CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Monday, August 15, 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 August 15, 2016.

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

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

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

Chair Napier read the Public Notice - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, August 12, 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 Dale Hamburger, seconded by Dave Johnson to approve the minutes of July 18, 2016. Roll Call: Ayes: Keith Napier, Dale Hamburger, Paul Hamelink, Corey Stutte, Dave Johnson, Marshall Gaines, Lou Kully, Sandra Shutt. Nays: None. Absent: Chuck Rosenberg. The motion carried.

8. Fire and Emergency Services Comments

City Planner Lance Lang commented the Fire and Emergency Services Department has no concerns regarding the items on this month's agenda.

10. Public Hearings
10.a. 16-028. Request from Hastings Utilities for a Conditional Use Permit for a Public Utilities Plant for the Hastings Utilities Aquifer Storage and Restoration Water Treatment Plant.

The Chair declared the public hearing open.

City Planner Lang stated this project will address the high nature of the nitrates in the water. Focused treatment will utilize reverse osmosis water treatment. A 60' x 100' building containing three units with room for a future fourth reverse osmosis unit. The three units have the ability to treat 2.5 million gallons of water per day. A Conditional Use Permit is required for this public utilities plant. Staff recommends approval.

There being no other persons wishing to speak, the Chair declared the public hearing closed.

Moved by Dave Johnson seconded by Lou Kully to approve Item 16-028. There was no discussion on the motion. Roll Call: Ayes: Keith Napier, Marshall Gaines, Dale Hamburger,

Paul Hamelink, Lou Kully, Sandra Shutt, Corey Stutte, Dave Johnson. Nays: None. Absent: Chuck Rosenberg. The motion carried.

10.b. 16-029A. Request from the City of Hastings for an amendment to the Future Land Use Map of the City of Hastings Comprehensive Development Plan from Commercial Retail and Rural Residential to Employment/Industrial described as follows: the Southeast Quarter of the Southeast Quarter of Section 29, Township 8 North, Range 9 West of the 6th P. M., within the two-mile jurisdiction of the City of Hastings, Adams County, Nebraska.

The Chair declared the public hearing open.

City Planner Lang explained the Comprehensive Land Use Plan and a corresponding rezone and whether or not to amend the Plan to be in conformance with the zone. The location is at Showboat Blvd. and 42nd Street and is all farmland and is zoned Ag. He also explained the surrounding land use areas. He stated that if the Commission decides not to amend the Land Use Map, then the rezoning cannot move forward. Staff is recommending approval of the Land Use Map Amendment.

There being no other persons wishing to speak, the Chair declared the public hearing closed.

Moved by Paul Hamelink seconded by Dale Hamburger to approve 16-029A. There was no discussion on the motion. Roll Call: Ayes: Keith Napier, Marshall Gaines, Dale Hamburger, Paul Hamelink, Lou Kully, Sandra Shutt, Corey Stutte, Dave Johnson. Nays: None. Absent: Chuck Rosenberg. The motion carried.

10.c. 16-029B. Request from the City of Hastings for a rezone from AG, Agricultural District to I-2, Heavy Industrial District, at the Southeast Quarter of the Southeast Quarter of Section 29, Township 8 North, Range 9 West of the 6th P.M. within the two-mile jurisdiction of the City of Hastings, Adams County, Nebraska, or proposed Lot 1, Lyman-Richey Subdivision.

The Chair declared the public hearing open.

This rezone is in conjunction with the Land Use Map amendment, at the proposed Lyman-Richey Subdivision. The majority of the site is in the Employment/Industrial. Lyman-Richey is based out of Omaha and provides ready mix concrete and sand and gravel. With the rezoning in place, they could have a batch plant for concrete and asphalt. Staff recommends approval of the rezone.

There being no other persons wishing to speak, the Chair declared the public hearing closed.

Moved by Dale Hamburger seconded by Paul Hamelink to approve 16-029B. There was no discussion on the motion. Roll Call: Ayes: Keith Napier, Marshall Gaines, Dale Hamburger, Paul Hamelink, Lou Kully, Sandra Shutt, Corey Stutte, Dave Johnson. Nays: None. Absent: Chuck Rosenberg. The motion carried.

10.d. 10.030A. Request from the Community Redevelopment Authority for an amendment to the Future Land Use Map of the City of Hastings Comprehensive Development Plan from Urban Residential to Commercial Retail at Lots 9 and 10, Kent's Addition and Lot 1, Kent Subdivision.

The Chair declared the public hearing open.

City Planner Lang explained this rezone request and whether the Land Use Map should be changed. This parcel is owned by the CRA. The question is whether to allow Commercial to

extend across West “F” Street. Staff has concerns to allow this parcel to be amended to commercial district. It would be better developed to R-3. Staff does not approve of the rezone or the Land Use Map Amendment.

Randy Chick, 520 W. 1st St., #200 on behalf of CRA. The CRA has owned this property for 15 years, demolished a barn and cleaned it up. Habitat for Humanity built a single-family home on another closely situated lot. There is single family to north and multi-family in close vicinity. The CRA’s goal is to clean up properties, and rehabilitate the lots, increasing the valuation. The property has been marketed and a developer has asked to build a metal building, to house an automotive repair shop which is allowable in C-3 but not in an R-1 or R-3.

There being no other persons wishing to speak, the Chair declared the public hearing closed.

Moved by Marshall Gaines, seconded by Dave Johnson to deny recommendation of the future land use change - 16-030A.

Mr. Kully spoke against the rezone because he was concerned about C-3 being adjacent to R-1.

City Planner Lang stated an automotive repair shop is an intense C-3 use. Staff has reservations about the rezone.

Chair Napier stated the motion was to deny the rezone.

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

Chair Napier questioned City Attorney as to the action on the rezone.

City Attorney Ptak stated the commission is a recommending body and should the council vote to uphold the land use change, a recommendation should be made for the rezone. To be consistent, the commission would make a recommendation for denial of the rezone.

10e. 16-030B. Request from the Community Redevelopment Authority for a rezone from R-1, Urban Single-Family Residential District and R-3, Multiple-Family Residential District to C-3, Commercial Business District, the following tract of land: Lots 9 and 10, Kent’s Addition and Lot 1, Kent Subdivision, City of Hastings, Adams County, Nebraska.

The Chair declared the public hearing open.

City Planner Lang has no additional comments.

There being no other persons wishing to speak, the Chair declared the public hearing closed.

Moved by Paul Hamelink, seconded by Dale Hamburger to deny 16-030B. There was no discussion on the motion. Roll Call: Ayes: Keith Napier, Marshall Gaines, Dale Hamburger, Paul Hamelink, Lou Kully, Sandra Shutt, Corey Stutte, Dave Johnson. Nays: None. Absent: Chuck Rosenberg. The motion carried.

10.f. 16-031. Request of David and Patty Bruntz to rezone from AG, Agricultural District to R1-A, Single Family Large Lot Residential District a tract of land in Section 22 Township 8 North, Range 10 West or proposed Bruntz Subdivision.

The Chair declared the public hearing open.

City Planner Lang stated this is a rezone. The location is on North Highland Road, one-half mile north of West Lochland Road. This application would split off a 2-acre parcel on a pivot corner. This proposed district would also allow a horse or calf. Staff recommends approval.

There being no other persons wishing to speak, the Chair declared the public hearing closed.

Moved by Lou Kully, seconded by Sanda Shutt to approve 16-031. There was no discussion on the vote. Roll Call: Ayes: Keith Napier, Marshall Gaines, Dale Hamburger, Paul Hamelink, Lou Kully, Sandra Shutt, Corey Stutte, Dave Johnson. Nays: None. Absent: Chuck Rosenberg. The motion carried.

11. Subdivisions.
11.a. 16-032. Preliminary and Final Plat, Lyman-Richey Subdivision

City Planner Lang commented this is the same property we discussed previous in this meeting for the concrete plant. It is an 8-acre site. There are some drafting revisions that still need to be made. There is a gas line easement that will be required. Staff recommends approval.

Moved by Dave Johnson seconded by Dale Hamburger to approve 16-032 subject to the necessary drafting revisions. Roll Call: Ayes: Keith Napier, Marshall Gaines, Dale Hamburger, Paul Hamelink, Lou Kully, Sandra Shutt, Corey Stutte, Dave Johnson. Nays: None. Absent: Chuck Rosenberg. The motion carried.

11.b. 16-033. Preliminary and Final Plat of Bruntz Subdivision

City Planner Lang stated this is a 2-acre tract for a rural home site discussed previous in this meeting. This is a preliminary final plat as one submittal. There are some minor revisions that will need to be made on this plat.

Moved by Dale Hamburger seconded by Lou Kully to approve 16-033 subject to the necessary drafting revisions. There was no discussion on the motion. Roll Call: Ayes: Keith Napier, Marshall Gaines, Dale Hamburger, Paul Hamelink, Lou Kully, Sandra Shutt, Corey Stutte, Dave Johnson. Nays: None. Absent: Chuck Rosenberg. The motion carried.

12. Reports
12.a. The ad hoc committee did not meet in August, but will be meeting September 7, 2016. Mr. Ptak is working on some items that will be ready for discussion.

There being no further business, the Chair declared the meeting adjourned.

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Chairman