

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Tuesday, March 15, 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 March 15, 2022.

The meeting was called to order at 4:00 p.m. in Regular Session by Chair Sinner with the following members present: LaDaun Schoenhals, Ann Hinton, Greg Sinner, Michelle Lewis, Shawn Rossi.

Absent: Lou Kully, Jacque Cranson, Rakesh Srivastava, Brian Hoffman.

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 Ann Hinton, seconded by Shawn Rossi, to adopt the current agenda for the Planning Commission meeting.

Roll Call: Ayes: Michelle Lewis, Greg Sinner, Shawn Rossi, LaDaun Schoenhals, Ann Hinton.

Nays: None.

Absent: Lou Kully, Jacque Cranson, Rakesh Srivastava, Brian Hoffman.

The motion passed.

5. Public Notice - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, March 4, 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 February 15, 2022

Greg Sinner: Please explain the additions to the minutes.

Clara McCully: There were some revisions to minutes added after the packet went out. These revisions will be in the official published minutes for the meeting. The revisions are under item 4 and in item 9.e.

Moved by Ann Hinton, seconded by Shawn Rossi, to approve the corrected minutes.

Roll Call: Ayes: Michelle Lewis, Greg Sinner, Shawn Rossi, LaDaun Schoenhals, Ann Hinton. Nays: None.

Absent: Lou Kully, Jacque Cranson, Rakesh Srivastava, Brian Hoffman.

The motion passed.

7. Special Order of Business

- a. Approval of updated City of Hastings Planning Commission Rules and Procedures, Revision dated 3/15/2022

Brian Hurskainen explained the agenda item.

The changes are to help clean up some inconsistencies within the current rules. The first change is to Article I, Section 3 (C), removing the language about ethical principles attached and changes it to have the link provided so we don't have to update the rules every time the American Planning Association updates their Ethics in Planning. The second change is to Article III Section 3 regarding the order of business. The goal here was to make the order reflect what we actually do at the meetings; our electronic system had a different order and way of naming things; nothing will functionally change on how we conduct meetings. A copy of the rules with the changes highlighted in red is in the agenda packet.

Moved by Michelle Lewis, seconded by LaDaun Schoenhals to approve the updated City of Hastings Planning Commission Rules and Procedures, Revision dated 3/15/2022

Roll Call: Ayes: Michelle Lewis, Greg Sinner, Shawn Rossi, LaDaun Schoenhals, Ann Hinton. Nays: None.

Absent: Lou Kully, Jacque Cranson, Rakesh Srivastava, Brian Hoffman.
The motion passed.

8. Unfinished Business

- a. Continued Applications - None
- b. Tabled Applications - None
- c. Postponed Applications - None

9. Public Hearings

- a. **2022-011.** Public hearing on a request for an amendment to Campus Master Development Plan for Mary Lanning Healthcare Association (MLHA).

Public hearing on a change of zoning for the South Half of Lot Two (2), Block Three (3), Buswell Addition to Hastings Nebraska in the City of Hastings, Adams County, Nebraska, commonly addressed as 835 North Kansas Avenue, Lot Six (6) in Block Two (2), except the South 5 and one-half (5 ½) feet thereof in Cline's Addition to Hastings Nebraska in the City of Hastings, Adams County, Nebraska, commonly addressed as 729 North Denver Avenue, The North Fifty (N 50) feet of Lot Sixteen (16), Block Two (2), Buswell Addition to the City of Hastings, Adams County, Nebraska according to the recorded plat thereof. Commonly addressed as 810 North Kansas Avenue from "R-3 Multiple-family Residential" to "CMP-Campus Institutional District" and to amend the Official Zoning District Map.

Recommend approval of the request for an amended Campus Master Development Plan for Mary Lanning Healthcare Association (MLHA).

Recommend approval for an ordinance and the amendment to the Official Zoning District Map to rezone the South Half of Lot Two (2), Block Three (3), Buswell Addition to Hastings Nebraska in the City of Hastings, Adams County, Nebraska, commonly addressed as 835 North Kansas Avenue, Lot Six (6) in Block Two (2), except the South 5 and one-half (5 ½) feet thereof in Cline's Addition to Hastings Nebraska in the City of Hastings, Adams County, Nebraska, commonly addressed as 729 North Denver Avenue, The North Fifty (N 50) feet of Lot Sixteen (16), Block Two (2), Buswell Addition to the City of Hastings, Adams County, Nebraska according to the recorded plat thereof. Commonly addressed as 810 North Kansas Avenue, from "R-3 Multiple-family Residential" to "CMP-Campus Institutional District".

Brian Hurskainen explained the agenda item.

The CMP, Campus Institutional District, Section 34-212, is intended as a planned zoning district to assist and encourage the development of educational, institutional, and medical uses; and their complementary land uses, in a campus setting.

The first part of that is to have a Master Development Plan to address how the applicant intends on following the standards of the district and allow them flexibility in uses. With this already being an approved Master Plan, we are looking at amending the current plan to include the new pieces of property Mary Lanning has acquired.

However, Section 34-212, Campus Institutional District does not address how to handle or process any necessary changes to a Master Development Plan. A Master Development Plan should be a fluid and ever-changing document, so it should have a "process" to amend it. As a campus grows and matures with additional area added there may be new needs not originally forecasted when the plan was established. As stated in the MLHA Narrative, this plan will change and be reviewed and updated every 3-5 years. This being a shortfall in Section 34-212, and as CMP was intended to be a planned zoning district, we are following guidance found in the P.D., Planned District regulations, 34-215 (7). This guidance provides a process to amend this plan in going through both the Planning Commission and the City Council. Changes to the original plan were found to be significant with incorporating pieces of property into the plan.

The second half of this is the rezoning of the pieces to the Campus Institutional District. As shown on the zoning map, the parcels being incorporated are either a fill in for the Campus Master Plan or an extension to the current campus. All of the properties are currently zoned R-3. The Future Land Use Map designates all of the

parcels as Public/Semipublic. In the Comprehensive Plan, *Imagine Hastings*, Public/Semipublic is a category consistent with institutional land uses which specifically includes hospitals.

Moved by Michelle Lewis, seconded by Shawn Rossi to recommend approval to the Mayor and City Council for an amendment to the Campus Master Plan for Mary Lanning Healthcare Association.

Roll Call: Ayes: Michelle Lewis, Greg Sinner, Shawn Rossi, LaDaun Schoenhals, Ann Hinton. Nays: None.

Absent: Lou Kully, Jacque Cranson, Rakesh Srivastava, Brian Hoffman.

The motion passed.

Moved by LaDaun Schoenhals, seconded by Ann Hinton to recommend approval to the Mayor and City Council for an ordinance and the amendment to the Official Zoning District Map to rezone the South Half of Lot Two (2), Block Three (3), Buswell Addition to Hastings Nebraska in the City of Hastings, Adams County, Nebraska, commonly addressed as 835 North Kansas Avenue, Lot Six (6) in Block Two (2), except the South 5 and one-half (5 ½) feet thereof in Cline's Addition to Hastings Nebraska in the City of Hastings, Adams County, Nebraska, commonly addressed as 729 North Denver Avenue, The North Fifty (N 50) feet of Lot Sixteen (16), Block Two (2), Buswell Addition to the City of Hastings, Adams County, Nebraska according to the recorded plat thereof. Commonly addressed as 810 North Kansas Avenue, from "R-3 Multiple-family Residential" to "CMP-Campus Institutional District".

Roll Call: Ayes: Michelle Lewis, Greg Sinner, Shawn Rossi, LaDaun Schoenhals, Ann Hinton. Nays: None.

Absent: Lou Kully, Jacque Cranson, Rakesh Srivastava, Brian Hoffman.

The motion passed.

10. Subdivisions

- a. **2022-006.** Final Plat for Orchard Subdivision a replat of a tract of land being all that of Lots 7-18 and the vacated alley abutting said lots, Block 1, A. H. Cramer's Addition to the City of Hastings, Adams County.

Brian Hurskainen explained 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.

LaDaun Schoenhals: So Kleeb and Lagunas have been added into that?

Brian Hurskainen: Yes they have been added into that. They own the top half. They are doing this to finalize their division of the two pieces. Esch Jr. owns the South half and Kleeb and Lagunas own the North half.

Moved by LaDaun Schoenhals, seconded by Ann Hinton to recommend approval to the Mayor and City Council the Final Plat for Orchard Subdivision a replat of a tract of land being all that of Lots 7-18 and the vacated alley abutting said lots, Block 1, A. H. Cramer's Addition to the City of Hastings, Adams County.

Roll Call: Ayes: Michelle Lewis, Greg Sinner, Shawn Rossi, LaDaun Schoenhals, Ann Hinton. Nays: None.

Absent: Lou Kully, Jacque Cranson, Rakesh Srivastava, Brian Hoffman.

The motion passed.

- b. **2021-051.** Preliminary/Final plat for Landmark Implement Subdivision, a plat of Tax Lot 3 and conveyance of property to Landmark Holdings, LLC under Instrument No. 20215716 as waived and allowed under Resolution No. 2021-55 as a legal subdivision.

Lisa Parnell-Rowe explained the agenda item.

The Development Department and Plat Track review teams (to include County officials) have reviewed this preliminary/final subdivision plat and the applicant has incorporated all recommendations found to be relevant with subdivision design standards and regulations in both 38-202 and 38-203. This plats Tax Lot 3 and land that was conveyed as property to Landmark Holdings, LLC under Instrument No. 20215716 and waived and allowed under state statutes under Resolution No. 2021-55 as a legal subdivision. This subdivision fulfills a condition of that resolution that this land and lot would be preliminary and final platted unto one lot within the statutory 120 days. Our applicant, Landmark Holdings, LLC, has agreed to a maintenance agreement for a detention cell and will need to acquire a State SWPPP and CSW-NOI Authorization prior to construction as agreed with City Civil Engineer, Tara Ogren.

Moved by Ann Hinton, seconded by Shawn Rossi to recommend approval to the Mayor and City Council the Preliminary/Final plat for Landmark Implement Subdivision, a plat of Tax Lot 3 and conveyance of property to Landmark Holdings, LLC under Instrument No. 20215716 as waived and allowed under Resolution No. 2021-55 as a legal subdivision.

Roll Call: Ayes: Michelle Lewis, Greg Sinner, Shawn Rossi, LaDaun Schoenhals, Ann Hinton. Nays: None.

Absent: Lou Kully, Jacque Cranson, Rakesh Srivastava, Brian Hoffman.

The motion passed.

11. Reports

a. Commissioner Reports

Ann Hinton: I asked Lisa if she will give the report for the ad hoc committee last week.

Lisa Parnell-Rowe: We met last Wednesday with Judy Mignery and Dean Rolls and talked about potentially the Jail annexing in the property to the south of M street. We are working with them to get a letter and hopefully we will have that rolling forward

soon and you will see that in the near future.

b. Chairman Comments

Thank you for understanding me missing the last meeting. I intended to be there and take part, and looked forward to it. I tracked it up to last night and I think we are all still informed.

Two weeks ago I had meeting with Brian, Lisa, and Clint as new chairman. I made a few suggestions for accomplishments in the next year. One of those things is a possible bus tour around town. As time goes on, we will have more information presented to you as far as dates. The overview is to call a meeting for purpose of traveling around the city with the staff to see our outer perimeters, for one, the Comprehensive Plan is coming up, and Lisa will talk to that in staff comments, so we can see what is out on our perimeter and to see physical structures and what it looks like out around the City of Hastings. So, we are trying to put that together and you will be adequately notified.

c. Staff Reports

Lisa: The bus tour would be after school lets out because the bus would be easier to get, possibly the June timeframe. We also talked about Planning Commission training. Some of you are attending NPZA on Friday, which is helpful for perspective. There is a class Chad Nabity in Grand Island puts on, and I would try to get that sooner than the bus tour with all of the new Planning Commissioners and changing roles, it would be a good time to do that. We would do the class as a special meeting. We also have a card for Willis Hunt for everyone to sign.

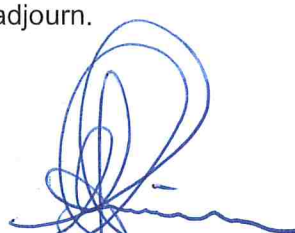
Lastly, we had four submittals to our request for proposals for our Comprehensive Plan. We pared it down to 3 and will interview all three next week. We will ask some more questions and call past performance and get feedback and make a final decision on which one we want to go with. Lee Vrooman, myself, Brian Hurskainen, Dave Ptak and Chuck Rosenberg are all on the committee. Some exciting proposals were provided to us and we want to make sure we make the right choice.

With the Transportation and Parking Plan, we have a final draft sent to Executive Committee for Transportation. I expect feedback by the end of tomorrow and we will have final product soon to share with City Council in a work session, and probably you as well. City Council has to approve final plan.

Greg: I will make a note and bring it up at next meeting to take a vote of Commissioners so you will know how to proceed.

Adjourn

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



Chairman