

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Tuesday, December 21, 2021

Pursuant to due call and notice thereof, a meeting of the Hastings Planning Commission was conducted in the Hastings Public Library, 314 N. Denver Ave., Conference Room B, Hastings, Nebraska, on December 21, 2021.

The meeting was called to order at 4:00 p.m. in Regular Session by Chair Gaines with the following members present: Ann Hinton, LaDaun Schoenhals, Marshall Gaines, Greg Sinner, Michelle Lewis, Willis Hunt, Jacque Cranson. Absent: Lou Kully, Rakesh Srivastava.

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

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

Jacque Cranson joined the meeting.

7.

Special Order of Business

Chair Gaines read the following into the record. The City Attorney is unable to attend this meeting today but has provided a statement to read to the public. We are well aware that there may be individuals that are in attendance at this meeting to speak about their thoughts on the proposed Casino/Racetrack. Though this proposal has been received, City leadership has determined that this was not ready for review as noticed and has consequently pulled the matter from the agenda. State statutes require public noticing occur 10 days prior to our meeting and sometimes with larger projects does not allow us to fully vet through necessary details in time for the packet and agenda circulation. We hope to bring this back at a subsequent Planning Commission meeting in the near future once appropriate review/revision has occurred.

The Public Notice was read into the record. - 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 Conference B., Hastings Public Library, 314 N. Hastings, Ave., Hastings, Nebraska. Also, a current copy of the Nebraska Open Meetings Act is posted on the back wall of the Conference Room B, Hastings Public Library which is accessible to members of the public.

Moved by Schoenhals, seconded by Hinton, to approve the minutes of the November 16, 2021 Planning Commission meeting. Roll Call: Ayes: Lewis, Gaines, Schoenhals, Hinton, Hunt, Sinner, Cranson. Nays: None. Absent: Kully, Srivastava. The motion carried.

9. Public Hearings.

a. 2021-073. Public hearing to recommend a request for Randy Chick regarding Plan Modification No. 2021-5 to amend the Redevelopment Plan for Redevelopment Area Number #13, Theatre Project, for the following collective property, to wit: Lot Five (5), Block One (1), Theatre District Subdivision, Hastings, Adams County, Nebraska.

Brian Hurskainen discussed the agenda item.

Theatre District, LLC wants to amend their Plan Modification for the Theatre Building located at 3207 W 12th Street, which is west of Marian Road and south of West 12th Street. The developer intends to renovate the former Imperial Theatre. The project will include an interior and exterior renovation, as well as fixing the current parking lot which has many potholes and cracks. The developer plans to start construction in early 2022. The developer intends to work with its theatre operator to have the newly renovated theatre operating by the Fall of 2022.

The applicant intends to utilize Tax Increment Financing (TIF) to aid in the site development, including the purchase of the property and necessary site work for the redevelopment of the property. Total anticipated project costs are approximately \$1,250,000.00 for construction and installation of the project, along with related ancillary improvements. Cost of TIF eligible public improvements are estimated to be \$350,000.00 and encompasses acquisition, site preparation, parking lot and façade enhancements. The redevelopment project area currently has an estimated valuation of \$16,917.00. The proposed redevelopment will create an additional valuation of \$1,230,000.00.

Future Land Use for this area is Mixed Use – Community. The Imagine Hastings Comprehensive Plan stated a desire for a land use pattern that is supportive of similar and/or supportive uses, like the development of commercial that serves the residents of Hastings at the neighborhood and community level through the creation of mixed-use centers. This area is currently zoned CP-3 and will not require rezone to accommodate this use.

Tom Huston, 9200 Andermatt Drive, Lincoln Nebraska, appeared to speak in favor of the Plan Modification. He explained the progress of the development. A letter of intent has been signed with the theatre operator and a lease agreement.

Moved by Hunt, seconded by Cranson, to recommend approval to the Mayor and City Council Plan Modification No. 2021-5 to amend the Redevelopment Plan for Redevelopment Area Number #13, Theatre Project, for the following collective property, to wit: Lot Five (5), Block One (1), Theatre District Subdivision, Hastings, Adams County, Nebraska. Roll Call: Ayes: Lewis, Gaines, Schoenhals, Hinton, Hunt, Sinner, Cranson. Nays: None. Absent: Kully, Srivastava. The motion carried.

b. 2021-029. Public hearing to consider bringing two tracts of land into the corporate limits of the City of Hastings for Mr. Dennis Engel in the Northeast Quarter of Section 36, Township 8 North, Range 10 West of the 6th P.M., Adams County, Nebraska, which is being platted as Cimarron Meadows 12th Addition.

Lisa Parnell-Rowe explained the agenda item.

As part of the final plat for Cimarron Meadows 12th Addition two tracts of land are being considered for incorporation into the City limits. These tracts are both part of the Northeast Quarter of Section 36, Township 8 North, Range 10 West of the 6th P.M., Adams County, Nebraska.

Tract #1 is legally described as:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 10 WEST OF THE 6TH P.M., ADAMS COUNTY, NEBRASKA BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 36;
THENCE S89°12'04"W (ASSUMED BEARING) ON THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1646.19 FEET; THENCE N00°01'18"W, A DISTANCE OF 676.24 FEET TO THE NORTHEAST CORNER OF LOT ELEVEN (11), BLOCK FIVE (5), CIMARRON MEADOWS ADDITION TO THE CITY OF

HASTINGS, ADAMS COUNTY, NEBRASKA, AS PLATTED AND RECORDED IN INSTRUMENT NO. 19980256, THIS BEING THE POINT OF

BEGINNING: THENCE S89°12'04"W ON THE NORTH LINE OF SAID BLOCK FIVE (5), CIMARRON MEADOWS ADDITION, A DISTANCE OF 111.50 FEET; THENCE N00°10'17"W, ON THE EAST LINE OF BLOCK TWO (2) OF CIMARRON MEADOWS 7TH ADDITION AS PLATTED AND RECORDED IN INSTRUMENT NO. 20123510, A DISTANCE OF 214.94 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 420.00 FEET AND A CENTRAL ANGLE OF 64°33'56"; THENCE NORTHWESTERLY ON THE EAST LINE OF BLOCK TWO (2) OF CIMARRON MEADOWS 7TH ADDITION AS PLATTED AND RECORDED IN INSTRUMENT NO. 20123510 AND THE NORTHEAST LINE OF BLOCK ONE (1) CIMARRON MEADOWS 6TH ADDITION AS PLATTED AND RECORDED IN INSTRUMENT NO. 20113597 ASLO BEING ON SAID CURVE THE CHORD OF WHICH BEARS N32°23'25"W, AN ARC DISTANCE OF 473.29 FEET TO THE SOUTHEAST CORNER OF LOT EIGHT (8), CIMARRON MEADOWS 9TH ADDITION AS PLATTED AND RECORDED IN INSTRUMENT NO. 20161124; THENCE N25°09'45"E ON THE EAST LINE OF SAID LOT EIGHT (8), A DISTANCE OF 139.249 FEET TO THE NORTHEAST CORNER OF SAID LOT EIGHT (8) ASLO BEING THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 510.00 FEET AND A CENTRAL ANGLE OF 64°48'58"; THENCE SOUTHEASTERLY ON SAID CURVE, THE CHORD OF WHICH BEARS S32°25'47"E, AN ARC DISTANCE OF 576.938 FEET; THENCE S00°01'18"E, A DISTANCE OF 256.856 FEET TO THE POINT OF BEGINNING CONTAINING 2.17 ACRES, MORE OR LESS.

Tract #2 is legally described as:

COMMENCING AT THE NORTHWEST CORNER OF LOT FIVE (5), CIMARRON MEADOWS 11TH ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA AS PLATTED AND RECORDED IN INSTRUMENT NO. 201901292 THIS BEING THE POINT OF BEGINNING; THENCE N79°53'57"E (ASSUMED BEARING) ON THE NORTH LINE OF SAID LOT FIVE (5), A DISTANCE OF 130.00 FEET TO THE NORTHEAST CORNER OF SAID LOT FIVE (5) AND THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF 28°07'04"; THENCE NORTHWESTERLY ON SAID CURVE, THE CHORD OF WHICH BEARS N24°09'35"W, AN ARC DISTANCE OF 343.525 FEET; THENCE N47°29'57"W, A DISTANCE OF 102.177 FEET; THENCE N40°34'18"W, A DISTANCE OF 61.15 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF 18°56'51"; THENCE NORTHWESTERLY ON SAID CURVE, THE CHORD OF WHICH BEARS N61°04'06"W, AN ARC DISTANCE OF 231.488 FEET; THENCE S19°27'28"W, A DISTANCE OF 130.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF 18°56'51"; THENCE SOUTHEASTERLY ON SAID CURVE, THE CHORD OF WHICH BEARS S61°03'25"E, AN ARC DISTANCE OF 188.724 FEET; THENCE S48°33'01"E, A DISTANCE OF 60.09 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF 35°25'40"; THENCE SOUTHEASTERLY ON SAID CURVE, THE CHORD OF WHICH BEARS S27°48'53"E, AN ARC DISTANCE OF 352.449 FEET TO THE POINT OF BEGINNING CONTAINING 1.98 ACRES, MORE OR LESS.

The Final Plat for Cimarron Meadows 12th Addition has been approved. As such, the area to be platted can now also be pulled into the City. The tract to the west of Fisherman Lane is currently a hole of undeveloped property that is adjacent to recently completed ROW. These lots will provide much needed housing so platting and pulling this area into the city limits is a welcome addition to our city housing stock. All utilities and infrastructure related to the build-out have been discussed with Mr. Engel and are available. Mr. Engel has agreed with the Fire Marshall, Mr. Anthony Murphy, to put in the Badger Lane street right-of-way when any of the four lots adjacent to Badger Lane (Block 1, Lots 8 & 9 & Block 2, Lots 7 & 8) are submitted for a building permit.

Both the plat and this addition to the City were reviewed by the development review team (including

county zoning) and the applicant has made all requested revisions to meet the requirements of Hastings City Code Section 38-203.

Anthony Murphy, Fire Marshal, City of Hastings, Nebraska, spoke in favor of the addition. After speaking with the developer on this project, an agreement was reached on improving the emergency vehicle ingress and egress. He spoke in favor of squaring-up the corporate limits whenever possible, something addition-by-plat doesn't always accomplish. Complicated corporate limits also complicate the ability of 9-1-1 dispatchers to determine the most appropriate responding agency, as the corporate limit line determines the responding agencies and legal jurisdictions: City Police and Fire on one side of the line, and Sheriff's Office and Hastings Rural on the other side of the line. Any time the Commission and Council are in a position to make these lines less complicated, Marshal Murphy intends to speak in favor of that aspect of the project.

Moved by Sinner, seconded by Schoenhals, to recommend approval to the Mayor and City Council, bringing two tracts of land into the corporate limits of the City of Hastings for the Northeast Quarter of Section 36, Township 8 North, Range 10 West of the 6th P.M., Adams County, Nebraska as part of Cimarron Meadows 12th Addition final plat. Roll Call: Ayes: Lewis, Gaines, Schoenhals, Hinton, Hunt, Sinner, Cranson. Nays: None. Absent: Kully, Srivastava. The motion carried.

2021-028. Final Plat for Cimarron Meadows 12th Addition, in the Northeast Quarter of Section 36, Township 8 North, Range 10 West of the 6th P.M., Adams County, Nebraska.

Moved by Schoenhals, seconded by Lewis, to recommend approval to the Mayor and City Council the Final Plat for Cimarron Meadows 12th Addition. Roll Call: Ayes: Lewis, Gaines, Schoenhals, Hinton, Hunt, Sinner, Cranson. Nays: None. Absent: Kully, Srivastava. The motion carried.

11. Reports

a. Committee Reports

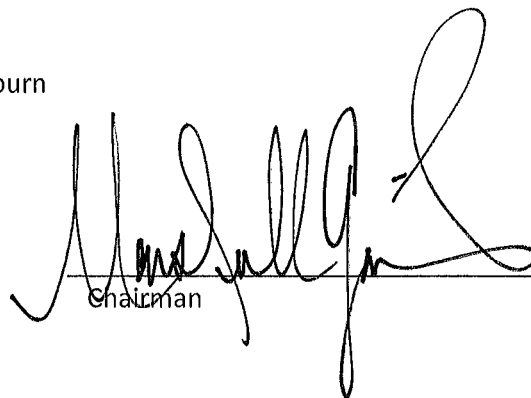
Ad hoc did not meet. Lisa Parnell-Rowe explained the work load has been great, but will get it back on the priority list.

b. Chairman Comments

Chair Gaines welcomed Brian Hurskainen, the new City Planner.

c. Staff Reports – None.

Moved by Schoenhals, seconded by Hinton, to adjourn



Chairman