

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Tuesday, January 18, 2022

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 January 18, 2022.

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

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

4. Motion to adopt the current agenda for the Planning Commission Meeting

Moved by Willis Hunt, seconded by Greg Sinner, to adopt the current agenda for the Planning Commission meeting.

Roll Call: Ayes: Jacque Cranson, Michelle Lewis, Greg Sinner, Shawn Rossi, Marshall Gaines, Rakesh Srivastava, LaDaun Schoenhals, Ann Hinton, Willis Hunt. Nays: None.

Absent: Lou Kully. The motion carried.

5. Public Notice

Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, January 7, 2022. 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 December 21, 2021

Moved by LaDaun Schoenhals, seconded by Ann Hinton to approve Motion

Roll Call: Ayes: Jacque Cranson, Michelle Lewis, Greg Sinner, Marshall Gaines, Rakesh Srivastava, LaDaun Schoenhals, Ann Hinton, Willis Hunt. Nays: None.

Absent: Lou Kully. The motion carried

9. Public Hearings

a. 2021-084

Public hearing for vacation of the Right of Way of Kansas Avenue from West 6th Street to West 5th Street and adjacent alley, Johnson's Addition City of Hastings, Adams County, Nebraska.

Motion to recommend approval for an ordinance to vacate of Right of Way of Kansas Avenue

from West 6th Street to West 5th Street and adjacent alley, Johnson's Addition City of Hastings, Adams County, Nebraska.

Brian Hurskainen explained the agenda item.

One of the requirements for the closure of Kansas Avenue from 5th to 6th Street was to conduct a traffic study and demonstrate that the adjacent roadways would not be impacted.

The study was initially completed by JEO in 2018 with the basis being data collected from a previous study of the area in 2005. In 2021, JEO and the City Engineering Department collected additional data which confirmed what was found in 2005 and 2018 is still valid.

The study details a number of changes to the flow of traffic with the closure of Kansas Avenue.

These changes are as follows:

- Three (3)-way stop, controlled "T" intersection at Kansas Avenue and 5th Street.
- All access to the school parking lot south of the gymnasium will come from Colorado Avenue. There will no longer be any access out of the west side of the parking lot onto Kansas Avenue or across to 6th Street west bound.
- Conversion of 6th Street between St. Joseph Avenue and Kansas Avenue into a one-way street going east bound.

Closure of Kansas Avenue is projected to divert traffic currently north bound on Kansas Avenue, primarily to either Minnesota Avenue or Denver Avenue. As stated in the study, the level of service (LOS) for intersections in the area either remains unchanged or marginally deteriorated. None of the deterioration is below LOS B, which is considered "reasonably free flow" and only slightly restricted.

After reviewing the traffic study completed by JEO for the Hastings Catholic Schools project, City Engineer found the study to show no significant impact on the closure of Kansas Avenue. With the closure of Kansas Avenue, City Engineer is supportive of the conversion of 6th Street from St. Joseph Avenue to Kansas Avenue into a one-way east-bound street.

Based on the information presented, City Engineer recommends the closure of Kansas Avenue from 5th to 6th Street along with the changes to the adjacent streets as listed above. These changes will allow the Hastings Catholic schools to expand into the street ROW and create a safer environment for the many students crossing Kansas Avenue multiple times a day.

Father Thomas Brouillette, CAO of Hastings Catholic Schools:

I just want to take a moment to thank the Commission for taking time to hear this request and for your understanding of it. I also want to say that our school community, which is our faculty, our staff, our parents and our students, are grateful for this opportunity. We are grateful for the open process, we are grateful for the opportunity that others can come forward and voice their concerns, and we recognize that this will be a blessing and it's something we look forward to if it does happen. I do have with us today Mike Schultes and Ryan Kavan from JEO if there are any questions for them regarding the traffic study and the site consult too. We share through our plans for the future of the school system and our investment in this Hastings downtown

area as well. We are raising 10 million dollars as a school— 8 million dollars of which would go to chapel improvements. The most important goal and first and foremost objective of this is the safety of our students, staff and visitors. At a typical school day there are about 2,500 crossings from the west side of Kansas where the high school and middle school of Kansas to the east side of campus, which is where our gym is, our P.E. our band, our cafeteria and also the church. So if you take that 2,500 a day times our number of school days, 176, it's about 440,000 crossings a year across Kansas. We've been fortunate no serious injuries have been realized between 5th and 6th on Kansas, where a student will typically cross an average of eight times each day. As part of the project, we're formally asking the City to close Kansas Avenue and vacate the Kansas Avenue adjacent alley Right of Way for safety reasons. We would like the street to be closed so that we can again ensure safety for our students. We would also like to, as part of the project if this is realized, to also expand to the East off of the front of the high school for secure entrance and also for some science classrooms. We've provided the city staff with our proposed site plans and study. We've been working with public and private utility owners that would be affected by the project to either relocate or reinforce those utilities as needed. We've also provided some letters of support for the project from the community members and property owners. The plan is to commence construction at the end of this spring and the summer of 2022 and we would do so with modifications at the 5th and 6th Street Right of Way if this should happen. The building construction and remodeling of existing facilities would be completed by the end of 2023. We're very excited about this potential project and we're very grateful again for your consideration of it and also the consideration of the residents of Hastings. Again, thank you for taking the time to hear this and for the work you're doing for the city.

Mark Callahan, COO Mary Lanning Healthcare, spoke in favor of the street closure. Mary Lanning works closely with Hastings Catholic Schools and it's important to keep communication open because one campus' plans may affect the other campus. Hastings Catholic Schools discussed the plans with Mary Lanning and the plans will not adversely affect Mary Lanning. Mary Lanning supports the Hastings Catholic Schools plan.

Daniel Sheehy, 1132 Highland Drive, parent/alumni of Hastings Catholic Schools appeared to speak in favor of the plan. The current crossing presents safety concerns.

Darrell Pernicek, 611 N Kansas, neighbor, appeared to speak on a question regarding drainage.

Ryan Kavan, JEO Consulting, 2727 W 2nd, Lead Engineer:

The drainage on 5th and 6th Street goes East and ties into the large storm trunk line on the Colorado side of the school and church properties and continues on down 6th Street. There's a large brick culvert that goes there. The majority of this site does not flow North to 7th in this area, but it does ultimately tie into the same outlet location, which is Heartwell Park. We will be reducing surface area with our current plan. On Kansas, you have hard areas; you have parking lanes on the West side, and a wide lane on the East side of the street. The bulk of that pavement will be removed and we're proposing it to be landscaped or grassed, which reduces how much flow from the property would be there. Beyond that formal drainage design, we have not evaluated any hard numbers. Typically, that would come as part of the building permit

process, but there does need to be additional information. Regarding the drainage that exists on 5th Street to date, there's a valley gutter across the North side of 5th and Kansas that channels water from the West to the East. With this proposed closure, we would maintain that, but instead of a valley gutter that you can drive through, it would be a curb and gutter all the way through with the exception of curb ramps. On the North side, there are a couple of area inlets, grate inlets on the pavement. Again, we have not gotten the final design to figure out exactly where those go but we would have to locate those within about 20 feet of where they are today.

Lisa Parnell-Rowe: We do have a policy on vacation of Right of Way to send directly to City Council but we want to be transparent with a developed street and if it's going to be a block or more, it's going to be our working policy to come to Planning Commission as a public hearing so we can send out letters and we can get feedback. Also, we've been working with Mary Lanning on drainage as well. Tara Ogren has been working with them, and some of that comes all the way from the West. They are doing a really good job of incorporating various areas for drainage. A lot of that is hopefully going to be mitigated with some of those things to come in the future as well— it all hooks in.

Moved by Greg Sinner, seconded by Michelle Lewis, to recommend approval to the Mayor and City Council the vacation of Right of Way of Kansas Avenue from West 6th Street to West 5th Street and adjacent alley.

Roll Call: Ayes: Jacque Cranson, Michelle Lewis, Greg Sinner, Shawn Rossi, Marshall Gaines, Rakesh Srivastava, LaDaun Schoenhals, Ann Hinton, Willis Hunt. Nays: None.

Absent: Lou Kully. The motion carried.

b. 2021-087

Public hearing for a change of zoning for Lot 2, Copple 3rd Subdivision, City of Hastings, Adams County, Nebraska from "A, Agricultural" to "R-1, Urban Single Family Residential" and "R-1A Single-Family Large Lot Residential" 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 Lot 2, Copple 3rd Subdivision, City of Hastings, Adams County, Nebraska from "A, Agricultural" to "R-1, Urban Single Family Residential" and "R-1A Single-Family Large Lot Residential".

Brian Hurskainen discussed the agenda item.

Surrounding zoning is as follows:

North – A, Agricultural

South – A, Agricultural

East – R-1, Urban Single Family Residential

West – R-1A, Single-Family Large Lot Residential

Our applicant is the Copple Family LTD Partnership, they intend to sell this lot off in pieces. They had originally applied for an Administrative plat but the lot sizes they had requested were too

small to be in the Agricultural zone. The minimum lot size is 5 acres and they intend to split the piece into 4.4-acre and 0.6-acre pieces. This parcel currently sits vacant.

The Future Land Use Map is supportive of this rezone with the designation of Suburban Residential. The R-1 and R-1A zoning will allow it to meet the standard of 2 to 5 dwelling units per acre. This area is slowly changing into more of a suburban area with smaller lots already platted along 12th Street and Highland Road in direct vicinity to the subject parcel.

The reason for the different zoning is that the larger piece at 4.4 acres is intended to still be used for farming, which necessitates it being R1-A. The smaller piece at 0.6 acres is being sold to the neighbor directly to the east, which is already R-1 so it makes sense to continue that use down the street.

Anthony Murphy, Fire Marshal, City of Hastings, Nebraska, spoke in favor of the addition. There is hydrant access and adequate water in that area. We would likely be adequately protected.

Moved by LaDaun Schoenhals, seconded by Rakesh Srivastava, to recommend approval to the Mayor and City Council for an ordinance and the amendment to the Official Zoning District Map to rezone Lot 2, Copple 3rd Subdivision, City of Hastings, Adams County, Nebraska from "A, Agricultural" to "R-1, Urban Single Family Residential" and "R-1A Single-Family Large Lot Residential".

Roll Call: Ayes: Jacque Cranson, Michelle Lewis, Greg Sinner, Shawn Rossi, Marshall Gaines, Rakesh Srivastava, LaDaun Schoenhals, Ann Hinton, Willis Hunt. Nays: None.

Absent: Lou Kully. The motion carried.

c. 2021-081

Public hearing for a change of zoning for 1670 E 70th St, in the extra-territorial jurisdiction of City of Hastings, Adams County, Nebraska from "A, Agricultural" to "R-1A, Single-Family Large Lot Residential" 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 1670 E 70th St, in the extra-territorial jurisdiction of City of Hastings, Adams County, Nebraska from "A, Agricultural" to "R-1A, Single-Family Large Lot Residential".

Brian Hurskainen discussed the agenda item.

Surrounding zoning is as follows:

North – A, Agricultural

South – A, Agricultural

East – A, Agricultural

West – A, Agricultural

Our applicant is Adam Goertzen, JEO Consulting for the Bierman Family Trust, the intention is to split this piece off from the farm to construct a new house. This lot currently has a house, an accessory structure and a well on the subject site.

The Future Land Use Map is supportive of this rezone with the designation of Agriculture. The R-1A zoning allows it to meet the goal of utilizing that property with limited agricultural uses as options while keeping the lot larger for the surrounding area.

Moved by Willis Hunt, seconded by Greg Sinner, to recommend approval to the Mayor and City Council for an ordinance and the amendment to the Official Zoning District Map to rezone 1670 E 70th St, in the extra-territorial jurisdiction of City of Hastings, Adams County, Nebraska from "A, Agricultural" to "R-1A, Single-Family Large Lot Residential".

Roll Call: Ayes: Jacque Cranson, Michelle Lewis, Greg Sinner, Shawn Rossi, Marshall Gaines, Rakesh Srivastava, LaDaun Schoenhals, Ann Hinton, Willis Hunt. Nays: None.

Absent: Lou Kully. The motion carried.

10. Subdivisions

a. 2021-080

Preliminary/Final Plat for Bierman Subdivision, in the Northeast Quarter of Section 20, Township 8 North, Range 9 West of the 6th P.M., within the extraterritorial jurisdiction of the City of Hastings, Adams County, Nebraska.

Brian Hurskainen discussed the agenda item.

The Development Department and Plat Track review teams (to include County officials) have reviewed this subdivision plat and the applicant has incorporated all recommendations found to be relevant with subdivision design standards and regulations in City Code Section 38-203.

All related utilities easement relocations have been reviewed and approved by the Utilities Coordinator as part of this plat process.

Moved by Michelle Lewis, seconded by Willis Hunt, to recommend approval to the Mayor and City Council the Preliminary/Final Plat for Bierman Subdivision.

Roll Call: Ayes: Jacque Cranson, Michelle Lewis, Greg Sinner, Shawn Rossi, Marshall Gaines, Rakesh Srivastava, LaDaun Schoenhals, Ann Hinton, Willis Hunt. Nays: None.

Absent: Lou Kully. The motion carried.

b. 2021-085

Preliminary/Final Plat for Wendell Starr Subdivision, in the Southwest Quarter of Section 14, Township 7 North, Range 10 West of the 6th P.M., within the extraterritorial jurisdiction of the City of Hastings, Adams County, Nebraska

Brian Hurskainen discussed the agenda item.

The Development Department and Plat Track review teams (to include County officials) have reviewed this subdivision plat and the applicant has incorporated all recommendations found to be relevant with subdivision design standards and regulations in City Code Section 38-203.

All related utilities easement relocations have been reviewed and approved by the Utilities

Coordinator as part of this plat process.

Moved by Willis Hunt, seconded by LaDaun Schoenhals, to recommend approval to the Mayor and City Council the Preliminary/Final Plat for Wendell Starr Subdivision.

Roll Call: Ayes: Jacque Cranson, Michelle Lewis, Greg Sinner, Shawn Rossi, Marshall Gaines, Rakesh Srivastava, LaDaun Schoenhals, Ann Hinton, Willis Hunt. Nays: None.

Absent: Lou Kully. The motion carried.

11. Reports

a. Committee Reports

Ad hoc did not meet.

b. Chairman Comments

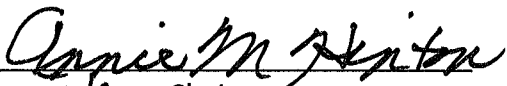
Chair Gaines announced his resignation.

c. Staff Reports

No Staff reports

Adjourn

Moved by LaDaun Schoenhals, seconded by Ann Hinton to adjourn.


Vice Chairman