroachment, where the owner has been notified in writing to remove the encroachment and such encroachment hasn't been corrected or removed within 30 days after the notification date.
7. That all permits shall have upon their face that the right to encroach shall be automatically revoked where the use of the property changes, alterations as to size occur to the encroachment, the encroachment is moved or changed from the original plans, sketches, drawings or narrative submitted with the application and further where the property is needed for the LPA public street or road purposes the permit is revoked upon 30 days written notice.
8. An inventory of existing encroachments shall be made in all cases where Public ROW is needed for the LPA public street or road construction. Notices shall be sent to the owners of encroachments where the permits are to be revoked because the encroachment no longer conforms to this policy. Notices shall also be sent to the owners of those encroachments that need to be altered or removed as part of the project because the encroachment no longer conforms to this policy.

Nebraska Department of Transportation

Application for Encroachment

Encroachment Owner:			Date of Application:		Fax No.:		Email:	
Address: (Box, Street or Route No)			Type of Application:					
			☐ Sign ☐ Awning ☐ Mansard Roof					
			☐ Other					
LOCATION OF ENCROACHMENT								
City/Town:			County:					
Highway No.:			Side of Highway:			R.P.:		
			☐ N ☐ S ☐ E ☐ W					
Sta. No.:			☐ Rt.		Illumination:		Date Existing Encroachment Erected:	
			☐ Lt.		☐ Yes ☐ No			
Height Above Sidewalk to Bottom of Encroachment:			Width of Sidewalk from Back of Curb to Property Line or Building:					
SIZE OF ENCROACHMENT								
Width:			Length:			Height:		

Sketch of Encroachment: (The sketch is to be a side view that includes dimensions that indicate how much the encroachment extends into the right of way):

Affix Photo Here of Encroachment Location:

I certify all information provided above is true and accurate.

District Comments:

I assign the right to the State of Nebraska Department of Transportation to act as my agent to remove the above encroachment if I, the owner, have failed to remove the encroachment after the 10-day written notification. If there is a change in ownership of encroachment, new owner agrees to permit stipulations or removes encroachment.

TRACT NO.
MILO F. & JOYCE A. KOCOUREK, H & W, JT.
S. 74.5' LOTS 1-5, LYMAN'S ADD.

TRACT NO.
DEMARS DISTRIBUTING CO.
N. 40.5' LOTS 1-5,
LYMAN'S ADD.

TRACT NO. 10
D.W. CLARKE, INC.
LOTS 1-3, ESTHER'S ADD

TEMP EASE TO BLD.
DRIVES & BARRIER CURB
913.84 SF.

2-Story Brick Bldg.

2-Story Brick Bldg.

BARRIER CURB

NEW ROW

E. BURLINGTON AVE.

EL STA. 115+99.92
SHIFTED

LOT 13

TEMP EASE TO BLD. DR.
285.31 SF.

LOT 12

2-Story Brick Bldg.
(J.C. Penney Co.)

DO NOT DISTURB

TRACT	STATION TO STATION	SIDE	DESCRIPTION
10	116+26	60LT	CONCRETE ISLAND
11	116+71	64LT	CURB INLET
	117+28		



Kerrs Sub
of Gaslins

Taylor's Sub

Moore's Add

Pauls, Farris
Proprietor Sub

Grubbe
Second Sub

Eggers Add

Lyons Add

Warehouse Sub

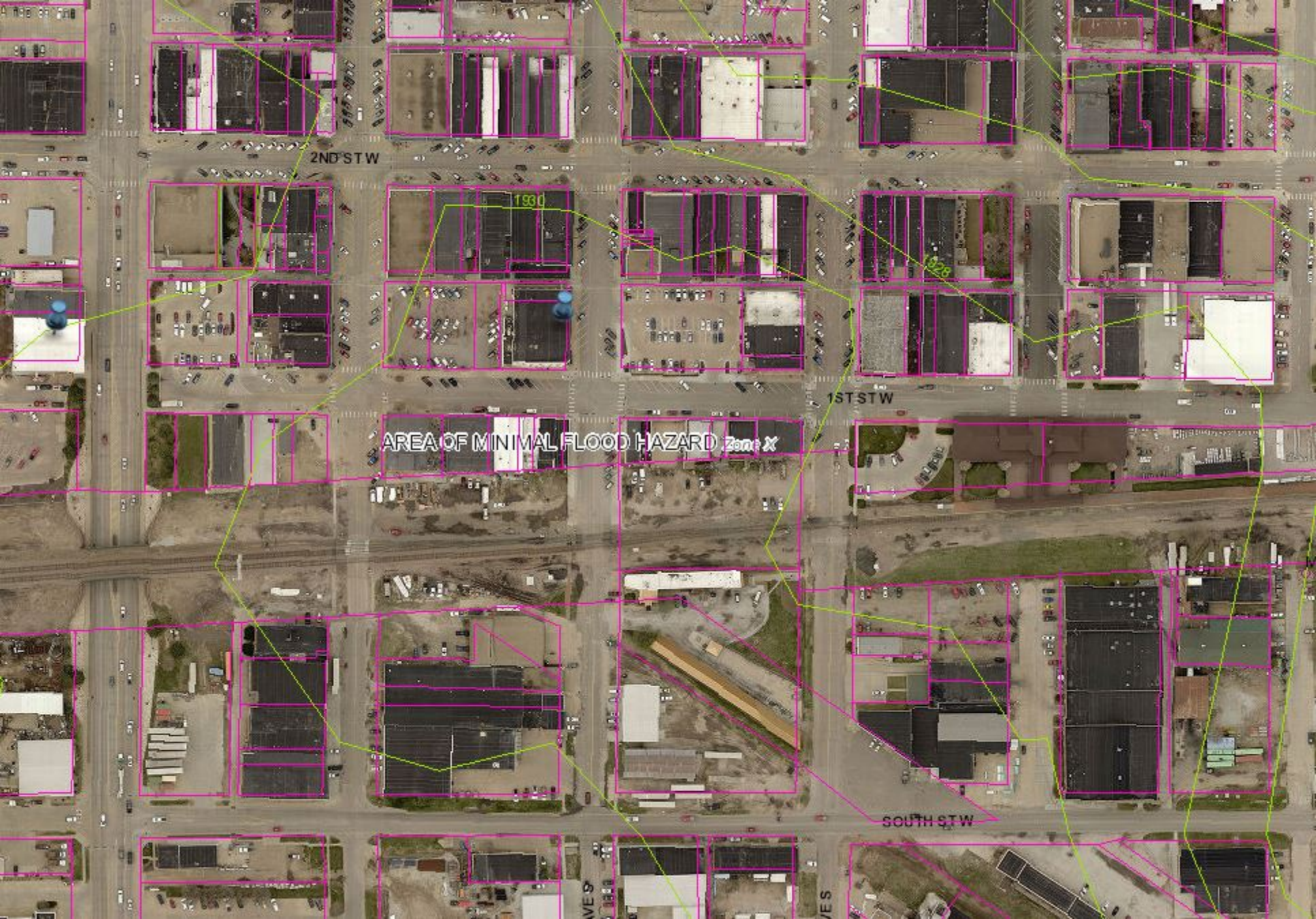
Oliver's Add

Oliver's Sub

Buchanans Sub
of Johns Add

2ND ST W

LINCOLN AVES



2ND STW

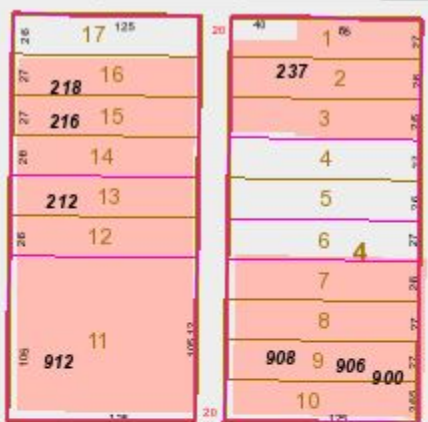
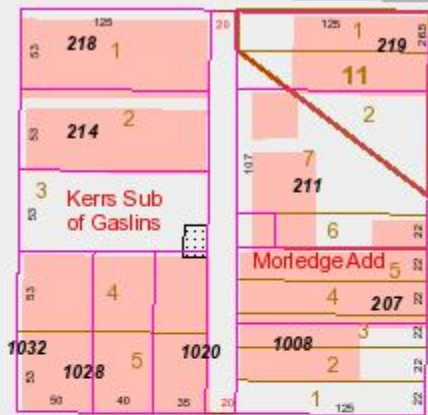
1930

1928

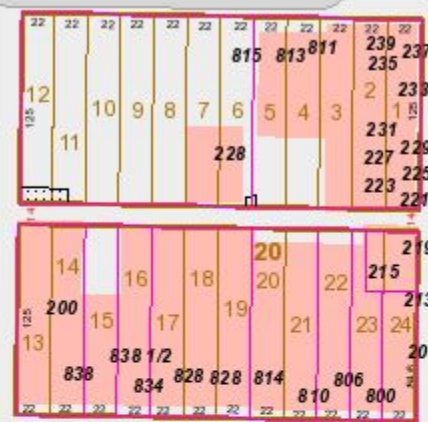
1ST STW

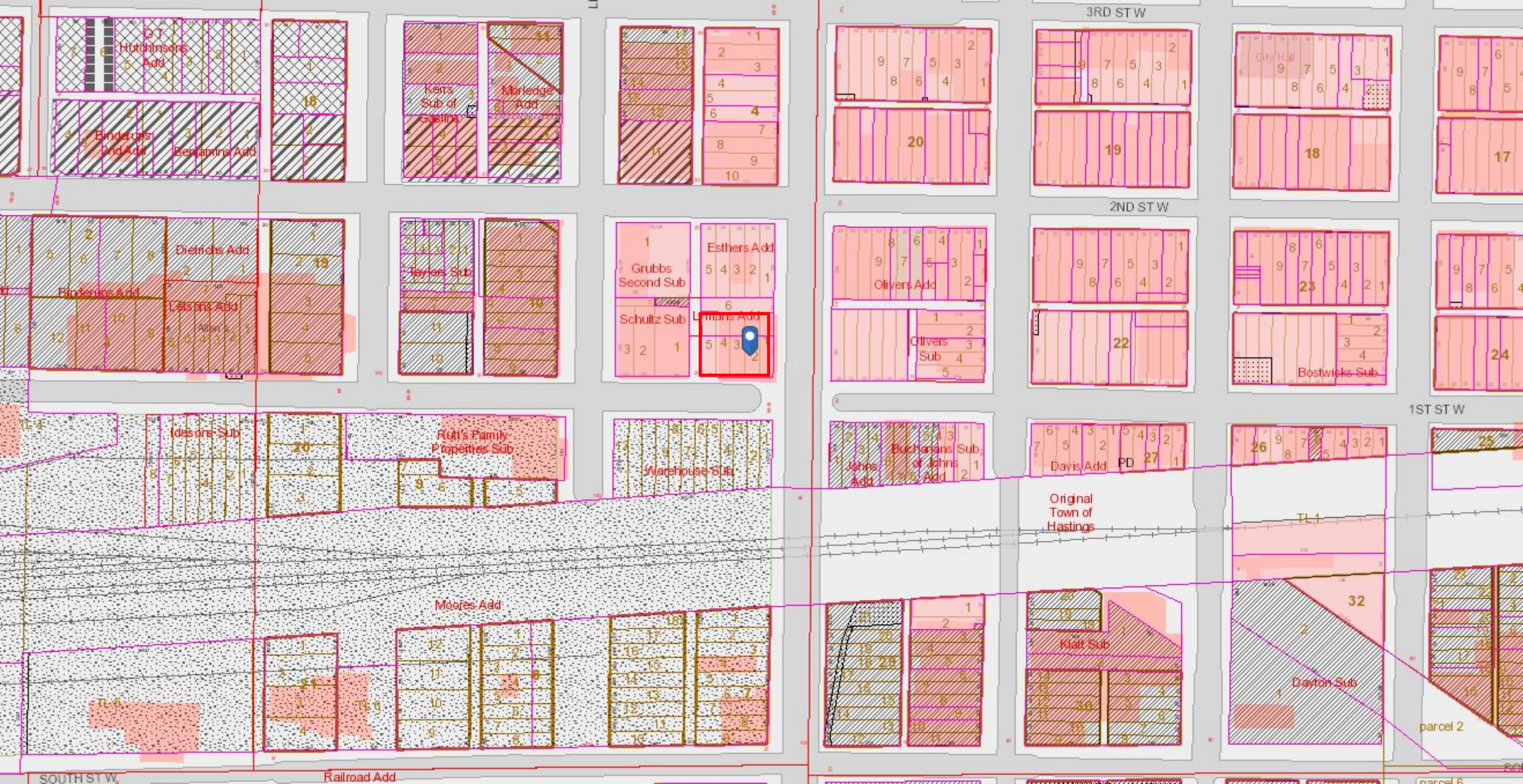
AREA OF MINIMAL FLOOD HAZARD Zone X

SOUTH STW



BURLINGTON AVE N





Department: Development Services
Staff Contact: Lisa Parnell-Rowe
Planning Commission Meeting Date: 10/20/2020
File No: 2020-046
Prepared By: Lisa Parnell-Rowe, Director of Development Services

AGENDA ITEM SUMMARY SHEET

Description of Item:

Final plat for C & R Subdivision, a re-plat of Lot 8, Lakeview 5th Addition and a tract of land located in the Southwest Quarter of Section 36, Township 8 North, Range 10 West of the 6th P.M in the City of Hastings, Adams County, Nebraska.

Names of People/Business affected by this action:

The applicant, the people of Hastings, and the City.

Why Planning Commission action is required:

Neb. Rev. Stat. 19-929 states that city council shall not take final action on subdivision development matters without the recommendation of the Planning Commission.

Type of action requested:

Motion

Suggested motion:

Motion to recommend approval of C & R Subdivision, a re-plat of Lot 8, Lakeview 5th Addition and a tract of land located in the Southwest Quarter of Section 36, Township 8 North, Range 10 West of the 6th P.M in the City of Hastings, Adams County, Nebraska.

Deadlines associated with action:

Not applicable

Department head comments:

The Development Department and Plat Track review teams have reviewed this plat and the applicant has incorporated all preliminary recommendations. Street right-of-way to complete Dorothy Avenue dedication along the west side of this new lot has been dedicated as part of this final plat. Additional 10' Utility easements to the north and northeast sides of this additional area added to Lot 8 were also incorporated. All requirements of Hastings City Code Section 38-203 have been met, and the final re-plat can be approved.

Recommendation:

Staff recommends motion to recommend approval of C & R Subdivision, a re-plat of Lot 8, Lakeview 5th Addition and a tract of land located in the Southwest Quarter of Section 36, Township 8 North, Range 10 West of the 6th P.M in the City of Hastings, Adams County, Nebraska.



City of Hastings
Development Services Department
Zoning Development Approval (ZDA)
Final Plat Application

Date: 09/10/2020

Name of Plat: C & R Subdivision

Inside City Limits Y ☒ N ☐

Owner:	Cindy & Roger Herman	Phone Number:	4024600501
	1218 Lakeridge Dr	E-mail:	cindyannnimrod@gmail.com
	Hastings, NE 68901		

Surveyor:	Josh Grummert	Phone Number:	4028795701
	PO Box 37	E-mail:	jmgrummert@yahoo.com
	Kenesaw, NE 68956		

Notes or Comments:

Applicant's Signature:

Joshua E Grummert
Key: a7da62208a41588d3e87304d00c217

09/10/2020

DSD Staff Use

Administrative Plat: Y ☐ N ☒

Staff Comments:

Due to necessary platting of 10' Utility easements to North & Northeast of unplatted area being added to Lot as well as added ROW this will need a final plat zoning approval @ PC & CC.

Number of Lots:

Mylar Size:

Fee:

Gross Area:

Number of Pages:

Case Number:

Staff Signature:

Les Parnell - Rowe

PC 10/20/20
CC 11/9/20

City of Hastings
220 N. Hastings Avenue
Hastings NE 68901

Payee: WESTBROOK VILLAGE LLC

Date: 9/11/2020 Time: 3:26 PM

Receipt Number: DS1 / 90339

Clerk: TERI

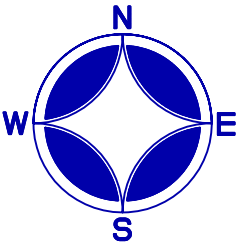
ITEM	REFERENCE	AMOUNT
ZONE C&R SUB		
Zoning Fees		300.00
ZONE 1 LOT		
Zoning Fees		20.00
Total:		320.00
assor	#3069	320.00
Change:		0.00

C & R SUBDIVISION

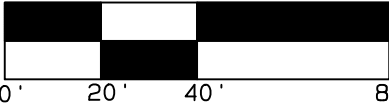
A RE-PLAT OF LOT 8 LAKEVIEW 5TH ADDITION TO THE CITY OF HASTINGS AND A TRACT OF LAND LOCATED IN THE SW 1/4, OF SECTION 36-T8N-R10W, OF THE 6TH, P.M., IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

FLOOD PLAIN NOTE:

NO PORTION OF THE PROPERTY SHOWN ON THIS FINAL PLAT IS LOCATED WITHIN THE 100 YEAR FLOOD HAZARD ZONE "A" ACCORDING TO THE FLOOD HAZARD BOUNDARY MAPS AS PROVIDED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, COMMUNITY PANEL NO.31001C0157C EFFECTIVE ON JULY 5TH, 2018.

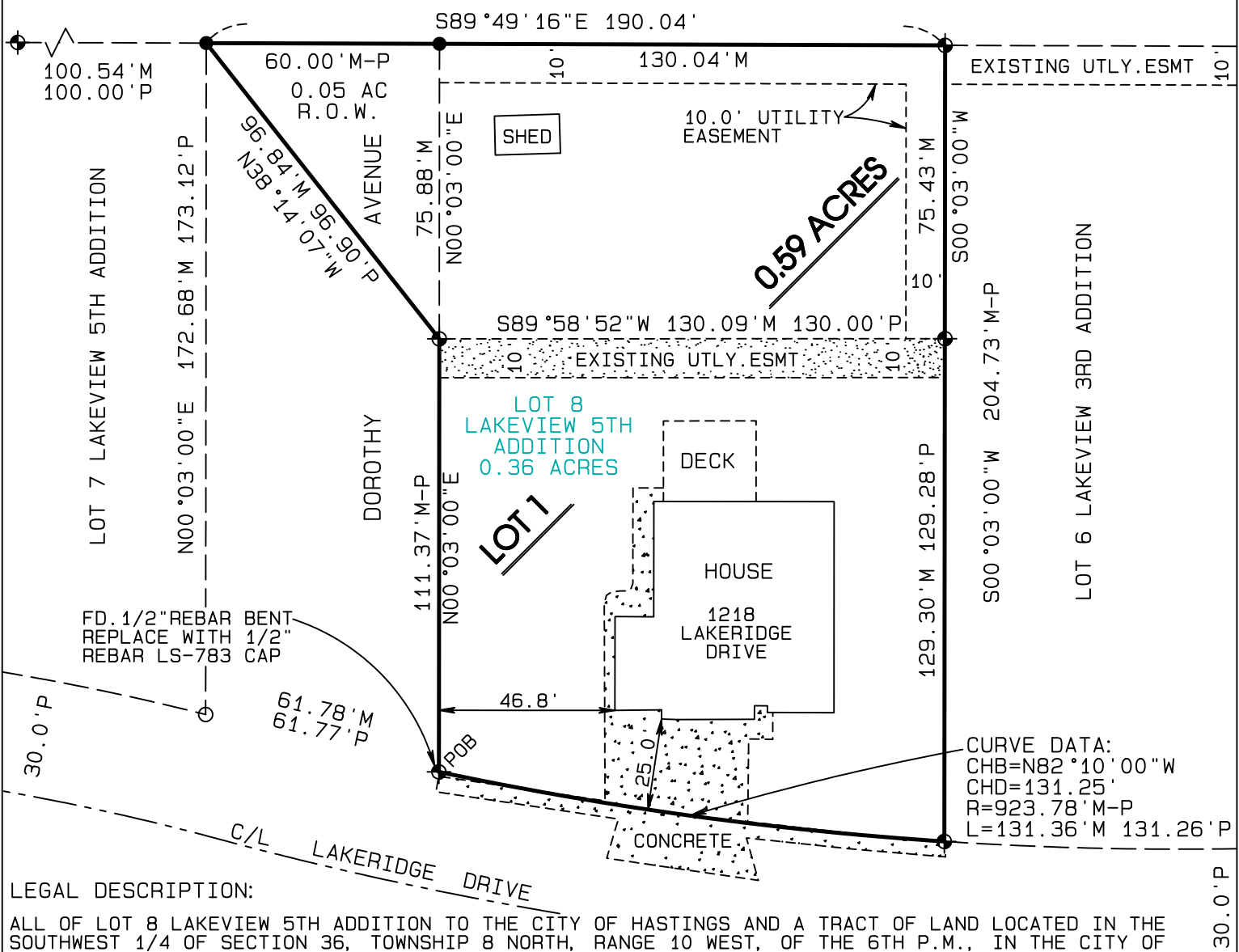


ALL BEARINGS ARE ASSUMED
SCALE: 1"=40'



CURRENT AND FUTURE ZONING:
R-1 URBAN SINGLE FAMILY
RESIDENTIAL DISTRICT

PT.SW 1/4 36-T8N-R10W OWNER: WESTBROOK VILLAGE L.L.C.



LEGAL DESCRIPTION:

ALL OF LOT 8 LAKEVIEW 5TH ADDITION TO THE CITY OF HASTINGS AND A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 10 WEST, OF THE 6TH P.M., IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 8 LAKEVIEW 5TH ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, THENCE N00°03'00"E (ASSUMED BEARING) ON THE WEST LINE OF SAID LOT 8 A DISTANCE OF 111.37 FEET TO THE NORTHWEST CORNER OF SAID LOT 8, THENCE N38°14'07"W ON THE NORTHERLY RIGHT OF WAY LINE OF PLATTED DOROTHY AVENUE A DISTANCE OF 96.84 FEET TO THE NORTHEAST CORNER OF LOT 7 OF SAID LAKEVIEW 5TH ADDITION, THENCE S89°49'16"E A DISTANCE OF 190.04 FEET TO THE NORTHWEST CORNER OF LOT 6 LAKEVIEW 3RD ADDITION TO THE CITY OF HASTINGS, THENCE S00°03'00"W ON THE WEST LINE OF SAID LOT 6 AND ALSO BEING THE EAST LINE OF SAID LOT 8 A DISTANCE OF 204.73 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8, THENCE ON THE SOUTH LINE OF SAID LOT 8 ON A CURVE THAT IS CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 923.78 FEET, A CHORD BEARING OF N82°10'00"W A CHORD DISTANCE OF 131.25 FEET AND AN ARC LENGTH OF 131.36 FEET TO THE POINT OF BEGINNING, CONTAINING 0.64 ACRES MORE OR LESS, OF WHICH 0.05 ACRES WILL BE DEDICATED AS PUBLIC ROAD RIGHT OF WAY.

GPS PROJECT # 066-2020

SHEET 1 OF 4

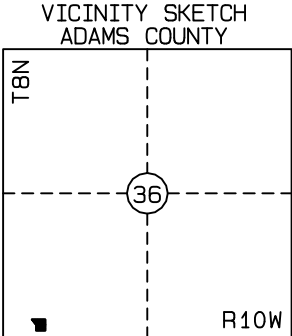
SURVEYOR'S CERTIFICATE:

LEGEND:

- M-MEASURED DISTANCE
- R-RECORD DISTANCE
- G-GOVERNMENT DISTANCE
- P-PLATTED DISTANCE
- D-DEED DISTANCE

FOUND 1/2" REBAR WITH LS-287 CAP UNLESS NOTED OTHERWISE

SET 1/2" X 24" REBAR WITH BLUE LS-783 CAP UNLESS NOTED OTHERWISE



I, HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA. COMPLETED ON OCTOBER 8TH 2020.

JOSHUA E. GRUMMERT | LS-783



GRUMMERT PROFESSIONAL SERVICES, LLC
2837 WEST HIGHWAY 6, SUITE 206, HASTINGS, NE 68901
PHONE 402-879-5701 EMAIL jmgrummert@yahoo.com
WEBSITE www.grummertsurveying.com

OWNERS CERTIFICATE AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WESTBROOK VILLAGE, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, AND ROGER L.HERMANN AND CINDY A.HERMANN (FORMERLY KNOWN AS CINDY A. NIMROD) (HUSBAND AND WIFE) BEING THE OWNERS OF RECORD OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "C & R SUBDIVISION" A SUBDIVISION IN THE CITY OF HASTINGS, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 10 WEST OF THE 6TH, P.M., ADAMS COUNTY, NEBRASKA, AND THAT SAID SURVEYING, SUBDIVIDING, PLATTING AND DESIGNATION WAS DONE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNERS. BE IT FURTHER KNOWN, THAT SAID OWNERS DO HEREBY DEDICATE ANY STREETS AND EASEMENTS SHOWN ON THE PLAT TO THE CITY OF HASTINGS.

SIGNED THIS _____ DAY OF _____, 2020.

WESTBROOK VILLAGE, L.L.C.

ALAN M. ANDERSON, MANAGING MEMBER

ROGER L. HERMANN

CINDY A. HERMANN

ACKNOWLEDGEMENT

STATE OF NEBRASKA }
COUNTY OF ADAMS } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY
OF _____, 2020, BY ALAN M. ANDERSON (MANAGING MEMBER), MY COMMISSION
EXPIRES THE _____ DAY OF _____, _____.

NOTARY (SEAL)

ACKNOWLEDGEMENT

STATE OF NEBRASKA }
COUNTY OF ADAMS } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY
OF _____, 2020, BY ROGER L. HERMANN AND CINDY A.HERMANN (FORMERLY KNOWN AS CINDY A
NIMROD) (HUSBAND AND WIFE)
MY COMMISSION EXPIRES THE _____ DAY OF _____, _____.

NOTARY (SEAL)

WAIVER:

APPLICANTS HEREBY WAIVES ANY AND ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE STREETS AND ALLEYS TO CONFORM TO SAID GRADES AS ESTABLISHED.
SIGNED THIS _____ DAY OF _____, 2020.
WESTBROOK VILLAGE, L.L.C.

ALAN M. ANDERSON, MANAGING MEMBER

ROGER L. HERMANN

CINDY A. HERMANN

CONSENT OF LIENHOLDER

I, _____ (PRINT NAME), _____ (TITLE) OF FIVE POINTS BANK OF HASTINGS
 BEING A LIENHOLDER OF THE DESCRIBED TRACT OF LAND, HEREBY APPROVE AND AGREE TO THE
 PLATTING OF C & R SUBDIVISION, A SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY,
 NEBRASKA, ON THIS _____ DAY OF _____ 2020, ON BEHALF OF SAID FIVE POINTS BANK OF HASTINGS
 _____ (SIGNATURE)
 _____ (PRINTED NAME AND TITLE)

ACKNOWLEDGEMENT

STATE OF _____ }
 COUNTY OF _____ } SS
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2020
 BY _____ (PRINT NAME)
 _____ (TITLE) OF FIVE POINTS BANK OF HASTINGS
 MY COMMISSION EXPIRES THE _____ DAY OF _____, _____.
 _____ NOTARY (SEAL)

CITY PLANNING COMMISSION RECOMMENDATION

THIS PLAT OF C & R SUBDIVISION, A SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY,
 NEBRASKA, HAS BEEN SUBMITTED TO AND REVIEWED BY THE CITY PLANNING COMMISSION FOR
 APPROVAL AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, ADAMS
 COUNTY, NEBRASKA, WITH THE RECOMMENDATION THAT SAID PLAT BE _____ AS PROPOSED
 DATED THIS _____ DAY OF _____, _____.

_____ CHAIRMAN _____ DIRECTOR

CITY ENGINEER'S APPROVAL

I, THE UNDERSIGNED, DO HEREBY _____ THIS PLAT OF C & R SUBDIVISION,
 A SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.
 _____ CITY ENGINEER

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES ARE DUE OR DELINQUENT UPON THE PROPERTY IN THE LEGAL DESCRIPTION ON THIS PLAT AS OF

THIS ____DAY OF _____ , _____.

ADAMS COUNTY TREASURER

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO SPECIAL ASSESSMENTS ARE DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT.

CITY OF HASTINGS TREASURER

MAYOR AND CITY COUNCIL ACTION

THIS PLAT OF C & R SUBDIVISION, A SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY,

NEBRASKA, IS HEREBY_____, DATED THIS ____DAY OF _____ , _____.

MAYOR

CITY CLERK

REGISTER OF DEEDS CERTIFICATE

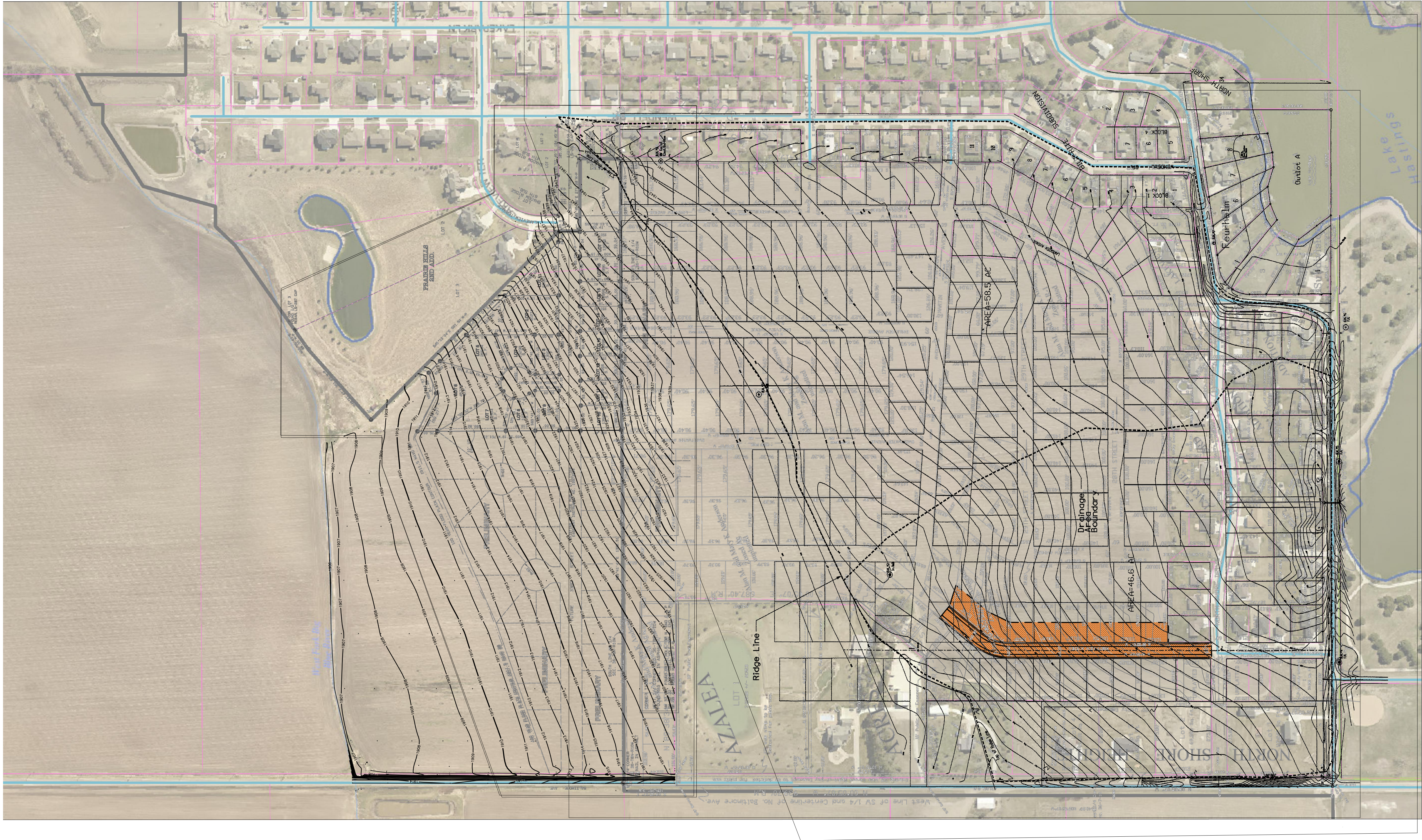
STATE OF NEBRASKA }
 } SS
COUNTY OF ADAMS }

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE OF ADAMS COUNTY, NEBRASKA

DATE: _____ TIME: _____

INSTRUMENT NO.: _____

REGISTER OF DEEDS



DRAINAGE STUDY PLAN

SCALE: 1" = 200'-0"

I, Steven W. Wolford, am the
Coordinating Professional on the
LAKEVIEW VILLAGE L.L.C.
LAKEVIEW 7TH ADDITION
PAVING PLAN project.

This bar is one inch long on original drawing.
if not one inch on this sheet, adjust scales accordingly

DWG: 92/L-17 DS-1
DRAWN: JT
CHECKED:
REVISIONS

DS-1

DATE: AUGUST, 2017

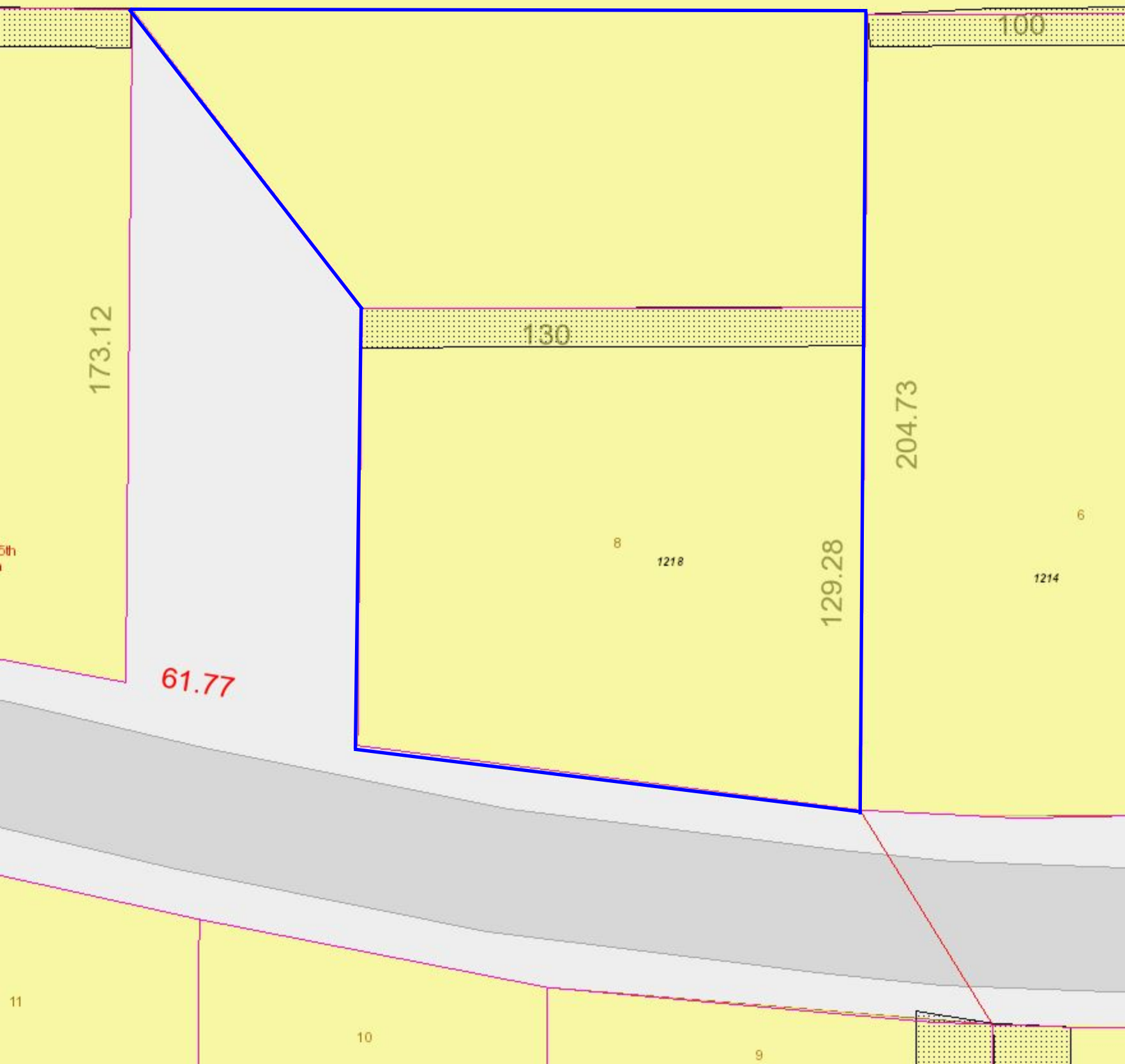
NOT FOR CONSTRUCTION
PRELIMINARY

Seal of Coordinating Professional:

DESIGN ASSOCIATES
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LAKEVIEW VILLAGE L.L.C. LAKEVIEW VILLAGE 7TH ADDITION HASTINGS, NEBRASKA





MERLE AVE

Lakeview
7th Sub

LAKERIDGE DR

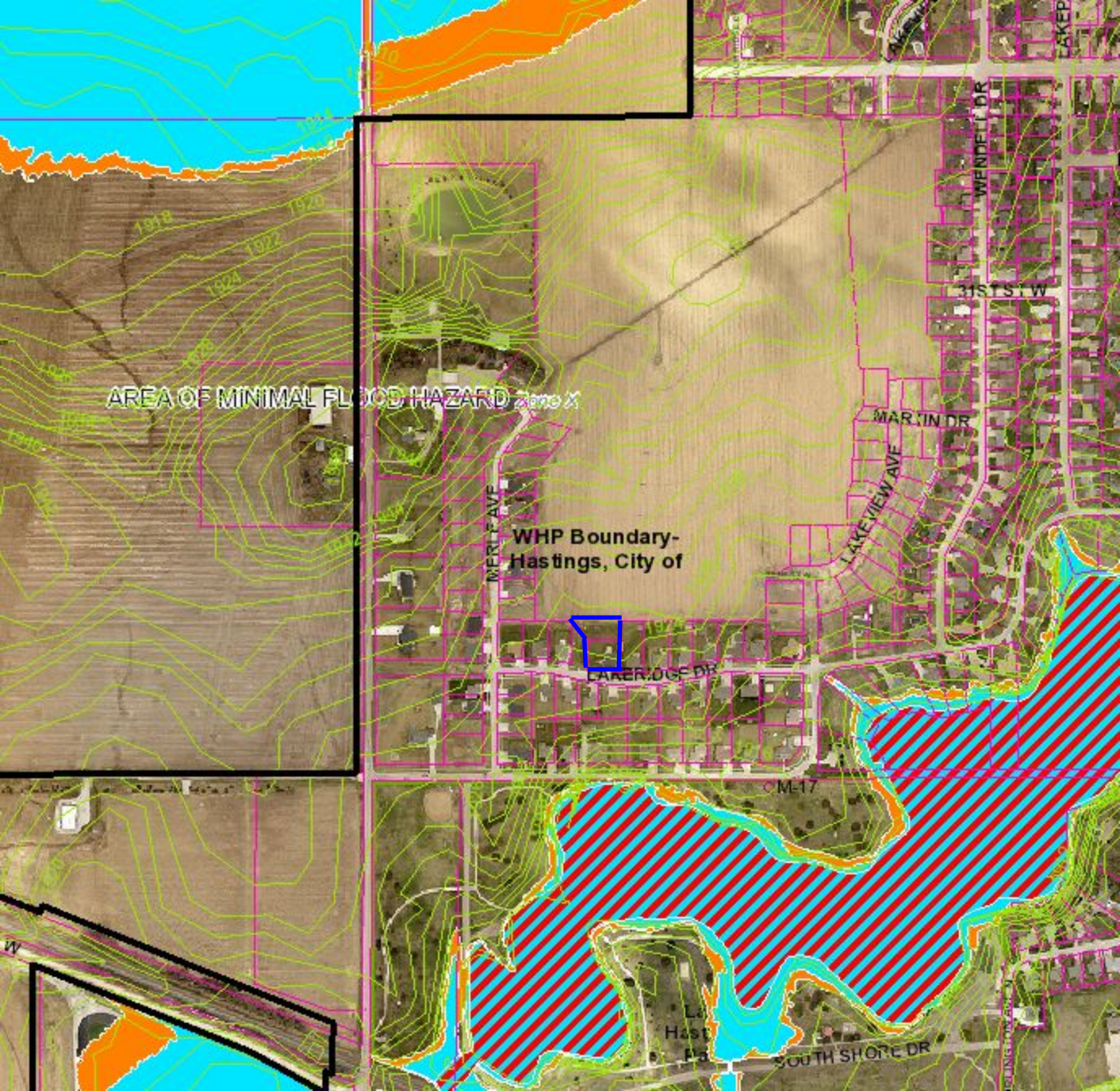
Lakeview 5th
Addition

Lakeview
3rd Add

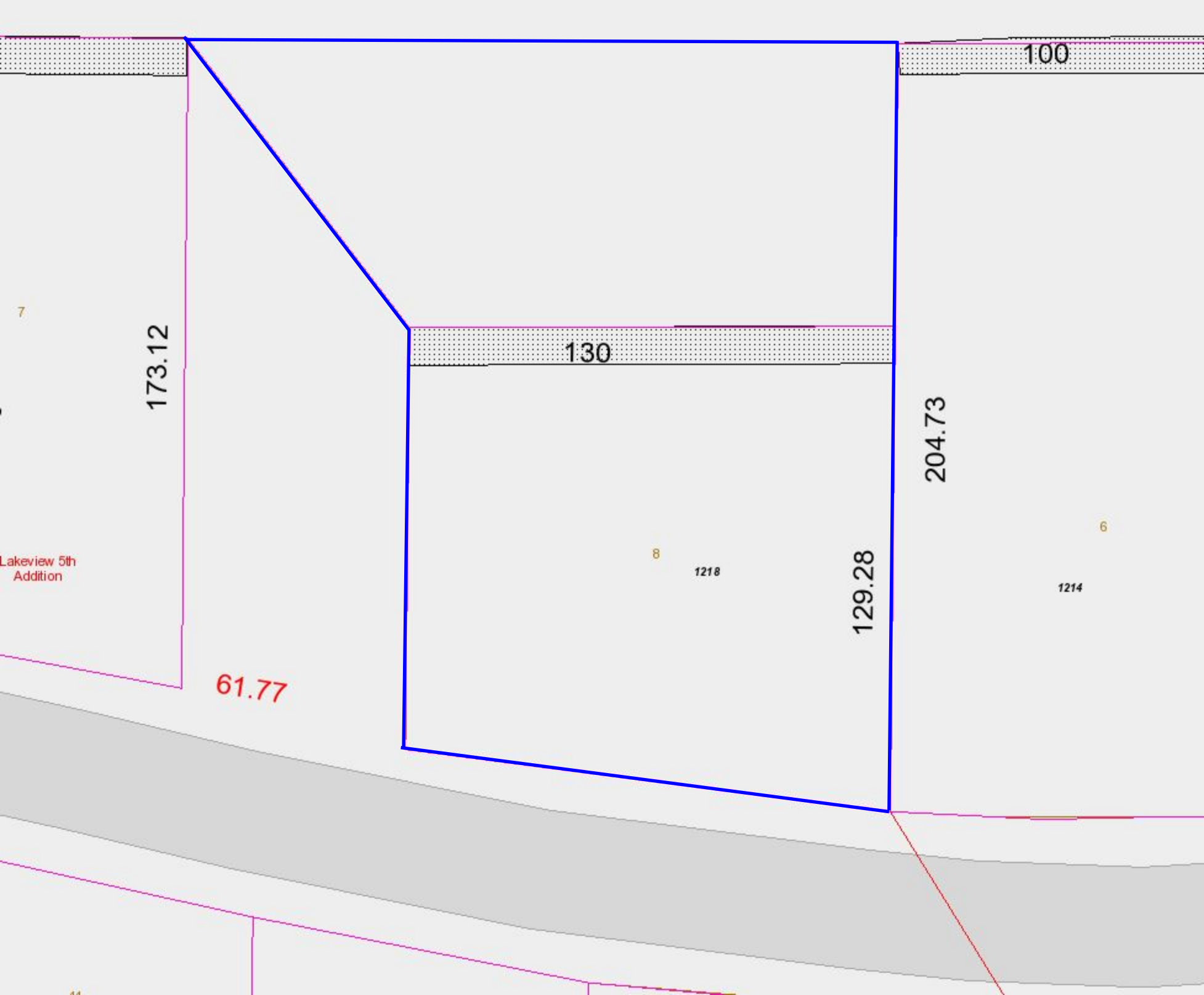
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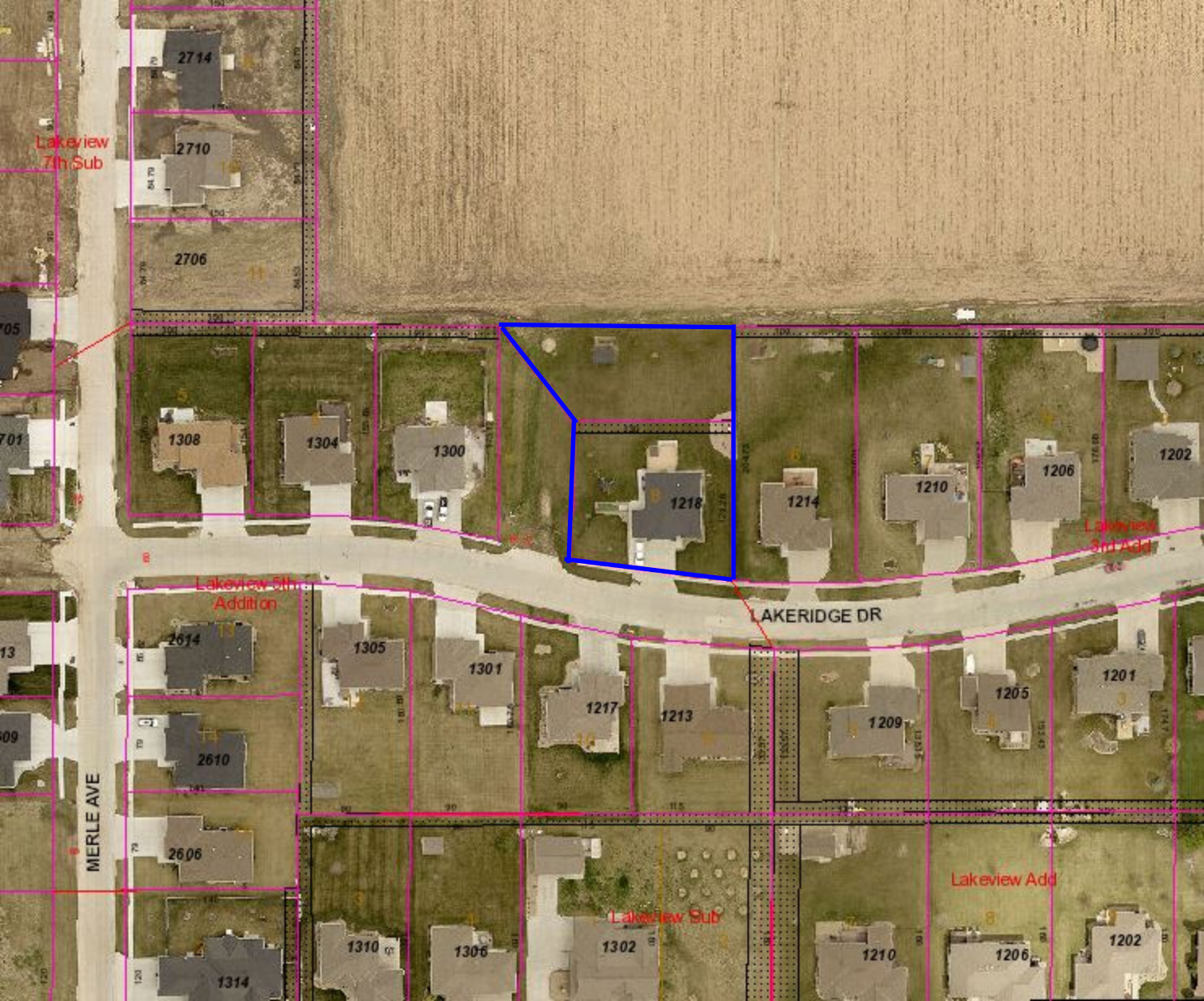
Lakeview Add

1 Lakeview Sub









Lakeview 7th Sub

2714

2710

2706

1308

1304

1300

1218

1214

1210

1206

1202

Lakeview 8th Add

Lakeview 5th Addition

2614

1305

1301

1217

1213

1209

1205

1201

MERLE AVE

2606

1314

1310

1306

1302

1210

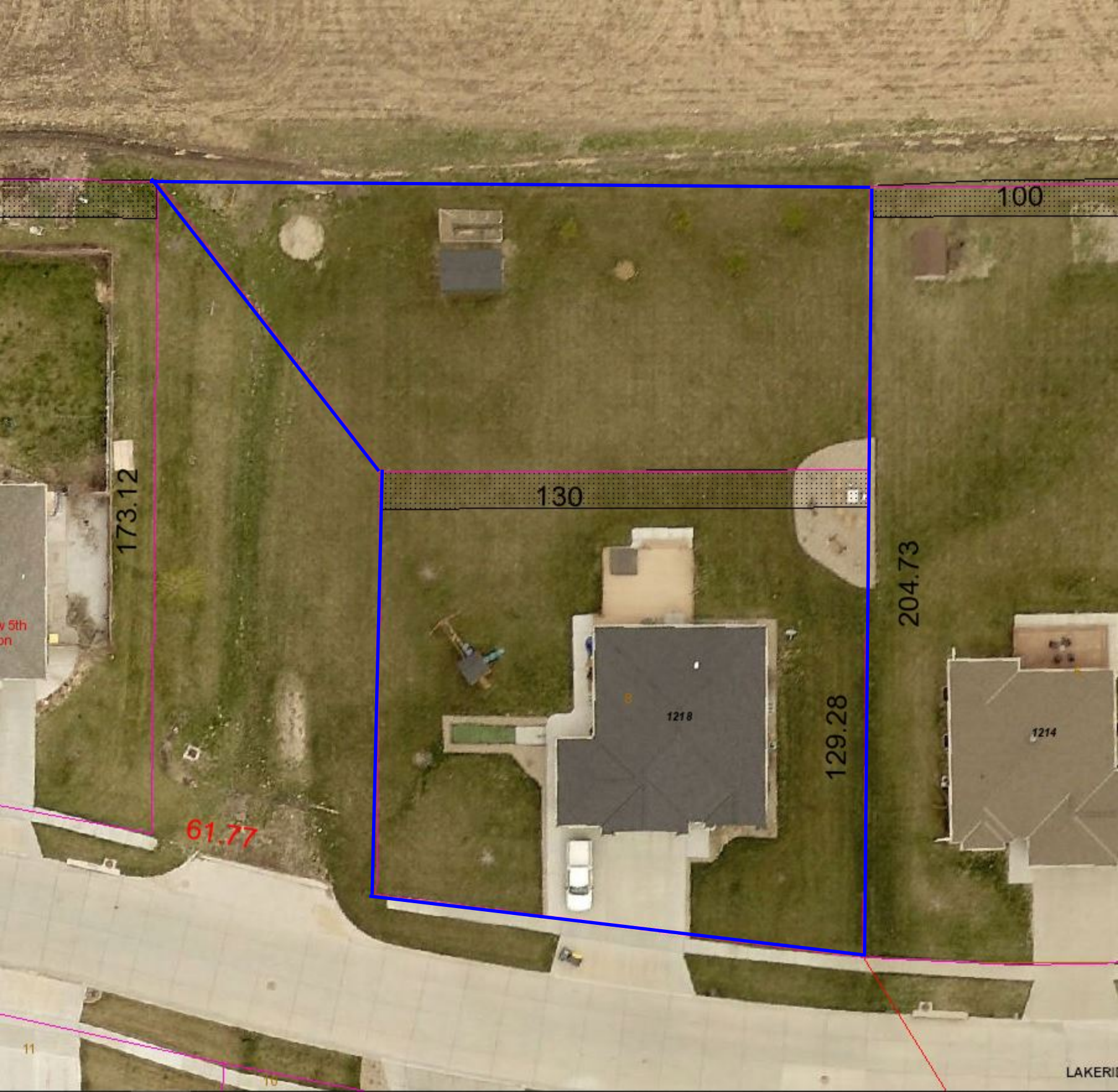
1206

1202

Lakeview Add

Lakeview Sub

AKERIDGE DR



100

173.12

130

204.73

129.28

61.77

1218

1214

11

10

LAKERI