

HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Monday, January 23, 2017 at 4:00 PM in the City Building, 220 North Hastings Avenue, City Council Chambers, Hastings, Nebraska.

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, January 20, 2017. 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.
6. Approval of Minutes
 - a. Meeting of December 19, 2016
7. Special Order of Business
8. Unfinished Business
 - a. Continued Applications - None
 - b. Tabled Applications - None
 - c. Postponed Applications - None
 - d. Unfinished Applications - None
9. Public Hearings.
 - a. **2017-001.** Vacate Lakeview 4th Addition to the City of Hastings, Adams County, Nebraska.
 - b. **2017-002.** Application by Pat's Auto Repair and Towing LLC for a Conditional Use Permit to operate an impound yard at 305 S. Denver Ave.
10. Subdivisions
 - a. **2017-003.** Lakeview 5th Subdivision in the City of Hastings, Adams County, Nebraska.
11. Reports
 - a. Committee Reports
 - b. Chairman Comments

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c. Staff Reports

Adjourn

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Monday, December 19, 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 December 19, 2016.

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

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

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

The Chair read the Public Notice – Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, December 9, 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 Marshall Gaines to approve the Minutes of the November 21, 2016, meeting. Roll Call: Ayes: Keith Napier, Chuck Rosenberg, Marshall Gaines, Dale Hamburger, Dave Johnson, Gavin Raitt. Nays: None. Absent: Lou Kully, Sandra Shutt. The motion carried.

7.a. Special Order of Business. Amend Article IV of the Rules of Procedure

The Chair asked City Attorney Ptak to speak to the proposed amendment.

City Attorney Ptak stated the proposed amendment was brought forward at the request of the new Mayor. The Mayor would like to institute the swearing in of witnesses before all Planning Commission public hearings, as well as City Council meeting. This is to insure there is no extraneous-type testimony given at these public hearings and people can be held accountable for what they say.

Chair Napier asked for questions from Commissioners. There being none, the Chair asked for a Motion to approve the amendment to the Rules of Procedure.

Moved by Dave Johnson, seconded by Chuck Rosenberg to approve the amendment to the Rules of Procedure.

The Chair asked for questions or discussion. There being none, the Chair called for the vote.

Roll Call: Ayes: Keith Napier, Chuck Rosenberg, Marshall Gaines, Dale Hamburger, Dave Johnson, Gavin Raitt. Nays: None. Absent: Lou Kully, Sandra Shutt. The motion carried.

8.a.i. Tabled Applications.

2016-038. Preliminary/Final Plat of AGP Grain Subdivision.

Chair Napier asked for a Motion to bring that application to the table for consideration.

Moved by Dale Hamburger, seconded by Gavin Raitt, to bring item 2016-038 to the table for consideration. Roll Call: Ayes: Keith Napier, Chuck Rosenberg, Marshall Gaines, Dale Hamburger, Dave Johnson, Gavin Raitt. Nays: None. Absent: Lou Kully, Sandra Shutt. The motion carried.

Chair Napier asked for Staff comments.

City Attorney Ptak commented this is a preliminary/final plat for 7.72 acres on previously unplatted ground. The plat conforms with the City Code as it is zoned I-1, Light Industrial, and this district does not have a minimum lot size. There is no dedication of right-of-way since the State of Nebraska already has acquired the necessary right-of-way for U.S. Highway 6 upon which this lot fronts. There are easements involved but does not affect as far as use of the property and current zoning. Staff recommends approval.

The Chair asked for questions or discussion. There being none, the Chair called for a Motion to approve application 2016-038.

Moved by Marshall Gaines, seconded by Chuck Rosenberg. Roll Call: Ayes: Keith Napier, Chuck Rosenberg, Marshall Gaines, Dale Hamburger, Dave Johnson, Gavin Raitt. Nays: None. Absent: Lou Kully, Sandra Shutt. The motion carried.

9. Public Hearings.

9.a. 2016-039. Vacation of Boston Avenue between South Street and A Street.

The legal was read into the record.

The Chair declared the public hearing open.

The Chair gave Mr. Ptak the oath asking do you swear that the testimony you are about to give in this matter is the truth and nothing but the truth. Mr. Ptak concurred.

City Attorney Ptak stated this case is a companion to application 2016-042, T'Dance Subdivision. This is a portion of Boston Avenue that is not paved but owners all about this unpaved portion of Boston Avenue. They have agreed how this portion of Boston Avenue would be platted as part of the T'Dance Subdivision. This vacation would require an Ordinance approved by the City Council.

The Chair asked if there was anyone that would like to speak in favor of the application. There was none.

The Chair asked if there was anyone that would like to speak against the application. There being no one, the Chair declared the public hearing closed.

The Chair asked for a Motion to approve application 2016-039.

Moved by Dale Hamburger, seconded by Dave Johnson, to approve 2016-039.

The Chair asked for questions or discussion.

Roll Call: Ayes: Keith Napier, Chuck Rosenberg, Marshall Gaines, Dale Hamburger, Dave Johnson, Gavin Raitt. Nays: None. Absent: Lou Kully, Sandra Shutt. The motion carried.

9.b. 2016-040. Request of the Community Redevelopment Authority for review of consistency with the Hastings Comprehensive Plan and request for approval of Plan Modification #11.22.16 to Redevelopment Plan Area 1, Old Middle School Redevelopment Project, said property located at 714 W. 5th St., and legally described as Lots 1 through 12, Block 6, Original Town, City of Hastings, Adams County, Nebraska, according to the recorded plat thereof.

The legal was read into the record.

(The following is verbatim)

Chair Napier: The public hearing is now open. Chair Napier reminded the Commissioners that Plan Modifications from the Community Redevelopment Authority, the Commission's purview is whether or not this request is consistent with the future land use map that is in place and whether or not this request is consistent with our Comprehensive Plan. Those are the only two items that we can consider, legally. So if – those are the items that we consider about the public hearing and the items have been discussed. That's what we are looking at for this action. So, Mr. Ptak remember that you are under oath. If you would give any update.

Mr. Ptak: Mr. Chairman, members of the Commission, the Community Redevelopment Authority at its meeting on November 22, 2016, adopted a request to have you review a plan modification that would affect Lots 1-12, Block 6, Original Town, City of Hastings, Adams County, Nebraska. The staff has reviewed the plan modification for consistency with the Comprehensive Land Use Plan for the City. The area of the plan modification is designated as mixed use/neighborhood. This designation anticipates a small commercial retail center, providing locally focused services that may include a residential component, convenience goods, restaurants, gas stations, and small office uses are the primary uses within a mixed-use/neighborhood center and are intended to promote compact walkable areas for residence or patrons in that area. Staff recommends approval of the modification to Redevelopment Plan 11.22.16 as presented.

Chair Napier: Thank you Mr. Ptak. Is there anyone that would like to speak in favor of this application? Is there anyone that would like to speak against this application. If you would step forward and state your name and address for the record please.

Kathleen Bonnell: Name is Kathleen Bonnell. My address is 80835 Wallace Creek Avenue, Scotia, Nebraska. I am trustee of that building. That building is owned

Chair Napier: Before you move on. Do you swear that

Kathleen Bonnell: I swear that the testimony

Chair Napier: Do you swear that the testimony that you about to give

Kathleen Bonnell: is true

Chair Napier: is the truth and nothing but the truth?

Kathleen Bonnell: and nothing but the truth.

Kathleen Bonnell: Anyway as I was saying I am the trustee of that building. That building is owned by the Totonaca Tribes in Mexico and the United States of America Tribes as reported at the Deed of Records here in Adams County. If you would like to talk with them about that and discuss with them how to take ownership of that property, you can do so through Federal Courts or the Courts that they are working through. As to any allegations of the condition of that building, they have been falsely stated by the City Attorney and Mark Evans for five years. Butch Hughes did, without taxpayer expense, bring economic jobs to this community. He brought in jobs and businesses and had that building well on its way to development until someone at City Hall decided to get a bug in their ear and squish them. Maybe they didn't like his politics. I don't know. But they put stop work orders and we have and can prove e-mails that they threatened businesses in this town that they would become under fire and be shut down if they did business with Butch Hughes. Scared the tenants out. Done everything in their power to make sure it was not something that could be developed. You know what is really funny about all this. The CRA was offer first right of refusal on that building. For a dollar. Presbyterian Church said you can have it for a buck and Randy Chick decided to say huh. You pay us \$60,000 and maybe we'll take it off your hands. And that is so insists the church that they say you know what, we'd rather approve a quarter of a million dollars to tear it down than do that, unless someone can come up with a comprehensive plan to develop that building. And for five years, the City Attorney, in conjunction with Mark Evans or ah Mark Evans decided to attack that whole building. Scare everybody out, put all those tenants in fear of when they were going to come shut it down. Lie they didn't have heating, when it does. Lie that it doesn't have hot water heaters, when it does. Or any fresh air. It has one of the better air reclamation and for the sprinklers, now most buildings, there is a lot of buildings in Hastings that are undeveloped, but most owners are given the opportunity to develop a building as funds become available, especially when they don't want to burden the taxpayer with the cost of redevelopment, but that wasn't afforded this one. Instead they said we'll shut it down with these stop work orders. And as for the sprinkler systems, which Butch wanted to put in as funds became available. I'd like you all of you go to City Hall and find their sprinkler systems. Yet he does have a state of the art heat and alarm system in there that will get the fire department there faster than if you started a fire in a concrete building completely concrete. He couldn't get a fire to take that building down. Anyway its absolutely said, and as an outsider looking in on this, and coming into this project

later on, I'm appalled at how utterly obstrucetous and bullying that this city has been to new business. Anyways I rest my testimony at this point.

Chair Napier: Thank you.

Kathleen Bonnell: Thank you.

Chair Napier: Is there anyone else that would like to speak to this application?

Kathleen Bonnell: You are welcome to pictures if you like. I brought copies for you.

Chair Napier: If you would state your name and address for the record please.

Marvin Butch Hughes: Marvin Butch Hughes, 714 W. 5th St., Suite 120, Hastings.

Chair Napier: Mr. Hughes, do you swear that the testimony that you are about to give in this matter is the truth and nothing but the truth.

Marvin Butch Hughes: Yes Keith.

Chair Napier: Okay, thank you.

Marvin Butch Hughes: It was just a matter of nearly seven years ago I was in front of this same Commission and it was approved 7-0 to the rezoning to C-2 and I was going to develop and I said what I was going to do and I followed through but in the recommendation seven years ago or six years ago, it would have been almost seven years ago in April of 2010 it talked about why they approved it that Commission then or committee says the old Middle School is a prominent historic fixture of central Hastings creating a plan for the building which maintains its architectural integrity and appearance instead of demolition appears to be in Hastings' best interest. Therefore, staff recommends approve of the rezoning. The building is going to turn 100 years old next year. I beg for someone to find a crack in the foundation or find a crack in the brick, find anything that is unsafe about that building. Some of the allegations pointed out by the staff Mark Evans and he didn't have the courage to even be here today so that we could ask him questions personally, talks about ventilation. This building was designed to breath on itself. It is amazing how well it does. We have blocked off some of the ventilation in the wintertime to keep so you know strictly to keeps the pipes from freezing. We've learned how to run the building. Had the city not issued the stop work orders, several years ago, the building would have been full by the end of 2012. It would have been warm, from virtually all the vendors in there. So when they say the lighting and the codes that are being used against the building are the 2012 International Building Code and they are using those Codes against a 1917 building. It's just amazing the insults this staff has done towards the building and towards the people that make their businesses there. We had created 42 new jobs in that building by the end of 2012. And part of the reasons here they wanted to give this to the CRA is to create jobs. We'd already done that. You know I got a chuckle, the election was the 8th of November. The block project got stopped and by golly the 22nd of November this comes up. They can't wait to do another dig. This thing is so political, is just really is deafening. So, and I want to re-emphasize the jurisdiction issue. We contacted the property owner. There was no attempt to let them know that this matter was coming in front of you folks. None. I think if you got a 93,000 square foot

building, historical stature, well-established in the property, that somebody ought to let you know that look, this thing is going to be up for grabs. We are going to try to steal this thing from you and using eminent domain. Nobody. Just assumptions. I really think that I understand that the new Mayor, which I have so strongly supported, talks about transparency in retaking City Hall. If this a clue of what the transparency is, I don't think there has been much change. So, I really you know, it's I could go over this bullet by bullet, but it says talked in here the reasons why the CRA would be better handled in there. It talks as state of dilapidation. If you folks want to see a dilapidated building, try to come over a determine that as being dilapidated. It's only a block and a half away, if you guys would consider doing that. And also look for inadequate ventilation, light and air sanitation. I don't know how the guy could come up with this. There are chimney stacks, there are vents from all the 1917 rooms though the roof and all the way down into the basement. How can you stop the ventilation of that building. And conditions that would endanger life, property by fire, and other causes. You could stop start a fire anywhere in that building and you wouldn't go anywhere. Try it. It's all concrete and masonry. CW Way didn't mess around. Just like where the police are now. Extremely safe buildings. And the property is detrimental to public health and safety and morals. And morals. The city staff bypassed and we got what comes pretty close to being a whorehouse down the south end of town. I don't think this is a moral issue here. And welfare in its present condition. Clearing a defective property title, we did everything as to the state statute that was done if there is a warranty deed under the United States of America Tribal Nations and the Totonaca Tribe of Mexico. The vision, since we are talking about visions, is to actually reinforce what I originally wanted to do was have a Health Academy in that building. A health academy, now what does that mean. Hastings has been kind of a go-to place for whatever kind of health maladies you have whether it may be your eyes, maybe the Cancer Center, whatever you may have. Well nothing is being offered in this town right now, or for that matter, and basically all of Nebraska, called indigenous health care. Natural health care. Chelation treatments and other things that are allowed where basically the people that do this, they take the natural means and they allow the body to heal itself. Some people in this country want that, but that's where this place is going. I encourage this commission to stop this CRA request dead today. If you want to come over and look at the building you are certainly welcome to do so but in the long-term there, however, whatever it takes, if you want to move this thing forward, you've basically posed the issue of dealing in some things in federal court. And I don't think that is the purpose of the Planning Commission. We are here to grow Hastings. That was the understand, that the mandate we elected a new mayor on. Let's do it. And we don't need the CRA coming in there and having saying through taking a building over in eminent domain. They won't get it done but let's just save all the effort and all the money. I really think that the building has it's got a good soul. It's safe and it's sound. Everything that we have to do. One of the big things they talked about from the Mark Evans and was the had to do with the sprinkler system. Had to have a new sprinkler system in the building. It's got a smoke and fire unit that is unparallel in the City of Hastings. This place don't even have it. If you used Mark Evans' same rules in this building that you used over there, you'd have to lock the doors here. It's just different strokes for different folks I guess. I think that's a little appalling. So and also we get the elevator we get it inspected every year like the statute says by O'Keefe. We do everything we need to do to make sure that building is safe. And so I really think that this whole thing about the redevelopment thing on the part of the CRA falls flat on its face. And I just we tried to do some improvements and do everything Mark Evans wanted to do. Stop work orders. Could not get any contractors in there. They were threatened to lose their licenses if they come in and worked on the building. So they said you gotta do this, you gotta do this, gotta do this. Oh, we are not going to let you go in there and do

it. So this thing is upside down. And I pray you folks have enough common sense to recognize it for what it is. Thank you very much.

Chair Napier: Thank you Mr. Hughes. Is there anyone else that would like to speak to this application. If you would state your name and address for the record please.

Francis Kuhlman: Francis Kuhlman, 714 W. 5th St., #6.

Chair Napier: Mr. Kuhlman, do you swear that the testimony you are about to give in this matter is the truth and nothing but the truth?

Francis Kuhlman: So help me God.

Chair Napier: Thank you.

Teri Schelkopf: Would you spell your last name please?

Francis Kuhlman: Kuhlman.

Teri Schelkopf: Thank you.

Francis Kuhlman: I have a question. Agenda item summary sheet department head comments most of the way down here. This request is for a plan modification to provide for acquisition and future redevelopment of the old Middle School property. To my knowledge, to date, the only thing the City of Hastings has wanted to do to the old Middle School has been to take a wrecking ball to it. And the one man that has stopped that from happening is Butch Hughes, and I think that most of the citizenry of Hastings would hate to see a building they dearly love and have memories, you know, attached to, hate to see a wrecking ball taken to it. But now, now all of a sudden there is interest on the part of the City of Hastings and the CRA to have some future redevelopment of the old Middle School property. I'm just wondering if the future redevelopment of that property, does that include a wrecking ball in our future or would that mean restaurants, kind of the same clientele that has been in there. At one time there were like 22 businesses in there before they we started getting these fake notices on the doors. What kind of future redevelopment does the City of Hastings have in mind for that building. I think that should be kinda front and center. One of our concerns before we proceed with an eminent domain or a anything else action. Can are you allowed to have an exchange with someone from the audience or not?

Chair Napier: Um, as I stated earlier, our purview is if this is consistent with the future land use plan the Comprehensive Plan for the City of Hastings. That is, by law, what we are here to consider today. There is other action beyond that where someone may be able to answer those questions for you. That is not information that we have. We're looking at the plan, the request that is being made, and determining whether it is consistent with the Comprehensive Plan.

Francis Kuhlman: Okay. Well I would just urge the CRA here today then to dig a little bit deeper into what future redevelopment is being planned for this building. Thank you.

Chair Napier: Thank you Mr. Kuhlman. Is there anyone else that would like to speak to the application? If you would state your name and address for the record.

Frank Brooks: Frank Brooks, 2511 Boyce.

Chair Napier: And do you swear that the testimony you are about to give in this matter is the truth and nothing but the truth?

Frank Brooks: Yes it is.

Chair Napier: Thank you sir.

Frank Brooks: Me and the wife, there, we started up a little business back when I got injured and we worked out of our house for years and then another lady that was up there with Butch and everything, she started her business up and she kept wanting us to come up and finally I got up there and looked and gosh, this would be a great start to a business. It was economical. There was no way that we could go up town and rent a store front and this we could fix up and do our own. We was really doing go. September 11th we moved in there and did a lot of fix'n up and everything else. Got it all going and gosh, there were businesses moving in there right and left. I think there was like 24-23 or more businesses. And then, all of a sudden here come the eviction notices and all this no can't hire anybody to come in there and do any work and it just really went down fast and I just wanted to say that we had it was a really nice thing that Butch was doing. He was getting things started and helping a small businessman out. Those small businesses probably would have got bigger and probably would have been able to move downtown and be able to afford some of the spaces downtown and everything else, but I'd like to see the thing the building come back to life again. It's a good solid building. Right now I help Butch out quite a bit with the building and everything else, and I would he says, it's a solid solid building and everything and that. And uh, we got the mall out there, west of town. I don't know what's going on with that. It's uh and there are other buildings in this town that look pretty bad too and everything else, but uh this is right in the middle of town. A good solid building and everything else, and I'd like to see it get up and going and everything. Okay.

Chair Napier: Thanks very good. Thank you. Is there anyone else that would like to speak to the application, for or against? Seeing no one I'll declare the public hearing closed. And I need a motion to approve.

Chair Napier: Moved by Dale Hamburger, seconded by Dave Johnson, to approve 2016-040.

Chair Napier: Any questions or discussion?

Chuck Rosenberg: I guess I have a questions maybe for the City Attorney. I know that we are just recommending future land use, but should we be doing this while there is still contention about ownership of this property?

City Attorney Ptak: This is simply a plan that has come forth though the Community Redevelopment Authority to hopefully help this property in some way, shape or form get back to where it was hoped to have been back in 2011. We have had a number of issues with the building. I think there were 28 code violations. In fact, Mr. Hughes was prosecuted on 25

different violations. He was convicted, went through an appeal process all the way to the Nebraska Court of Appeals and his convictions were sustained. So there are code violations out there and they have not been remedied. And so in order to bring the building back within the code compliance that is necessary for it to be a public use, I believe it is certainly important for the CRA or other entity to come forward and do what it can to make a difference as far as either through the rehabilitation or acquisition of that building.

Kathleen Bonnell: Take you to Federal Court to do it gentlemen. (in audible) absolutely try.

Chair Napier: Any other questions or discussion?

Chair Napier: Okay, please vote.

Roll Call: Ayes: Keith Napier, Chuck Rosenberg, Marshall Gaines, Dale Hamburger, Dave Johnson. Nays: None. Abstain: Gavin Raitt. Absent: Lou Kully, Sandra Shutt. The motion carried.

Teri Schelkopf: All votes received.

Chair Napier: That motion passes.

(The remainder of these minutes are not verbatim.)

9.c. 2016-041. Request of the Community Redevelopment Authority for review of consistency with the Hastings Comprehensive Plan and request for approval of Plan Modification #10.15.13 to Redevelopment Plan 1, Dietrich/Stein Brothers Building LLC, said property located at 620 W. 2nd St., and legally described as Lots 18-21, Block 18, Original Town, City of Hastings, Adams County, Nebraska, according to the recorded plat thereof.

The legal was read into the record.

The Chair declared the public hearing open.

The Chair asked City Attorney Ptak for comments and reminded him he was under oath.

City Attorney Ptak stated this is the Dietrich/Stein Brothers Building located at 620 W. 2nd Street, which is the northwest corner of 2nd Street and Denver Avenue next to Brown's Shoe. This plan includes renovation of the 2nd floor into seven apartments. The installation of an elevator and some mixed uses on 1st floor. The area is designated as mixed use downtown which contemplates a mix of cultural, financial, governmental, institutional, retail, entertainment, and recreational uses. Staff finds the proposed use as a 2nd floor residential and 1st floor commercial/retail fits well within the mixed use downtown designation in the current C-2 zoning. Staff recommends approval.

The Chair reminded Commissioners this is a determination as to consistency with the Comprehensive Land Use Plan.

The Chair asked if there was anyone that would like to speak to this application for or against? There being no one, the Chair declared the public hearing closed.

Moved by Chuck Rosenberg, seconded by Dave Johnson, to approve application 2016-041.

Roll Call: Ayes: Keith Napier, Chuck Rosenberg, Marshall Gaines, Dale Hamburger, Dave Johnson, Gavin Raitt. Nays: None. Absent: Lou Kully, Sandra Shutt. The motion carried.

10. Subdivisions

10.a. 2016-042. T'Dance Subdivision.

The Chair stated this application is for final plat approval.

City Attorney Ptak commented this plat is a companion to item 2016-039, vacation of Boston Avenue between South and "A" Street. This plat is a follow-up to that vacation and clarifies the ownership of vacated Boston Avenue and creates usable lots for the property owners in the adjacent area. Mr. Toms plans to use the newly created lot for either camper storage or a self-storage facility. T'Dance School plans to use the additional area for needed off-street parking. Previously they had been leasing a portion of Boston Avenue from the City to use as parking. This clears up a mixed ownership in and around that area and since the street was unpaved, this allow the City to put property back on the tax rolls by creating usable lots.

The Chair asked for questions or discussion.

The Chair requested a motion.

Moved by Dale Hamburger, seconded by Marshall Gaines, to approve 2016-042. Roll Call: Ayes: Keith Napier, Chuck Rosenberg, Marshall Gaines, Dale Hamburger, Dave Johnson, Gavin Raitt. Nays: None. Absent: Lou Kully, Sandra Shutt. The motion carried.

10.b. 2016-043. Preliminary/Final Plat of Svoboda Acres 2nd Subdivision.

The Chair stated this is an application for final plat approval.

City Attorney Ptak explained this is an expansion of previously platted Svoboda Acres Subdivision. The plat lies within the 2-mile extra-territorial zoning jurisdiction of the City of Hastings. The property is currently zoned agricultural. This new subdivision meets the minimum area requirements for the agricultural district and the subdivision is in compliance with the subdivision regulations of Chapter 38 of the Hastings City Code. Staff recommends approval.

The Chair asked for questions or discussion.

The Chair requested a motion.

Moved by Dave Johnson, seconded by Gavin Raitt, to approve application 2016-043. Roll Call: Ayes: Keith Napier, Chuck Rosenberg, Marshall Gaines, Dale Hamburger, Dave Johnson, Gavin Raitt. Nays: None. Absent: Lou Kully, Sandra Shutt. The motion carried.

10.c. 2016-044. Preliminary/Final Plat of Bernard Pavelka Trucking Company Subdivision

The Chair stated this is an application for final plat approval.

City Attorney Ptak explained this is a request for a preliminary/final plat. It is a 4.38 acre tract located along East “J” Street between Elm Avenue and Showboat Blvd. This is a plat of previously unplatted ground, zoned I-2, Heavy Industrial, and the plat complies with the zoning requirements of Chapter 34 and the subdivision requirements of Chapter 38 of the Hastings City Code. Staff recommends approval.

The Chair asked for questions or discussion.

The Chair requested a motion.

Moved by Marshall Gaines, seconded by Dale Hamburger, to approve application 2016-044.

Roll Call: Ayes: Keith Napier, Chuck Rosenberg, Marshall Gaines, Dale Hamburger, Dave Johnson, Gavin Raitt. Nays: None. Absent: Lou Kully, Sandra Shutt. The motion carried.

11. Reports

11.a. Committee Reports

The Chair reported the Joint City County Ad Hoc Planning did not meet in December, difficult to find a quorum.

The Chair asked staff for staff comments.

The Chair adjourned at 4:49 p.m.

Chairman

Department: Development Services
Staff Contact: Mark Evans
Planning Commission Meeting Date: 01/23/2017
File No: 2017-001
Prepared By: Mark Evans, Building Inspector

AGENDA ITEM SUMMARY SHEET

Description of Item:

Vacate Lakeview 4th Addition to the City of Hastings, Adams County, Nebraska.

Names of People/Business affected by this action:

The owner, Alan Anderson, and the City of Hastings.

Why Planning Commission action is required:

Vacation of streets, alleys, easements and subdivisions requires review by the Planning Commission.

Type of action requested:

Motion

Suggested motion:

Deadlines associated with action:

None.

Department head comments:

This application to vacate Lakeview 4th Addition is at the request of owner Alan Anderson. Mr. Anderson wishes to re-design the plat, under Lakeview 5th Subdivision, in order to change the layout of the subdivision and create three additional lots.

This application will vacate Lakeview 4th Addition and make way for Lakeview 5th Subdivision. Lakeview 4th Addition has 19 lots and includes portions of Lakeview Avenue, 28th Street, 29th Street, and Martin Drive. Lakeview 5th Subdivision will contain the same streets and avenues, but will have different locations for easements and lot lines, thus the reason for vacating the entire subdivision of Lakeview 4th Addition.

Staff has reviewed the plat as submitted, and has requested that the owner address the following issues:

1. The intersection of 29th Street and Lakeview Avenue should be at a right angle. This will require a slight bend to the south in 29th Street.
2. Lot 2, Block 2 has an average width of only 66 feet. The minimum lot width is 70 feet. A lot this narrow will be difficult to build on.
3. Lot 1, Block 1 is irregularly shaped and undesirable. Consider re-configuring this lot.
4. The 50 foot drainage easement on Lot 1, Block 1 needs to be better identified on the plat. In addition, justify the creation of the 50 foot drainage easement, with a drainage plan, as the easement seems to be wider than needed.
5. Correct the title of the plat to "Lakeview 5th Addition, a Subdivision in the City of Hastings"

Staff has no other objections and recommends vacation of Lakeview 4th Addition.

Recommendation:

Staff recommends approval the vacation of Lakeview 4th Addition and all streets, lots, blocks, and easements.

REGISTRAR OF DEEDS CERTIFICATE

STATE OF NEBRASKA
COUNTY OF ADAMS

THIS PLAT OF "LAKEVIEW 4TH ADDITION" WAS FILED FOR RECORD ON
DATE April 26, 2007 TIME 2:12 P.M.

INSTRUMENT NO: 20071833

James D. Johnson
REGISTRAR OF DEEDS

LEGAL DESCRIPTION

A tract of land located in the Southwest One Quarter of Section 36, Township 8 North, Range 10 West of the Sixth Principal Meridian, Adams County, Nebraska, said tract being more particularly described as follows: Commencing at the SW Corner of the SW 1/4 of said Sec. 36; running thence North 89°38'34" East and along the South line of the said SW 1/4 a distance of 1830.80 feet; running thence North 00°05'07" West a distance of 563.00 feet to the NW Corner of Lot 15, of LAKEVIEW 4TH ADDITION to the City of Hastings, Adams County, Nebraska, as platted and recorded, said NW Corner of Lot 15 being the actual POINT OF BEGINNING; running thence North 00°05'07" West a distance of 50.00 feet; running thence North 17°35'06" East a distance of 52.55 feet; running thence North 00°05'07" West a distance of 110.00 feet; running thence North 13°04'45" East a distance of 61.89 feet; running thence North 00°05'07" West a distance of 140.00 feet; running thence North 89°38'34" East a distance of 150.00 feet; running thence North 08°02'21" East a distance of 142.352 feet; running thence North 89°38'34" East a distance of 155.00 feet; running thence North 12°07'34" East a distance of 61.45 feet; running thence North 01°11'41" East a distance of 244.82 feet; running thence North 34°41'30" East a distance of 70.08 feet; running thence North 00°05'07" West a distance of 140.00 feet; running thence North 89°38'34" East a distance of 95.00 feet; running thence South 00°05'07" East a distance of 69.03 feet; running thence North 89°29'21" East a distance of 218.84 feet to a point located on the West line of BILT-RITE SUBDIVISION, a subdivision in the City of Hastings, Adams County, Nebraska, as platted and recorded; running thence South 00°00'00" East and along the said West line of said BILT-RITE SUBDIVISION a distance of 324.49 feet; running thence South 28°59'00" West and along the said West line of said BILT-RITE SUBDIVISION a distance of 346.83 feet; running thence South 00°00'00" East and along the said West line of said BILT-RITE SUBDIVISION a distance of 178.00 feet to a point located on the North line of LAKEVIEW 2ND ADDITION to the City of Hastings, Adams County, Nebraska, as platted and recorded; running thence South 90°00'00" West and along the said North line of said LAKEVIEW 2ND ADDITION a distance of 112.71 feet; running thence South 89°17'35" West and along the said North line of said LAKEVIEW 2ND ADDITION a distance of 220.08 feet; running thence South 89°38'34" West and along the said North line of LAKEVIEW 2ND ADDITION a distance of 80.00 feet; running thence South 00°21'00" East a distance of 61.93 feet; running thence South 89°38'34" West and along the South line of said LAKEVIEW 2ND ADDITION a distance of 148.84 feet, more or less, to the POINT OF BEGINNING, said tract containing a calculated area of 8.8315 Acres, more or less.

OWNERS CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Alan M. Anderson, Manager of Westbrook Village LLC, a Nebraska Limited Liability Company, and Alan M. Anderson and Mary Kay Anderson, husband and wife, the Owners of Record of the real estate shown on this plat and described in the LEGAL DESCRIPTION hereon, have caused the same to be surveyed, subdivided, platted and designated as "LAKEVIEW 4TH ADDITION", a subdivision in the City of Hastings, Adams County, Nebraska, and that said surveying, subdividing, plating 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 dedicate all streets and easements shown on the plat to the City of Hastings, Adams County, Nebraska, for its use forever.

Signed this 10th day of April, 2007.

Alan M. Anderson
Westbrook Village LLC
Alan M. Anderson, Manager
Alan M. Anderson
Alan M. Anderson, husband
Mary Kay Anderson
Mary Kay Anderson, wife

WAIVER

Applicant hereby waives any and all claims for damages occasioned by the establishment of grades or the alteration of any portion of the streets and alleys to conform to said grades as established.
Signed this 10th day of April, 2007.

Alan M. Anderson
Westbrook Village LLC
Alan M. Anderson, Manager
Alan M. Anderson
Alan M. Anderson, husband
Mary Kay Anderson
Mary Kay Anderson, wife

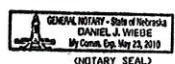
ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF ADAMS

Know all men by these presents, on this 10th day of April, 2007, at Hastings, Nebraska, in and for said County and State, came Alan M. Anderson, Manager of Westbrook Village LLC, and Alan M. Anderson, and Mary Kay Anderson, husband and wife, known by me personally to be the identical persons whose names are affixed to the "OWNERS CERTIFICATE AND DEDICATION" on the "WAIVER" on this plat and acknowledged the execution thereof to be of their own free will and accord, and in accordance with their desires and wishes as said OWNERS of the property shown on this plat and described in the "LEGAL DESCRIPTION" hereon.

MY COMMISSION EXPIRES: May 23, 2010

Daniel J. Wiebe
NOTARY PUBLIC



MORTGAGE NOTE

Adams County Bank of Kenesaw, Nebraska, a Nebraska Bank, the holders of a mortgage on a portion of the real estate shown on the accompanying plat and described in the "LEGAL DESCRIPTION" hereon, do hereby concur with the platting of said real estate as "LAKEVIEW 4TH ADDITION" in the City of Hastings, Adams County, Nebraska.
Signed on this 12 day of April, 2007.

W. J. Keiser
NAME
President
TITLE

SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEBRASKA, AND THAT THIS PLAT OF "LAKEVIEW 4TH ADDITION" WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION. ALL DISTANCES SHOWN ON THE PLAT ARE MEASURED IN FEET AND DECIMALS OF A FOOT, AND ALL PROPERTY CORNERS AND LOT CORNERS ARE MARKED WITH IRON PINS OR IRON PIPES AS SHOWN ON THE PLAT.

SIGNED THIS 1ST DAY OF MARCH, 2007.

Roger S. Parks
ROGER S. PARKS L.S. 287



SW CORNER OF SEC. 36, T8N-R10W
2" CAP IN CONCRETE

South line of SW 1/4

FLOOD PLAIN NOTE

No part of the property shown on this plat and described in the Legal Description hereon, is presently located in Flood Zone AL, A2, or B according to the Flood Insurance Rate Map (FIRM) of the City of Hastings, Adams County, Nebraska, Effective Date August 17, 1981 as published by the National Flood Insurance Program of the Federal Emergency Management Agency, Federal Insurance Administration of the United States Department of the Interior, Community Panel No. 310001-0005-B

LEGEND

SECTION CORNERS FOUND = ●
(as shown on the plat)
SURVEY CORNERS FOUND = ●
(as shown on the plat)
CORNERS SET = 0
1/2" rebar with plastic caps
marked R.S. Parks L.S. 287

CENTERLINE CURVE DATA

①
RADIUS = 169.09'
LENGTH = 179.02'
LONG CHORD = 170.77'
LCB = N 59°18'49"E
TAN = 98.93'

GRAPHICS SCALE
0 100 200 300



FINAL PLAT

LAKEVIEW 4TH ADDITION

A 8.8315 Acre subdivision in the City of Hastings, Adams County, Nebraska
in the Southwest Quarter of Section 36, Township 8 North, Range 10 West
of the Sixth P.M., Adams County, Nebraska.



NE COR OF SW 1/4 OF SEC. 36-8-10
1" IRON PIPE

20071833

ZONED R-1

PROPOSED USE
RESIDENTIAL HOUSING

OWNER NAME AND ADDRESS

WESTBROOK VILLAGE LLC
701 NORTH SHORE DRIVE
HASTINGS, NE. 68901
AND
ALAN M ANDERSON AND MARY KAY ANDERSON,
husband and wife
701 NORTH SHORE DRIVE
HASTINGS, NE. 68901

HASTINGS CITY ENGINEER'S APPROVAL

THIS PLAT OF "LAKEVIEW 4TH ADDITION" A SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, HAS BEEN PRESENTED TO AND REVIEWED BY ME AND IS HEREBY APPROVED AS PROPOSED.
SIGNED THIS 25th DAY OF April, 2007.

David L. Wacker
DAVID L. WACKER, CITY ENGINEER

CITY SURVEYOR APPROVAL

THIS PLAT OF "LAKEVIEW 4TH ADDITION" A SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, HAS BEEN PRESENTED TO AND REVIEWED BY ME AND IS HEREBY APPROVED AS PROPOSED.
SIGNED THIS 24th DAY OF April, 2007.

Rodney G. Davison
RODNEY G. DAVISON, CITY SURVEYOR

PLANNING COMMISSION RECOMMENDATION

THIS PLAT OF "LAKEVIEW 4TH ADDITION", A SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, HAS BEEN PRESENTED TO AND REVIEWED BY THE HASTINGS PLANNING COMMISSION, AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, NEBRASKA WITH THE RECOMMENDATION THAT SAID PLAT BE APPROVED.
SIGNED THIS 19th DAY OF March, 2007.

Dwight W. Platt
CHAIRPERSON
Thomas Raback
DIRECTOR OF PLANNING

MAYOR AND CITY COUNCIL ACTION

THIS PLAT OF "LAKEVIEW 4TH ADDITION", A SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, HAS BEEN PRESENTED TO AND REVIEWED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, AND IS HEREBY APPROVED BY MOTION DULY PASSED ON THIS 9th DAY OF April, 2007.

Matthew Korman
MAYOR
Barbara Hartman
CITY CLERK



COUNTY TREASURER CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES DUE OR DELINQUENT ON THE PROPERTY DESCRIBED IN THE "LEGAL DESCRIPTION" ON THIS PLAT AS OF THIS 10th DAY OF April, 2007.

Bonnie Shinn, Deputy
ADAMS COUNTY TREASURER



CITY TREASURER CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES OR SPECIAL ASSESSMENTS DELINQUENT ON THE PROPERTY DESCRIBED IN THE "LEGAL DESCRIPTION" ON THIS PLAT AS OF THIS 10th DAY OF April, 2007.

Barbara Oller
HASTINGS CITY TREASURER

SECTION CORNER TIES

SW CORNER OF SW 1/4 OF SEC 36, T8N-R10W
Found 2" Cap in Conc. Paving
In Centerline of the Intersection of
Baltimore Ave. and North Shore Drive
Ties' NW 46.78' to 1/2" Rebar w/Plastic Cap
SW 46.77' to 1/2" Rebar

SE CORNER OF SW 1/4 OF SEC 36, T8N-R10W
Computed Point in Lake Hastings

North 519.79' to 1" Pipe
West 532.58' to 1" Pipe

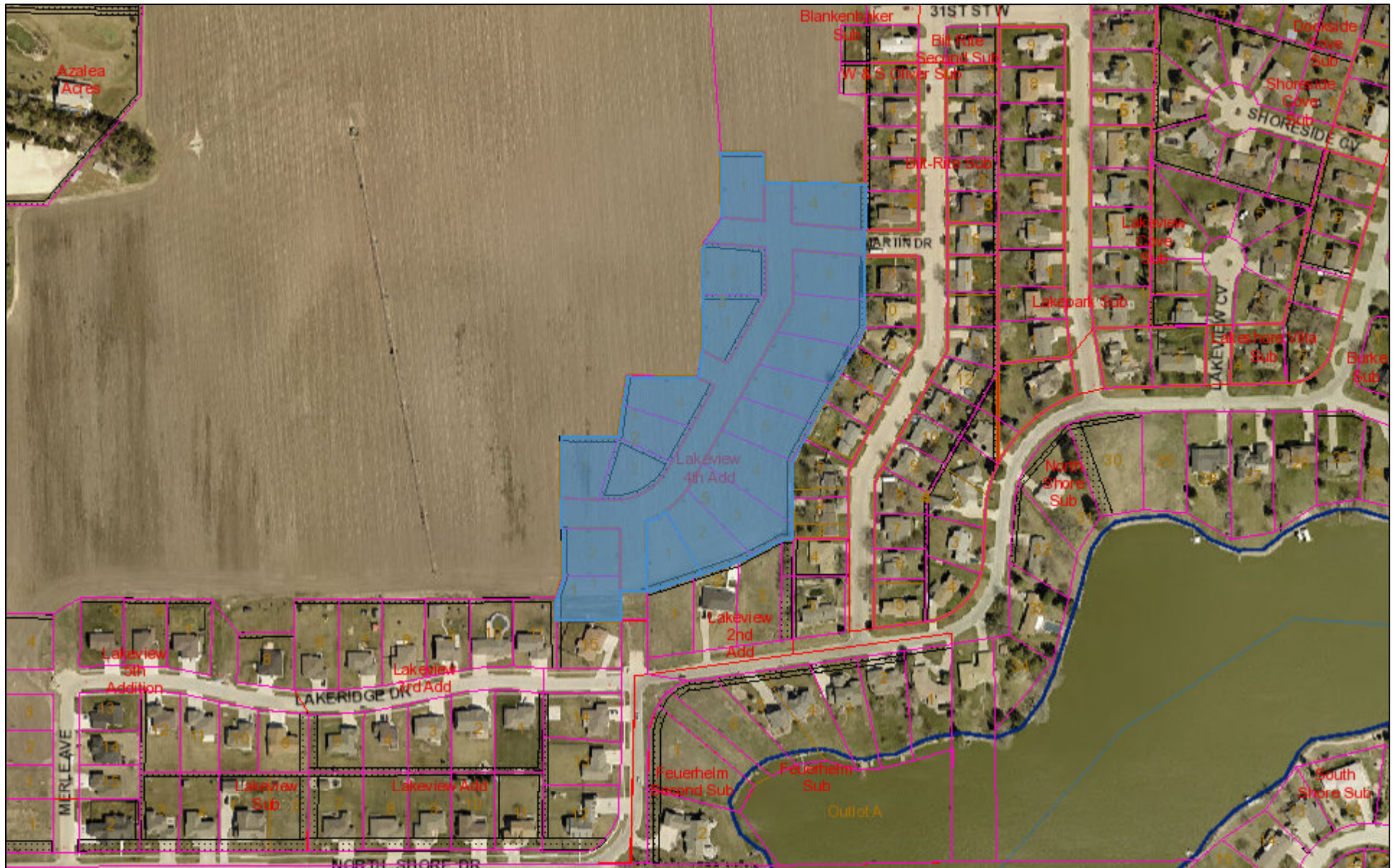
NE CORNER OF SW 1/4 OF SEC 36, T8N-R10W
Found 1" Iron Pipe
Ties' West 120.00' to 1" Iron Pipe
South 73.00' to 1" Iron Pipe
North 70.00' to 5/8" Rebar
East 145.00' to 5/8" Rebar

FINAL
PLAT

BENCHMARK 2000 SURVEYING
3211 VILLAGE DRIVE, HASTINGS, NEBRASKA 68901
PH. 402-463-3647, CELL. 402-460-8431, FAX 402-463-3248

CITY OF HASTINGS
ZONED R-1
232

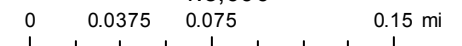
Lakeview 4th Addition



January 19, 2017

- | | | | |
|---|---------|---|--------------|
|  | Limits |  | Subdivisions |
|  | OneMile |  | Easements |
|  | TwoMile |  | LOTS |
|  | Parcels |  | BLOCKS |

1:5,000



Adams County, City of Hastings & Hastings Utilities GIS Mapping

ORDINANCE NO. 4502

AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, VACATING ALL OF LAKEVIEW 4TH ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, INCLUDING ALL STREETS, LOTS, BLOCKS AND EASEMENTS; PROVIDING FOR FILING OF SAME WITH THE REGISTER OF DEEDS; REPEALING INCONSISTENT PROVISIONS; AND ESTBLISHING AN EFFECTIVE DATE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF HASTINGS, NEBRASKA:

SECTION 1. That the legally described property:

Lakeview 4th Addition to the City of Hastings, Adams County, Nebraska, including all streets, lots, blocks and easements.

SECTION 2. Be and the same is hereby vacated.

SECTION 3. The City Clerk is hereby directed to certify this ordinance to the Register of Deeds of Adams County, Nebraska to be recorded, all as provided by law.

SECTION 4. That any ordinance passed and approved prior to the passage, approval and publication or posting of this ordinance, and in conflict with its provisions, is hereby repealed.

SECTION 5. The provisions of this ordinance are separable, and in the invalidity of any phrase, clause, or part of this ordinance shall not affect the validity or effectiveness of the remainder of this ordinance.

SECTION 6. This ordinance shall take effect and be in full force from and after its passage, approval and publication or posting as required by law, in its entirety, or in pamphlet form, as the case may be, said effective date being fifteen (15) days from and after the date of this ordinance is passed, approved, said effective date being the ____ day of _____, 2017, and this ordinance shall not be included in the Hastings City Code Book.

PASSED AND APPROVED by the Mayor and City Council of the City of Hastings, Nebraska, this ____ day of _____, 2017.

ATTEST:

Mayor

City Clerk
(S E A L)

APPROVED TO FORM:

City Attorney

Date

City Surveyor

Date

Department: Development Services
Staff Contact: Mark Evans
Planning Commission Meeting Date: 01/23/2017
File No: 2017-002
Prepared By: Mark Evans, Building Inspector

AGENDA ITEM SUMMARY SHEET

Description of Item:

Application by Pat's Auto Repair and Towing LLC for a Conditional Use Permit to operate an impound yard at 305 S. Denver Avenue, legally described as Lots 1 thru 9 inclusive, Block 12, St. Joseph's Addition, the vacated alley in said Block 12, vacated St. Joseph Avenue and the Sough Half of vacated "A" Street, all in the City of Hastings, Adams County, Nebraska, a/k/a "Pat's Auto Subdivision".

Names of People/Business affected by this action:

Pat's Auto Repair, the neighbors and the City of Hastings.

Why Planning Commission action is required:

An impound yard is a Conditional Use and requires review by the Planning Commission with their recommendations to the City Council.

Type of action requested:

Resolution

Suggested motion:

Deadlines associated with action:

None.

Department head comments:

Pat's Auto Repair and Towing has recently acquired additional land abutting their current site through the vacation of a portion of A Street and a portion of St. Joseph Avenue. They are in the process of re-platting this into "Pat's Auto Subdivision", which is about 1.19 acres of land, total.

The property is zoned I-1, Light Industrial. The property north of this site is also zoned I-1, Light Industrial. There are two properties across the alley to the south, one is zoned R-3 Multi-Family Residential and has been developed with apartments and the other is zoned R-2, Mixed Density Neighborhood, and has a single-family dwelling on it. East of this site, the property is zoned I-1, Light Industrial. West of the site, the property is zoned R-2, Mixed Density Neighborhood and has

been developed with single-family dwellings.

This is an established use, and while it is expanding, staff feels that the intensity is appropriate for the area and the zoning district in which the property is located.

Following are the standards for an impound yard as a conditional use from Hastings City Code 34-404(5) and an analysis of those standards as applies to this site:

a) No dismantling, processing or salvaging of vehicles or repair work to vehicles may be performed in an impound yard.

Staff concurs that there shall be no dismantling, salvage or repair in the exterior yard. Pat's Auto also does regular vehicle maintenance and repair in their shop, and the restriction on repair shall not apply to repair work done inside the shop building.

b) The minimum size of an impound yard shall be one (1) acre.

This site is 1.19 acres in area. The actual storage area is 0.9 acres, but staff feels the site is adequate for the proposed use.

c) There shall not be stored in an impound yard at any time more than one (1) vehicle for each (10 x 35) 350 square feet of available storage space in the impound yard.

The applicant is proposing a maximum of 150 cars; the storage yard is 0.9 acres, or 39,200 sq feet, which would support the storage of 112 cars. Staff recommends that the maximum number of cars be set at 112 cars, to provide for access aisles between cars.

d) A fence, sufficient to control access to the impound yard, shall be constructed around the impound yard. The fence shall be not less than (6) feet in height.

The applicant has obtained a fence permit for the site for a 6 foot high metal privacy fence. A 14 foot wide controlled-access gate is provided on the south side abutting St. Joseph Avenue.

e) The surface of the impound yard shall at all times be covered with concrete, asphalt or crushed rock.

The applicant will use crushed rock for the impound yard.

f) Weeds, grass, and other bushes shall not be permitted to grow more than six inches above the ground at any time in an impound yard.

Staff will include this in the recommended conditions.

g) Vehicles may not be stacked in an impound yard, but must at all times be stored directly on the surface of the impound yard.

Staff concurs.

h) Any lights on an impound yard must be cut-off lighting, so as to not allow light to escape outside of the boundary of the impound yard.

Staff concurs.

i) The impound yard may not be located closer than 250 feet from property which is zoned to allow residential use nor within 100 feet of a residence, except when such residence is located on a property zoned for industrial use and is being used as an accessory use to a proper industrial use and is being used as an accessory use to a proper industrial use on said property.

In this case, staff feels that since Pat's Auto Repair and Towing is a long-established business in this location, and already has a partially fenced yard they use for customer vehicles, that the extension of the fence and allowing controlled storage of impounded vehicles will not be detrimental to the neighborhood. However, it should be emphasized to the applicant that there is to be absolutely no salvaging or dismantling on this site at all, and no repair in the exterior yard.

j) Vehicles stored in an impound yard must be removed from the yard within nine (9) months of the time when they are first placed therein; provided however, an impounded vehicle may, upon request of a prosecuting attorney, be kept in an impound yard for so long as such prosecuting attorney requests. To assist in the enforcement of this requirement, the operator of the impound yard shall at all times do the following:

i) The operator shall keep a book, listing all vehicles which arrive at the impound yard in the order in which they arrive; and the date of arrival, and include therein the name and address of the person from whom each vehicle is received, the name and address of the party controlling the disposition of the vehicle, the name of the manufacturer of the vehicle, the model and type of the vehicle and the motor number and license number thereof. Said information shall be placed on the record book within 48 hours after a vehicle is placed in the impound yard.

ii) Any person who shall make any false entry or statement concerning matters required to be set out in the record book shall be deemed guilty of a misdemeanor, and may be fined in the amount of \$100 per violation. Each separate vehicle for which a false entry or no entry is made shall constitute a separate violation.

Staff concurs, although strict enforcement of the 9-month storage limit is not anticipated. This provision is intended to keep the impound yard from becoming a junk yard and having abandoned vehicles from accumulating. In order to enforce this, it is necessary for the operator to keep accurate and timely records.

k) The provisions of subparagraph (i) shall not prohibit the use of property for residential purposes, when said use arises after the establishment of an impound yard in compliance with the provisions of this Section. However, said residential use shall not affect the validity of the use of the impound yard, for so long as said impound yard shall remain in existence on the continuous basis.

This does not apply to this site.

Recommendation:

Staff recommends approval of this application, subject to the following conditions:

- 1) There shall be no dismantling or salvage at all on this site, and no repair may be performed in the exterior yard.
- 2) There shall not be stored in the impound yard at any time more than one vehicle for each 350 square feet of available storage space in the impound yard. The maximum number of cars in the impound yard shall be 112. Access aisles shall be provided and maintained.
- 3) A fence, sufficient to control access to the impound yard, shall be constructed around the impound yard. The fence shall be not less than (6) feet in height. The access gate shall not swing over City Right-of-Way.
- 4) The surface of the impound yard shall at all times be covered with concrete, asphalt or crushed rock.
- 5) Weeds, grass, and other vegetation shall not be permitted to grow more than six inches above the ground at any time in the impound yard.
- 6) Vehicles may not be stacked in the impound yard, but must at all times be stored directly on the surface of the impound yard.
- 7) Any lights in the impound yard or on the building must be cut-off lighting, so as to not allow light to escape outside of the boundary of the impound yard.
- 8) Vehicles stored in the impound yard must be removed from the yard within nine (9) months of the time when they are first placed therein; provided however, an impounded vehicle may, upon request of a prosecuting attorney, be kept in an impound yard for so long as such prosecuting attorney requests. To assist in the enforcement of this requirement, the operator of the impound yard shall at all times do the following:
 - i) The operator shall keep a book, listing all vehicles which arrive at the impound yard in the order in which they arrive; and the date of arrival, and include therein the name and address of the person from whom each vehicle is received, the name and address of the party controlling the disposition of the vehicle, the name of the manufacturer of the vehicle, the model and type of the vehicle and the motor number and license number thereof. Said information shall be placed on the record book within 48 hours after a vehicle is placed in the impound yard.
 - ii) Any person who shall make any false entry or statement concerning matters required to be set out in the record book shall be deemed guilty of a misdemeanor, and may be fined in the amount of \$100 per violation. Each separate vehicle for which a false entry or no entry is made shall constitute a separate violation.

DATE 11 / 29 / 16

FILE NO.

**PROJECT APPLICATION**

City of Hastings – Development Services
220 N. Hastings Avenue, Hastings, NE 68901
Phone: (402) 461-2302; Fax: (402) 461-2304
www.cityofhastings.org

Please check the appropriate box below to indicate the type of application you are requesting. Contact Development Services for minimum requirements. Incomplete applications will not be processed. All applications must be completed by applicant prior to submission with all of the requested support materials by the last Monday of each month or they will be held until the next deadline to be processed.

- | | | | |
|--|---|--|--|
| ☐ Preliminary Plat | ☐ Final Plat | ☐ Short Plat | ☐ Administrative Plat |
| ☐ Code Amendment | ☐ Zoning Change | ☐ Vacation (Plat / ROW / Easements) | |
| ☒ Conditional Use Permit / Amendment | ☐ Planned District / Amendment | | |
| ☐ Comprehensive Plan / Amendment | ☐ Annexation Petition / Addition to the City | | |

PROJECT INFORMATIONProject Name: Pat's Auto Repair & Towing, L.L.C.Project Address: 305 S Denver Ave Within City Limit ☒ Yes ☐ No

Existing Zoning: _____ Proposed Zoning / Use: _____

Existing Comprehensive Plan Designation: _____ Gross Area: 30,625 sq ft

Legal Description: _____ Number of Lots: _____

APPLICANT INFORMATIONApplicant: Kara Tharp Company: _____

Address: _____ Tel: _____ Fax: _____

City: _____ State: _____ Zip: _____ Email: patsauto68901@yahoo.comProperty Owner: Kara Tharp Company: Pat's Auto RepairAddress: 305 S Denver Tel: 402-463-607 Fax: 402-463-1123City: Hastings State: NE Zip: 68901 Email: _____Key Contact: Self Company: _____

Address: _____ Tel: _____ Fax: _____

City: _____ State: _____ Zip: _____ Email: _____

I hereby acknowledge that all information provided with this application is true to the best of my knowledge.

Kara Tharp 11-29-16
Property Owner Signature Date Applicant Signature Date

DEPARTMENTAL USE ONLYFees: \$300.00 Receipt No. _____Accepted by Staff: _____ Case No. _____
Signature

November 29, 2016

To Whom It May Concern,

My name is Kara Tharp, owner of Pat's Auto Repair & Towing, L.L.C. and I am applying for a Conditional Use Permit. I would like to be considered as an additional tow company for the City of Hastings.

I have a fenced in back yard to store vehicles in, along with security cameras. Our business hours are Monday-Friday, 8am - 5pm. Our emergency roadside service is available 24/7/365. I have 3 drivers, of which 2 are available during the day.

Customers may pick up vehicles between the hours of 8am & 4:30pm.

Thank you for your time.

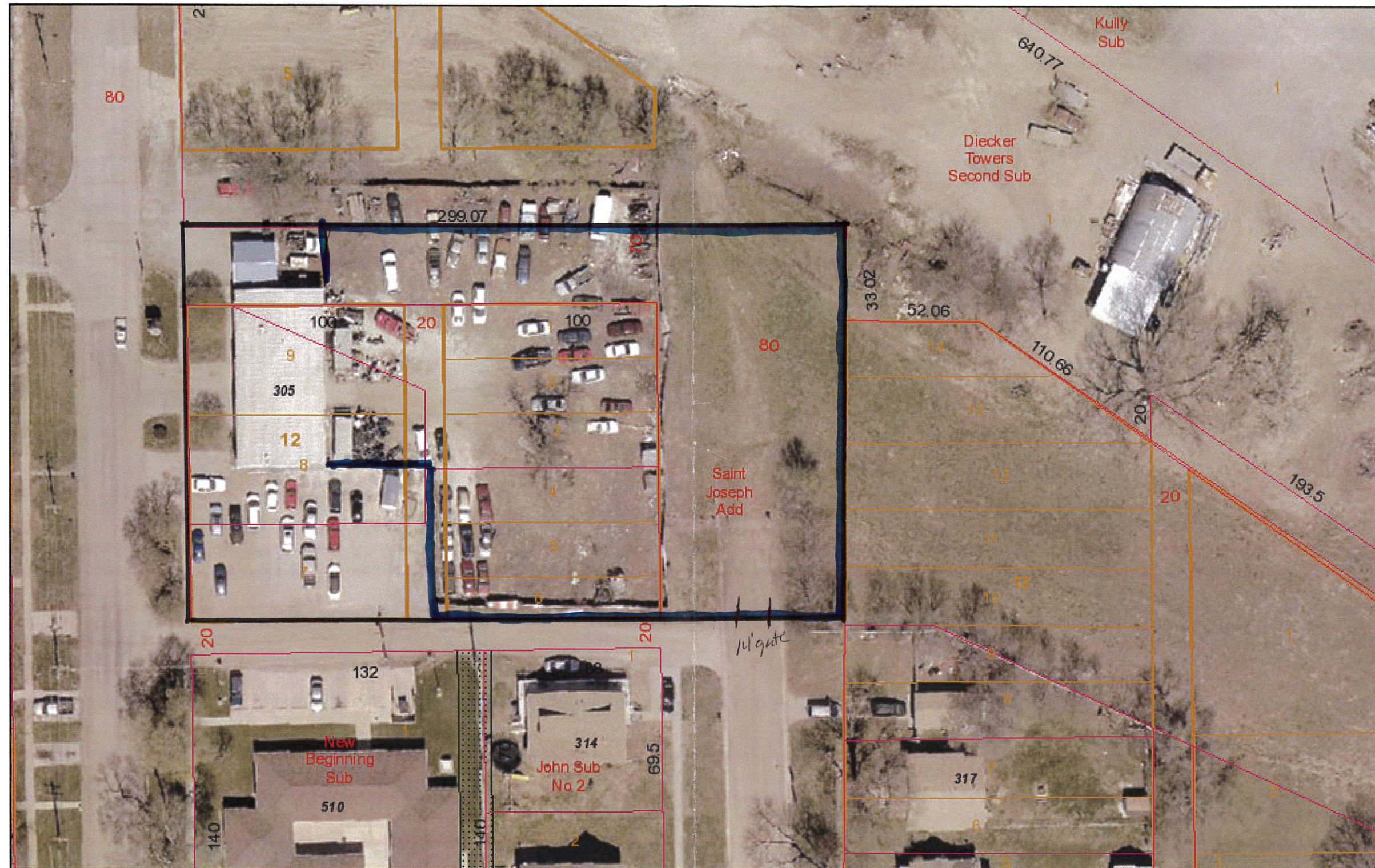
A handwritten signature in black ink that reads "Kara Tharp". The signature is written in a cursive, flowing style.

Kara Tharp, owner

Pat's Auto Repair & Towing, LLC

402-463-9607

305 S. Denver Ave.

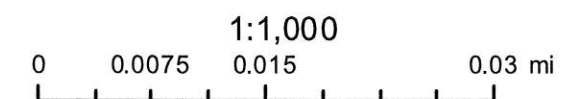


January 10, 2017

- | | | | | |
|---|---------|---|--------------|-----------|
|  | Limits |  | Subdivisions | Addresses |
|  | OneMile |  | Easements | |
|  | TwoMile |  | LOTS | |
|  | Parcels |  | BLOCKS | |

 - Fence line
6' Privacy fence

150 cars



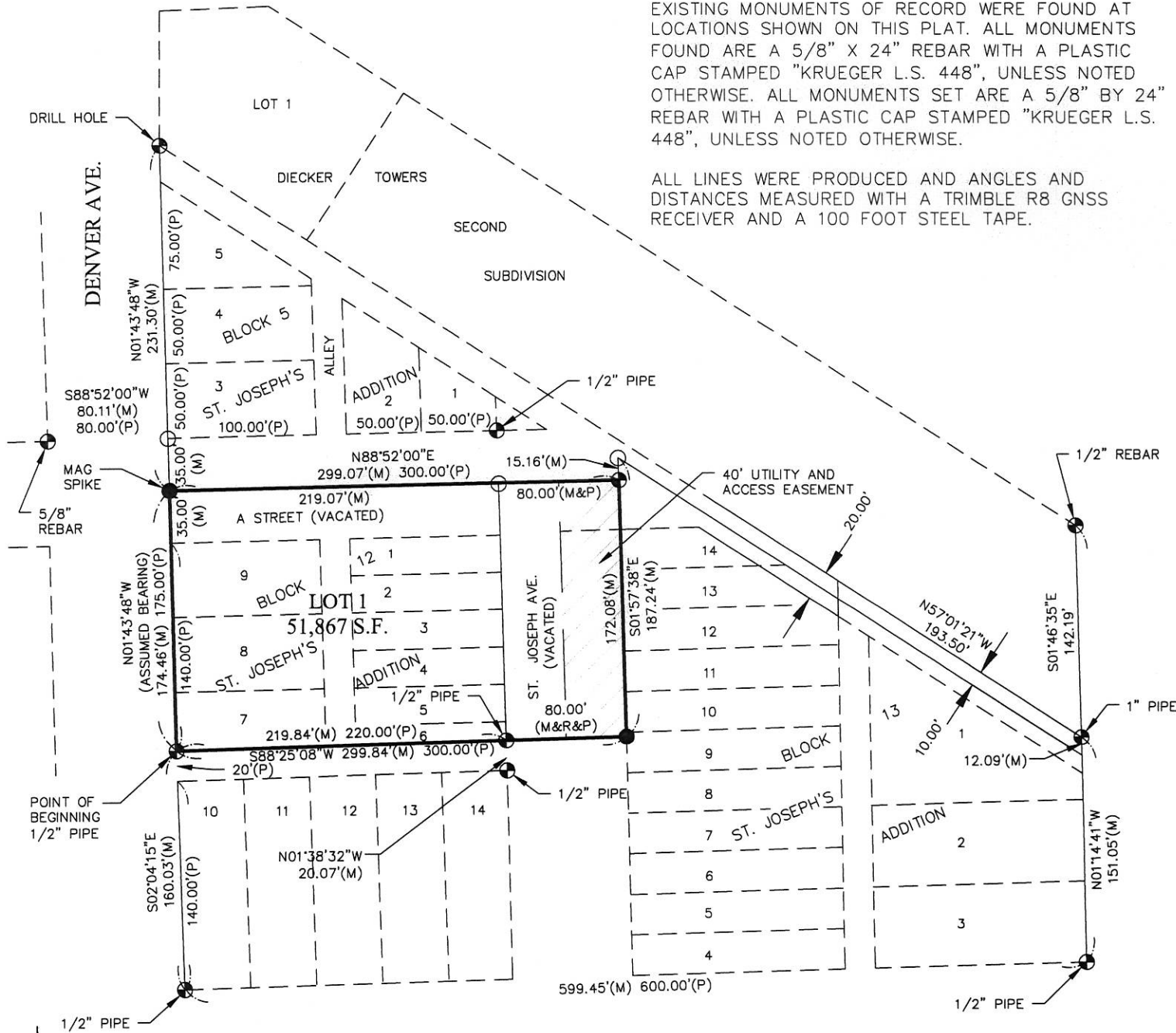
PAT'S AUTO SUBDIVISION

A REPLAT OF LOTS 1 THRU 9 INCLUSIVE, BLOCK 12, ST. JOSEPH'S ADDITION,
THE VACATED ALLEY IN SAID BLOCK 12, VACATED ST. JOSEPH AVENUE AND THE
SOUTH HALF OF VACATED "A" STREET,
ALL IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

SURVEYOR'S REPORT:

EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE A 5/8" X 24" REBAR WITH A PLASTIC CAP STAMPED "KRUEGER L.S. 448", UNLESS NOTED OTHERWISE. ALL MONUMENTS SET ARE A 5/8" BY 24" REBAR WITH A PLASTIC CAP STAMPED "KRUEGER L.S. 448", UNLESS NOTED OTHERWISE.

ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE R8 GNSS RECEIVER AND A 100 FOOT STEEL TAPE.



LEGAL DESCRIPTION:

LOTS 1 THRU 9 INCLUSIVE, BLOCK 12, ST. JOSEPH'S ADDITION, THE VACATED ALLEY IN SAID BLOCK 12, VACATED ST. JOSEPH AVENUE AND THE SOUTH HALF OF VACATED "A" STREET, ALL IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 7, BLOCK 12, ST. JOSEPH'S ADDITION; THENCE N01°43'48"W (ASSUMED BEARING) ON THE WEST LINE OF SAID BLOCK 12 EXTENDED NORTH, A DISTANCE OF 174.46 FEET TO THE CENTERLINE OF VACATED "A" STREET; THENCE N88°52'00"E ON SAID CENTERLINE, A DISTANCE OF 299.07 FEET TO THE EAST RIGHT OF WAY LINE OF VACATED ST. JOSEPH AVE.; THENCE S01°57'38"E ON SAID EAST LINE, A DISTANCE OF 172.08 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID BLOCK 12; THENCE S88°25'08"W ON SAID SOUTH LINE, A DISTANCE OF 299.84 FEET TO THE POINT OF BEGINNING, CONTAINING 51,867 SQUARE FEET, MORE OR LESS.

SURVEYOR'S CERTIFICATE:

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 DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

Thomas L. Krueger
THOMAS L. KRUEGER, LS 448



NOTE: ALL BEARINGS ARE ASSUMED.

LEGEND

- MONUMENT FOUND
- MONUMENT SET
- CALCULATED POINT
- D DEEDED DISTANCE
- G GOVERNMENT DISTANCE
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE

ADMINISTRATIVE PLAT

DATE	2-22-2016
SCALE	1"=100'
DRAWN	KSL
JOB NO.	R160276
FIELD BOOK	HASTINGS #54
FIELD WORK	TK/JG
SHEET	1 OF 3
FILE NO.	

JEO CONSULTING GROUP INC
800.723.8567
Hastings, NE 402.462.5657
www.jeo.com

RESOLUTION NO. 2017-5

WHEREAS, the City of Hastings Municipal Code establishes regulations, requirements, and specific conditions for approving and issuing Conditional Use Permits (CUP) for development projects that require conditional approval by resolution approved by the Mayor and City; and

WHEREAS, applicant Kara Tharp, representing Pat's Auto Repair & Towing LLC, has submitted an application for the approval of a Conditional Use Permit to operate an impound yard, on property zoned I-1 Light Industrial, and legally described as Lots 1 thru 9 inclusive, Block 12, St. Joseph's Addition, the vacated Alley in said Block 12, vacated St. Joseph Avenue and the South Half of vacated "A" Street, all in the City of Hastings, Adams County, Nebraska, a/k/a Proposed "Pat's Auto Subdivision", located at 305 S. Denver Avenue, Hastings, Nebraska, and

WHEREAS, the Planning Commission and City Council have conducted public hearings as required by law and recommended approval of the CUP with certain conditions to be attached to this Resolution;

NOW THEREFORE, in consideration of the foregoing recitals, the Mayor and City Council of the City of Hastings, Nebraska, hereby approve the CUP and the recommended conditions, and further do hereby adopt the following resolution:

BE IT RESOLVED by the Mayor and City Council of the City of Hastings, Nebraska, does hereby approve the Conditional Use Permit for an impound yard for Pat's Auto Repair & Towing LLC, located at 305 S. Denver Avenue, Hastings, Nebraska, subject to the following conditions:

- 1) There shall be no dismantling or salvage at all on this site, and no repair may be performed in the exterior yard.
- 2) There shall not be stored in the impound yard at any time more than one vehicle for each 350 square feet of available storage space in the impound yard. The maximum number of cars in the impound yard shall be 112. Access aisles shall be provided and maintained.
- 3) A fence, sufficient to control access to the impound yard, shall be constructed and maintained around the impound yard. The fence shall be not less than (6) feet in height. The access gate shall not swing over City Right-of-Way.
- 4) The surface of the impound yard shall at all times be covered with concrete, asphalt or crushed rock.
- 5) Weeds, grass, and other vegetation shall not be permitted to grow more than six inches above the ground at any time in the impound yard.
- 6) Vehicles shall not be stacked in the impound yard, but must at all times be stored directly on the surface of the impound yard.

7) Any lights in the impound yard or on the building shall be cut-off lighting, so as to not allow light to escape outside of the boundary of the impound yard.

8) Vehicles stored in the impound yard must be removed from the yard within nine (9) months of the time when they are first placed therein; provided however, an impounded vehicle may, upon request of a prosecuting attorney, be kept in an impound yard for so long as such prosecuting attorney requests. To assist in the enforcement of this requirement, the operator of the impound yard shall at all times do the following:

i) The operator shall keep a book, listing all vehicles which arrive at the impound yard in the order in which they arrive; and the date of arrival, and include therein the name and address of the person from whom each vehicle is received, the name and address of the party controlling the disposition of the vehicle, the name of the manufacturer of the vehicle, the model and type of the vehicle and the motor number and license number thereof. Said information shall be placed on the record book within 48 hours after a vehicle is placed in the impound yard. Said record book shall be made available for review to the City of Hastings upon request.

ii) Any person who shall make any false entry or statement concerning matters required to be set out in the record book shall be deemed guilty of a misdemeanor, and may be fined in the amount of \$100 per violation. Each separate vehicle for which a false entry or no entry is made shall constitute a separate violation.

PASSED AND APPROVED this ____ day of _____, 2017.

Mayor

ATTEST:

City Clerk

(S E A L)

Approved as to form: _____
City Attorney

Department: Development Services
Staff Contact: Mark Evans
Planning Commission Meeting Date: 01/23/2017
File No: 2017-003
Prepared By: Mark Evans, Building Inspector

AGENDA ITEM SUMMARY SHEET

Description of Item:

Request of Alan Anderson for approval of the Lakeview 5th Subdivision in the City of Hastings, Adams County, Nebraska.

Names of People/Business affected by this action:

The owner, Alan Anderson, and the City of Hastings.

Why Planning Commission action is required:

Subdivision plats require review and approval by the Planning Commission and a recommendation to City Council.

Type of action requested:

Motion

Suggested motion:

Deadlines associated with action:

None.

Department head comments:

This is a 22 lot subdivision overlaying the area of vacated Lakeview 4th Addition to the City of Hastings, Adams County, Nebraska. The applicant is requesting approval of this subdivision, which will have three more lots than Lakeview 4th Addition had. Additionally, the locations of the streets and some of the easements will be slightly different than in Lakeview 4th Addition, but the plat conforms generally with the approved preliminary plat.

Staff has reviewed the plat and has requested the following changes:

1. The intersection of 29th Street and Lakeview Avenue should be at a right angle. This will require a slight bend to the south in 29th Street.
2. Lot 2, Block 2 has an average width of only 66 feet. The minimum lot width is 70 feet. A lot

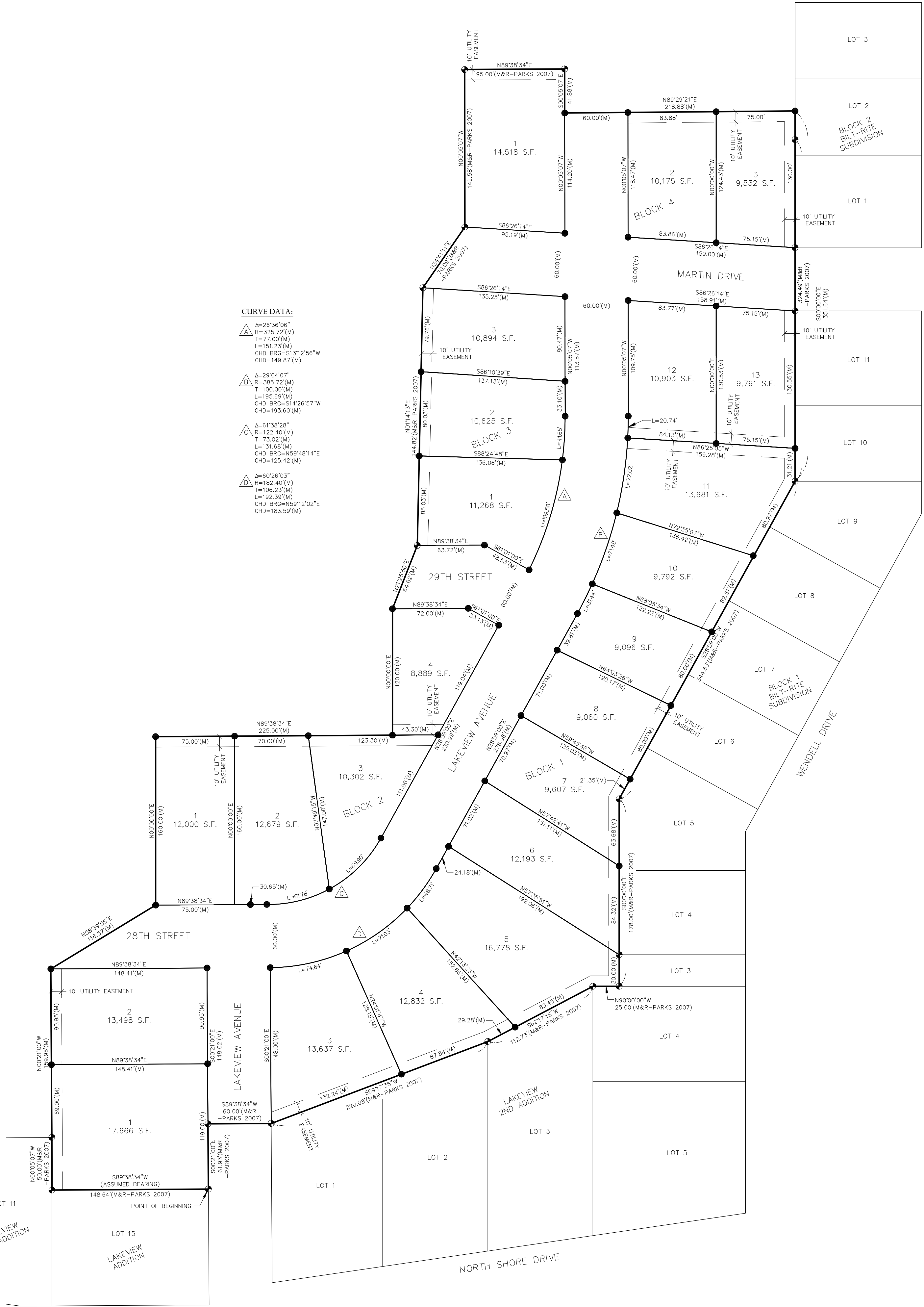
this narrow will be difficult to build on.

3. Lot 1, Block 1 is irregularly shaped and undesirable. Consider re-configuring this lot.
4. The 50 foot drainage easement on Lot 1, Block 1 needs to be better identified on the plat. In addition, justify the creation of the 50 foot drainage easement, with a drainage plan, as the easement seems to be wider than needed.
5. Correct the title of the plat to "Lakeview 5th Addition, a Subdivision in the City of Hastings"

Recommendation:

Staff recommends approval subject to the following corrections:

1. The intersection of 29th Street and Lakeview Avenue should be at a right angle. This will require a slight bend to the south in 29th Street.
2. Lot 2, Block 2 has an average width of only 66 feet. The minimum lot width is 70 feet. A lot this narrow will be difficult to build on.
3. Lot 1, Block 1 is irregularly shaped and undesirable. Consider re-configuring this lot.
4. The 50 foot drainage easement on Lot 1, Block 1 needs to be better identified on the plat. In addition, justify the creation of the 50 foot drainage easement, with a drainage plan, as the easement seems to be wider than needed.
5. Correct the title of the plat to "Lakeview 5th Addition, a Subdivision in the City of Hastings"



FINAL PLAT
LAKEVIEW 5TH ADDITION
A SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36
TOWNSHIP 8 NORTH, RANGE 10 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 10 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 15, LAKEVIEW ADDITION; THENCE S89°38'34"W (ASSUMED BEARING) ON THE NORTH LINE OF SAID LOT 15, A DISTANCE OF 148.64 FEET TO THE NORTHWEST CORNER OF SAID LOT 15; THENCE N00°05'07"W ON THE EAST LINE OF LOT 11, LAKEVIEW 3RD ADDITION, A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 11; THENCE N00°21'00"W, A DISTANCE OF 159.95 FEET; THENCE N58°39'56"E, A DISTANCE OF 116.57 FEET; THENCE N00°00'00"E, A DISTANCE OF 160.00 FEET; THENCE N89°38'34"E, A DISTANCE OF 225.00 FEET; THENCE N00°00'00"E, A DISTANCE OF 120.00 FEET; THENCE N21°25'50"E, A DISTANCE OF 64.62 FEET; THENCE N01°14'13"E, A DISTANCE OF 244.82 FEET; THENCE N34°41'11"E, A DISTANCE OF 70.09 FEET; THENCE N00°05'07"W, A DISTANCE OF 149.58 FEET; THENCE N89°38'34"E, A DISTANCE OF 95.00 FEET; THENCE S00°05'07"E, A DISTANCE OF 41.88 FEET; THENCE N89°29'21"E, A DISTANCE OF 218.88 FEET; TO THE WEST LINE OF BILT-RITE SUBDIVISION; THENCE S00°00'00"E ON SAID WEST LINE, A DISTANCE OF 351.64 FEET TO THE NORTHWEST CORNER OF LOT 9, BLOCK 1 OF SAID BILT-RITE SUBDIVISION; THENCE S28°59'00"W ON THE WEST LINE OF SAID BILT-RITE SUBDIVISION, A DISTANCE OF 344.83 FEET; THENCE S00°00'00"E ON SAID WEST LINE, A DISTANCE OF 178.00 FEET TO THE NORTH LINE OF LOT 4, LAKEVIEW 2ND ADDITION; THENCE N90°00'00"W ON SAID NORTH LINE, A DISTANCE OF 25.00 FEET TO THE NORTHEAST CORNER OF LOT 3 OF SAID LAKEVIEW 2ND ADDITION; THENCE S62°17'18"W ON THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 112.73 FEET TO THE NORTHEAST CORNER OF LOT 2 OF SAID LAKEVIEW 2ND ADDITION; THENCE S69°17'35"W ON THE NORTH LINE OF LOTS 1 AND 2 OF SAID LAKEVIEW 2ND ADDITION, A DISTANCE OF 220.08 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE S89°38'34"W ON THE NORTH LINE OF SAID LAKEVIEW 2ND ADDITION, A DISTANCE OF 60.00 FEET TO THE NORTHWEST CORNER OF SAID LAKEVIEW 2ND ADDITION; THENCE S00°21'00"E ON THE WEST LINE OF SAID LAKEVIEW 2ND ADDITION, A DISTANCE OF 61.93 FEET TO THE POINT OF BEGINNING, CONTAINING 8.38 ACRES, MORE OR LESS.

OWNER'S CERTIFICATE AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WESTBROOK VILLAGE, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, THE OWNER 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 "LAKEVIEW 5TH ADDITION", A SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 10 WEST OF THE SIXTH 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 OWNER. BE IT FURTHER KNOWN, THAT SAID OWNER DOES HEREBY DEDICATE ALL STREETS AND EASEMENTS SHOWN ON THE PLAT TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

SIGNED THIS _____ DAY OF _____, 2017.

WESTBROOK VILLAGE, L.L.C.

ALAN M. ANDERSON, MANAGING MEMBER

WAIVER:

APPLICANT 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 _____, 2017.

WESTBROOK VILLAGE L.L.C.

ALAN M. ANDERSON, MANAGING MEMBER

ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2013, BY ALAN M. ANDERSON, MANAGING MEMBER OF WESTBROOK VILLAGE, L.L.C. MY COMMISSION EXPIRES THE _____ DAY OF _____, _____.

(SEAL) _____ NOTARY

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. DEPT. OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMIN., COMMUNITY PANEL NO. 3100010005B.

SURVEYOR'S REPORT:

EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE A 1/2" REBAR WITH A PLASTIC CAP STAMPED "RS PARKS LS 287". ALL MONUMENTS SET ARE A 5/8"x24" REBAR WITH A PLASTIC CAP STAMPED "KRUEGER L.S. 448".

ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE R8 GNSS RECEIVER AND A 100 FOOT STEEL TAPE.

SURVEYOR'S CERTIFICATE:

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 DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

THOMAS L. KRUEGER, LS 448

COUNTY TREASURER'S CERTIFICATE

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

ADAMS' COUNTY TREASURER

MAYOR AND CITY COUNCIL ACTION

THIS PLAT OF LAKEVIEW 5TH ADDITION, A SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, IS HEREBY _____

DATED THIS _____ DAY OF _____, _____.

MAYOR

CITY CLERK

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

CITY PLANNING COMMISSION RECOMMENDATION

THIS PLAT OF LAKEVIEW 5TH ADDITION, 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 SURVEYOR'S APPROVAL

I, THE UNDERSIGNED, DO HEREBY _____ THIS PLAT OF LAKEVIEW 5TH ADDITION, A SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

CITY SURVEYOR

CITY ENGINEER'S APPROVAL

I, THE UNDERSIGNED, DO HEREBY _____ THIS PLAT OF LAKEVIEW 5TH ADDITION, A SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

CITY ENGINEER

REGISTER OF DEEDS CERTIFICATE

STATE OF NEBRASKA }
COUNTY OF ADAMS } SS

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

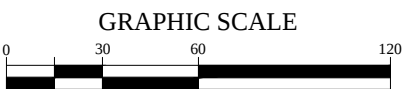
OWNER NAME AND ADDRESS:

WESTBROOK VILLAGE L.L.C.
ALAN M. ANDERSON, MANAGING MEMBER
701 NORTH SHORE DRIVE
HASTINGS, NE 68901

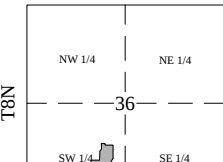
ZONED: RESIDENTIAL HOUSING

PROPOSED USE: RESIDENTIAL HOUSING

- LEGEND**
- MONUMENT FOUND
 - MONUMENT SET
 - CALCULATED POINT
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 - GOVERNMENT DISTANCE
 - MEASURED DISTANCE
 - PLATTED DISTANCE
 - RECORDED DISTANCE

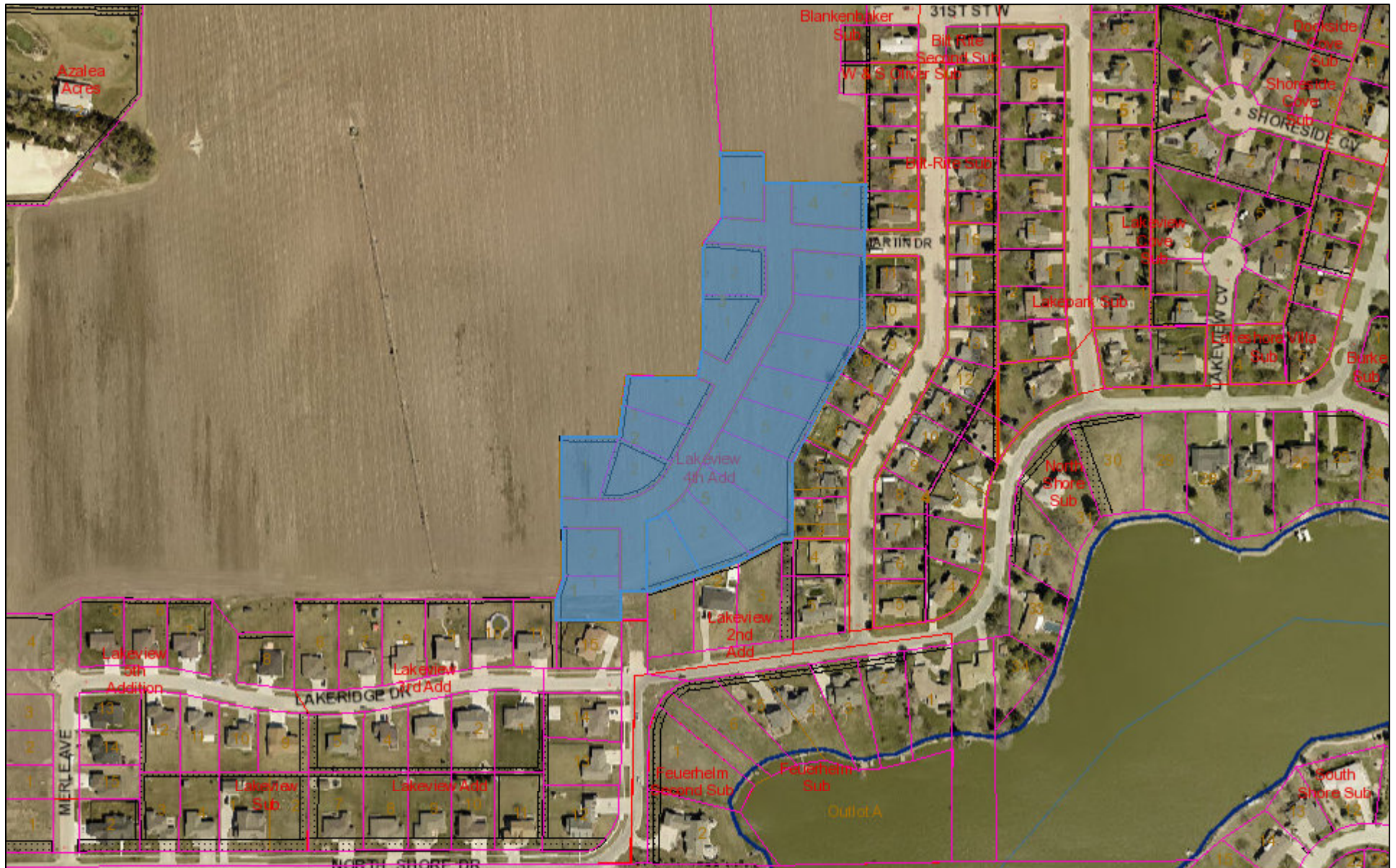


VICINITY SKETCH
ADAMS COUNTY
NEBRASKA
R10W



NOTE: ALL BEARINGS ARE ASSUMED.

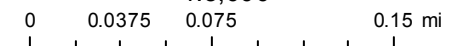
Lakeview 4th Addition



January 19, 2017

- | | | | |
|---|---------|---|--------------|
|  | Limits |  | Subdivisions |
|  | OneMile |  | Easements |
|  | TwoMile |  | LOTS |
|  | Parcels |  | BLOCKS |

1:5,000



Adams County, City of Hastings & Hastings Utilities GIS Mapping