

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 obstrueterous 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.

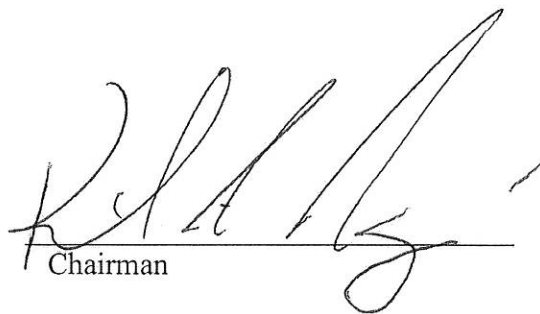
11. Reports

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