CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Monday, January 23, 2017

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 January 23, 2017.

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

Chair Napier led the group in recital of the Pledge of Allegiance,

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

The Chair read the 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.

Moved by Dale Hamburger, seconded by Chuck Rosenberg, to approve the Minutes of the December 19, 2016, meeting. Roll Call: Ayes: Keith Napier, Chuck Rosenberg, Marshall Gaines, Dale Hamburger, Sandra Shutt, Dave Johnson, Gavin Raitt, Jodi Graves. Nays: None. The motion carried.

9.a. Public Hearings.
2017-001. Vacate Lakeview 4th Addition to the City of Hastings, Adams County, Nebraska.

The legal was read into the record.

The Chair declared the public hearing open.

The Chair gave Mr. Evans the oath. Mr. Evans stated the testimony he was about to give in this matter is the truth, and nothing but the truth.

Mr. Evans stated this is the application to vacate Lakeview 4th Addition to the City of Hastings to make way for Lakeview 6th Addition. A public hearing is required as we are vacating dedicated streets and easements. Staff has no objections to the subsequent plat and recommends approval.

The Chair asked if there was anyone that would like to speak in favor or against the application. There was none. The Chair declared the public hearing closed.

The Chair asked for a Motion to approve application #2017.001.

Mr. Rosenberg asked if the conditions of the plat had been resolved.

Mr. Evans stated a revised plat has addressed those items.

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

Moved by Marshall Gaines, seconded by Chuck Rosenberg, to approve application #2017.001. Roll Call: Ayes: Keith Napier, Chuck Rosenberg, Marshall Gaines, Dale Hamburger, Sandra Shutt, Dave Johnson, Gavin Raitt, Jodi Graves. Nays: None. The motion carried.

9.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.

The legal was read into the record.

The Chair declared the public hearing open and reminded Mr. Evans he was still under oath.

Mr. Evans stated this application is for an impound yard. It is an existing auto repair and towing business. This has been discussed in the past. The biggest issue was lot size. Pat's Auto has acquired half of vacated "A" Street abutting their property and also acquired vacated St. Joseph Avenue abutting their property. They have sufficient land and this application has come forward. Staff has reviewed the application and recommend approval. Conditions have been set, however, the applicants are going to request a change at item 9(i). This speaks to having a car there no more than 9 months and in discussions with the applicants, this may be too short of time. Staff has discussed this item. Staff is not going to be the impound police. The intent is not to accumulate old junk cars. If it becomes a junk yard, that is another issue.

The Chair asked if there was anyone that would like to speak in favor or the application.

Todd Tharp, 1609 Apache Ave. Mr. Tharp took the oath. He stated his testimony would be the truth and nothing but the truth.

Mr. Tharp stated 9 months is not enough time. We are trying to improve the area. We have no intentions of turning into a scrap yard.

The Chair asked what would be an appropriate timeframe?

Mr. Tharp stated 18 months.

The Chair asked if there was anyone else that would like to speak to the application. There was not one. The Chair declared the public hearing closed.

The Chair asked for a motion to approve application #2017.002.

Moved by Dave Johnson, seconded by Sandra Shutt, to approve #2017-002 without any changes.

The Chair asked for questions or discussion.

Mr. Johnson stated based on Mr. Evans' comment, 9 months is an appropriate timeframe with the intent that it will be adequate time and if it becomes a problem, it would be addressed, as opposed to pushing it out to 18 months.

Mr. Evans stated the city would deal with any issues if there were complaints of stockpiling cars for an excessive period of time.

Mr. Rosenberg asked Mr. Tharp if 9 months would be acceptable?

Mr. Tharp stated we currently have a truck that was just released by the feds that we have had 13 months. Again, we have no intentions of stockpiling.

Mr. Evans stated there is a provision in that condition that says a prosecuting attorney can give them a letter that says we will need this vehicle and are holding it for cause. That would allow for some administrative relief and waive that 9-month period. Mr. Tharp asked about the gate placement on St. Joseph and stated that it would swing into the lot.

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

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

10. Subdivisions
2017-003. Lakeview 6th Subdivision in the City of Hastings, Adams County, Nebraska.

The Chair asked for comments from Staff.

Mr. Evans stated the corrections requested have been made and they are reflected on the plat in the packet. Staff recommends approval.

The Chair asked for a Motion to approve application #2017-003.

Moved by Dale Hamburger, seconded by Chuck Rosenberg, to approve application #2017-003.

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

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

11. Reports
a. Committee Reports

The Chair stated there was nothing to report from the Ad Hoc Committee.

b. Chairman Comments

The Chair thanked Sandra for serving on the Planning Commission.

The Mayor is going to appoint the alternate to the Commission, and then look for another alternate.

Staff commented on the NPZA conference, March 8-10. They have really good classes, great teachers, and a session for first time planning commissioners.

Joe Patterson commented that we currently have resumes in the office for Development Services Director/Planner. We continue to solicit applications and the City Treasurer is retiring February 24th. We will be interviewing for both positions in the near future and may include some of the Commission members on the interview panel.

The meeting adjourned at 4:28 p.m.

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Chairman