HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Monday, May 15, 2017 at 4:00 PM in the City Building, 220 North Hastings Avenue.

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 , May 12, 2017. Pursuant to Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material which will be discussed at today's meeting is located at the back of the Council Chambers. Also, a current copy of the Nebraska Open Meetings Act is posted on the south wall of the Council Chambers which is accessible to members of the public.
6. Approval of Minutes
    a. Meeting of April 17, 2017
7. Special Order of Business
    a. Request a Motion to Proceed with a city-initiated rezone from "I-1 Light Industrial" to a more appropriate zone district for the subject properties referred herein, commonly referred to as the "2nd Street West Sector."
8. Unfinished Business
    a. Continued Applications - None
    b. Tabled Applications - None
    c. Postponed Applications - None
    d. Unfinished Applications - None
9. Public Hearings.
10. Subdivisions
11. Reports
    a. Committee Reports
    b. Chairman Comments
    c. Staff Reports

Adjourn

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Monday, April 17, 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 April 17, 2017.

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

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

Moved by Jodie Graves, seconded by Dave Johnson, to adopt the current agenda for the Planning Commission Meeting. Roll Call: Ayes: Dale Hamburger, Gavin Raitt, Marshall Gaines, Jodi Graves, Chuck Rosenberg, Lou Kully, Keith Napier, Dave Johnson. Nays: None.

The Chair read the Public Notice - Public Notice - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, April 14, 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 Chuck Rosenberg, seconded by Dale Hamburger, to approve the Minutes of the March 20, 2017, meeting. Roll Call: Ayes: Dale Hamburger, Gavin Raitt, Marshall Gaines, Jodi Graves, Chuck Rosenberg, Lou Kully, Keith Napier, Dave Johnson. Nays: None

9.a. Public Hearings.
2017-008. Request of City of Hastings, Development Services Department, to rezone Lots 9, 10 & 11, Pine Ridge Estates Second Subdivision, City of Hastings, Adams County, Nebraska, from C-0 Commercial Office to R-1 Urban Single Family Residential.

The legal was read into the record.

Chair Napier declared the public hearing open.

Staff stated the three lots are zoned C-0, Commerical Office, a result of the rezoning of a portion of the Crosier Center. The zoning was not changed at the time, as a single-family is a permitted use in the C-0 district. The request for a rezoning is a corrective matter. Houses have been constructed on these lots, but the C-0 designation and setbacks were missed by staff during plan review. The structures will meet the setbacks in the R-1 district. Staff recommends approval of this application.

Chair Napier declared the public hearing closed.

Moved by Lou Kully, seconded by Gavin Raitt, to approve 2017-008. Roll Call: Ayes: Dale Hamburger, Gavin Raitt, Marshall Gaines, Jodi Graves, Chuck Rosenberg, Lou Kully, Keith Napier, Dave Johnson. Nays: None

9.b.
2017-010. Request of Russell L. Hoagland to rezone from I-1 Light Industrial to R-3 Multiple-family Residential for Lot 8 and the south half of Lot 9, Block 10 of Cole's First Addition, City of Hastings, Adams County, Nebraska; more commonly known as 519 South California Avenue.

Chair Napier declared the public hearing open.

Staff stated this is an existing single-family residential structure and detached garage. The property is in a portion of southeast Hastings where existing zoning does not comport with existing uses. However, this lot is I-1 Light Industrial, and its current use is residential. Staff supports the zoning change to reflect existing uses in this area.

Kendra Hoagland, 519 S. California Ave. Kendra stated they wanted to sell their house, and could not with the current zoning designation of I-1 Light Industrial.

Chair Napier closed the public hearing.

Moved by Lou Kully seconded by Marshall Gaines to approve 2017-010. Ayes: Dale Hamburger, Gavin Raitt, Marshall Gaines, Jodi Graves, Chuck Rosenberg, Lou Kully, Keith Napier, Dave Johnson. Nays: None

10.a.
Subdivision.
2017-009. Preliminary/Final Plat for Quinn Subdivision Number 4 in Adams County, Nebraska.

Staff commented this is a request for a preliminary/final plat within the extraterritorial jurisdiction boundary. The current zoning is Agricultural and the future land use is contemplated as Rural Residential. Staff recommends approval.

Moved by Dale Hamburger seconded by Chuck Rosenberg to approve Quinn Subdivision Number 4. Ayes: Dale Hamburger, Gavin Raitt, Marshall Gaines, Jodi Graves, Chuck Rosenberg, Lou Kully, Keith Napier, Dave Johnson. Nays: None.

11.b.
Chairman Comments

The ad hoc committee did not meet. Would like to get Don Threewitt at the next meeting.

Adjourn.

_____
Chairman

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 05/15/2017
File No: 2017-999
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

The Development Services Department requests a Motion to Proceed with a city-initiated rezone from "I-1 Light Industrial" to a more appropriate zone district for the properties referenced in the attached "Subject Properties," which are referred to as the "2nd Street West Sector." The suggested zone district for these parcels is "C-3 Commercial Business" based on current uses and the Comprehensive Plan.

Names of People/Business affected by this action:

The subject property owners, the people of Hastings, and the City of Hastings.

Why Planning Commission action is required:

Amendments to the zoning map, the text of or any part of the Comprehensive Plan, may be initiated...by motion and majority vote of the Planning Commission [34-804-(1)(b)].

Type of action requested:

Motion

Suggested motion:

Motion to proceed subject to conditions, Motion to proceed.

Deadlines associated with action:

Department head comments:

Recommendation:

The Development Services Department recommends approval of a Motion to proceed with initiating the rezone process for the subject properties, subject to the following conditions: (1) that a letter be sent by regular mail to all property owners of record included in the proposed action, which shall include a description of the proposed action and an invitation to comment; (2) that a 30-day public comment period begins after the postmark date of said letter; (3) that a media release be prepared and distributed to local media outlets; (4) that no further action be taken to rezone until the public comment hearing concludes and a summary report is delivered to Planning Commission.

2nd Street West Sector

Rezone from I-1 to C-3

May 8, 2017

N
W E
S

Legend

- 2nd_St_West_Rezone_Parcels
- I-1_Zoning
- City Limits

PartyName	PropertyAd	City	State	Zip
BRAMBLE DALLAS L & MARY ANNE	1008 W 2ND ST	Hastings	NE	68901
SINNER GREGORY L & KATHRYN E	1020 W 2ND ST	Hastings	NE	68901
SNOW DOUGLAS M & DENISE A	1028 W 2ND ST	Hastings	NE	68901
NORLEN SCOTT M & LORA L	207 N LEXINGTON AVE	Hastings	NE	68901
ERA LLC	1128 1/2 W 2ND ST	Hastings	NE	68901
BUSHHOUSEN, MICHAEL	1354 W 2ND ST	Hastings	NE	68901
PARKER BERNARD	210 N BALTIMORE AVE	Hastings	NE	68901
ON TOP LLC	1426 W 2ND ST	Hastings	NE	68901
ACTIVE ENTERPRISES LLC	150 N LAIRD AVE	Hastings	NE	68901
VOLKMER JOHN E	151 CHESTNUT AVE	Hastings	NE	68901
LEWIS DARRELL E	1922 W 2ND ST	Hastings	NE	68901
POPPE DEYONA L & EILEEN C SAATHOFI	1918 W 2ND ST	Hastings	NE	68901
SPENCER, JANET M	1914 W 2ND ST	Hastings	NE	68901
TELLEZ OSVALDO F & MELISSA S	1910 W 2ND ST	Hastings	NE	68901
HUNT RODNEY D & KIMBERLEY K	1902 W 2ND ST	Hastings	NE	68901
ERA LLC	1122 W 2ND ST	Hastings	NE	68901
KEB II LLC		Hastings	NE	68901
LEVANDER DELORES A LE	1618 W 2ND ST	Hastings	NE	68901
SCHENDT DALE E & COLLEEN M	1420 W 2ND ST	Hastings	NE	68901
STUTZMAN PROPERTY MANAGEMENT I	1414 W 2ND ST	Hastings	NE	68901
DIAL HEATING & AIR COND INC	1402 W 2ND ST	Hastings	NE	68901
STUTZMAN PROPERTY MANAGEMENT I	1412 W 2ND ST	Hastings	NE	68901
BUSHHOUSEN, MICHAEL	202-204 KERR AVE	Hastings	NE	68901
FLOWSERVE RED CORPORATION	1341 W 2ND ST	Hastings	NE	68901
FLOWSERVE RED CORP	1310 W 2ND ST	Hastings	NE	68901
SEATON PUBLISHING CO	912 W 2ND ST	Hastings	NE	68901
ZACH DAVID J & MARSHA A	2115 W 2ND ST	Hastings	NE	68901
THE EATING ESTABLISHMENT	2101 W 2ND ST	Hastings	NE	68901
EHLERS SCOTT B & KRISTY L	2111 W 2ND ST	Hastings	NE	68901
WESTLAND PARK LLC	1810 W 2ND ST	Hastings	NE	68901
ANDERSON CAROL LEE	149 BARNES AVE	Hastings	NE	68901
JACKSON RENTALS LLC	GARAGE	Hastings	NE	68901
2 WSR RENTALS LLC	126 BARNES AVE	Hastings	NE	68901
BULLSEYE'S INC NEBRASKA CORP	2017 W 2ND ST	Hastings	NE	68901
START OVER ROVER INC	134-00138 BARNES AVE	Hastings	NE	68901
START OVER ROVER INC	142 BARNES AVE	Hastings	NE	68901
OPBROEK HENRY & IMOGEAN LE	1714 W 2ND ST	Hastings	NE	68901
RT ENTERPRISES LLC	1710 W 2ND ST	Hastings	NE	68901
SORSEN TIMOTHY E & MARTI JEAN	1700 W 2ND ST	Hastings	NE	68901
LEVANDER DELORES A LE	1614-1616 W 2ND ST	Hastings	NE	68901
CALDWELL, KRYSTAL L	205 WASHINGTON AVE	Hastings	NE	68901
SELVAGE CHARLENE K &	1610 W 2ND ST	Hastings	NE	68901
ALLEN ERIK R	1108 W 2ND ST	Hastings	NE	68901
MAENDELE PROPERTIES LLC	207 N BELLEVUE AVE	Hastings	NE	68901
TRANSPORTATION EQUIP CO	100 N LAIRD AVE	Hastings	NE	68901
KERSHNER FLOYD L	124 N LAIRD, HASTINGS, NE 68901	Hastings	NE	68901

STEVENS RONALD E	120 N LAIRD AVE	Hastings	NE	68901
REUTTER, JOHN J & LOLA I LE	N LAIRD AVE	Hastings	NE	68901
CURRIER BEVERLY J	149 CHESTNUT AVE	Hastings	NE	68901
ZUBROD RONALD C	127 CHESTNUT AVE	Hastings	NE	68901
CURRIER BEVERLEY	131 CHESTNUT AVE	Hastings	NE	68901
DIERS LEROY A ETUX	142 N LAIRD AVE	Hastings	NE	68901
CURRIER BEVERLY J	135 CHESTNUT AVE	Hastings	NE	68901
HAYES SCOTT	151 BARNES AVE	Hastings	NE	68901
ZUBROD RONALD C	139 CHESTNUT AVE	Hastings	NE	68901
ACTIVE ENTERPRISES LLC	148 N LAIRD AVE	Hastings	NE	68901
GINGERBREAD PLAYSCHOOL, INC	2201 W 2ND ST	Hastings	NE	68901
ACTIVE ENTERPRISES LLC	154 N LAIRD AVE	Hastings	NE	68901
WINFIELD VICTORIA J & BRIAN R	2217 W 2ND ST	Hastings	NE	68901
FULLER DEAN A	2215 W 2ND ST	Hastings	NE	68901
GINGERBREAD PLAYSCHOOL, INC	2211 W 2ND ST	Hastings	NE	68901
KYLE JAMES L	1506 W 2ND ST	Hastings	NE	68901
ALCARAZ DANIEL C	1508 W 2ND ST	Hastings	NE	68901
GONZALEZ HECTOR M &	1514 W 2ND ST	Hastings	NE	68901
HECHT EDITH I LE	1518 W 2ND ST	Hastings	NE	68901
H-P RENTALS LLC	1522 W 2ND ST	Hastings	NE	68901
KEB II LLC	1220 W 2ND ST	Hastings	NE	68901
ERA LLC	1214 W 2ND ST	Hastings	NE	68901
ERA LLC	1210 W 2ND ST	Hastings	NE	68901
3732 HOLDINGS LLC	1032 W 2ND ST	Hastings	NE	68901
ERA LLC	1114-1120 W 2ND ST	Hastings	NE	68901
RADER LARRY R & JUDY K	1140 W 2ND ST	Hastings	NE	68901
RADER LARRY R & JUDY K	1134 W 2ND ST	Hastings	NE	68901
RADER LARRY R & JUDY K	1130 W 2ND ST	Hastings	NE	68901
ERA LLC	1126-1128 W 2ND ST	Hastings	NE	68901
VANDERWERFF LELAND D	201 N BELLEVUE AVE	Hastings	NE	68901
ROBERTS COREY	121 N WOODLAND AVE	Hastings	NE	68901
KEB II LLC	1200 W 2ND ST	Hastings	NE	68901
SVOBODA RHONDA L	1834 W 2ND ST	Hastings	NE	68901
PHIL JOHNSON & ASSOCIATES	1830 W 2ND ST	Hastings	NE	68901
MUELLER FRANK J & JUNE M	1826 W 2ND ST	Hastings	NE	68901
TELLEZ OSVALDO F & MELISSA S	1822 W 2ND ST	Hastings	NE	68901
DUARTE, YOLANDA GOMEZ	1820 W 2ND ST	Hastings	NE	68901
PHIL JOHNSON & ASSOCIATES	1814 W 2ND ST	Hastings	NE	68901
WESTLAND BUILDING CO,	1810 W 2ND ST	Hastings	NE	68901
MAGGART, TYLER	2001 W 2ND ST	Hastings	NE	68901
HALLORAN JEFFREY L	147 N WOODLAND AVE	Hastings	NE	68901
SHIU CAPITAL LP	GARAGE	Hastings	NE	68901
WRIGHT JESSE B & JULIE A	1500 W 2ND ST	Hastings	NE	68901
SHIU CAPITAL LP	1928 W 2ND ST	Hastings	NE	68901
MURRAY CHRISTOPHER A	1934 W 2ND ST	Hastings	NE	68901
WESTLAND BUILDING CO,	W 2ND ST	Hastings	NE	68901
ESPINOZA MARIA & JAVIER	1750 W 2ND ST	Hastings	NE	68901

FAIRBANKS REAL ESTATE LLC	1746 W 2ND ST	Hastings	NE	68901
MCWHIRTER STEVEN L & NANCY J	1742 W 2ND ST	Hastings	NE	68901
BITNER, MICHAEL A & AMY L	1738 W 2ND ST	Hastings	NE	68901
ADAMS, KAREN L	1734 W 2ND ST	Hastings	NE	68901
ALBRECHT DEBORAH	1730 W 2ND ST	Hastings	NE	68901
CLARK JAMES P & MADJIL M	1722 W 2ND ST	Hastings	NE	68901
NGUYEN HA ETAL	1726 W 2ND ST	Hastings	NE	68901
DIERS, LEROY A & CHARLENE A	130 N LAIRD AVE	Hastings	NE	68901

HASTINGS
DEVELOPMENT SERVICES

May 16, 2017

<<Address Block>>
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Re: Proposed Zone Change from "I-1 Industrial" to "C-3 Commercial Business"

Dear Property Owner:

The City of Hastings intends to conduct a corrective zoning action on this property. The property is currently zoned "I-1 Light Industrial," which does not allow residential property uses. Several property owners have endured difficulties with selling their property or filing an insurance claim, solely due to this improper historical zoning. When these problems occur, the owner needs to apply for rezoning individually, at a personal cost of $350. By conducting this as a city-initiated action, the rezoning will be completed at no cost to the property owner.

A chart of allowed and disallowed uses under each zoning district is enclosed for your reference. Generally, the following uses would no longer be permitted: Grain elevators, general manufacturing, warehouse storage, and wholesale sales. Conditional uses no longer permitted include: wind farms, utility plants, heli-pads, recycling collection and processing facilities, salvage yards, impound yards, hospitals, mobile home parks, and halfway houses.

Under the new zone district, all types of residential uses are allowed, as well as many commercial business operations. Current lot layouts and configurations are allowed.

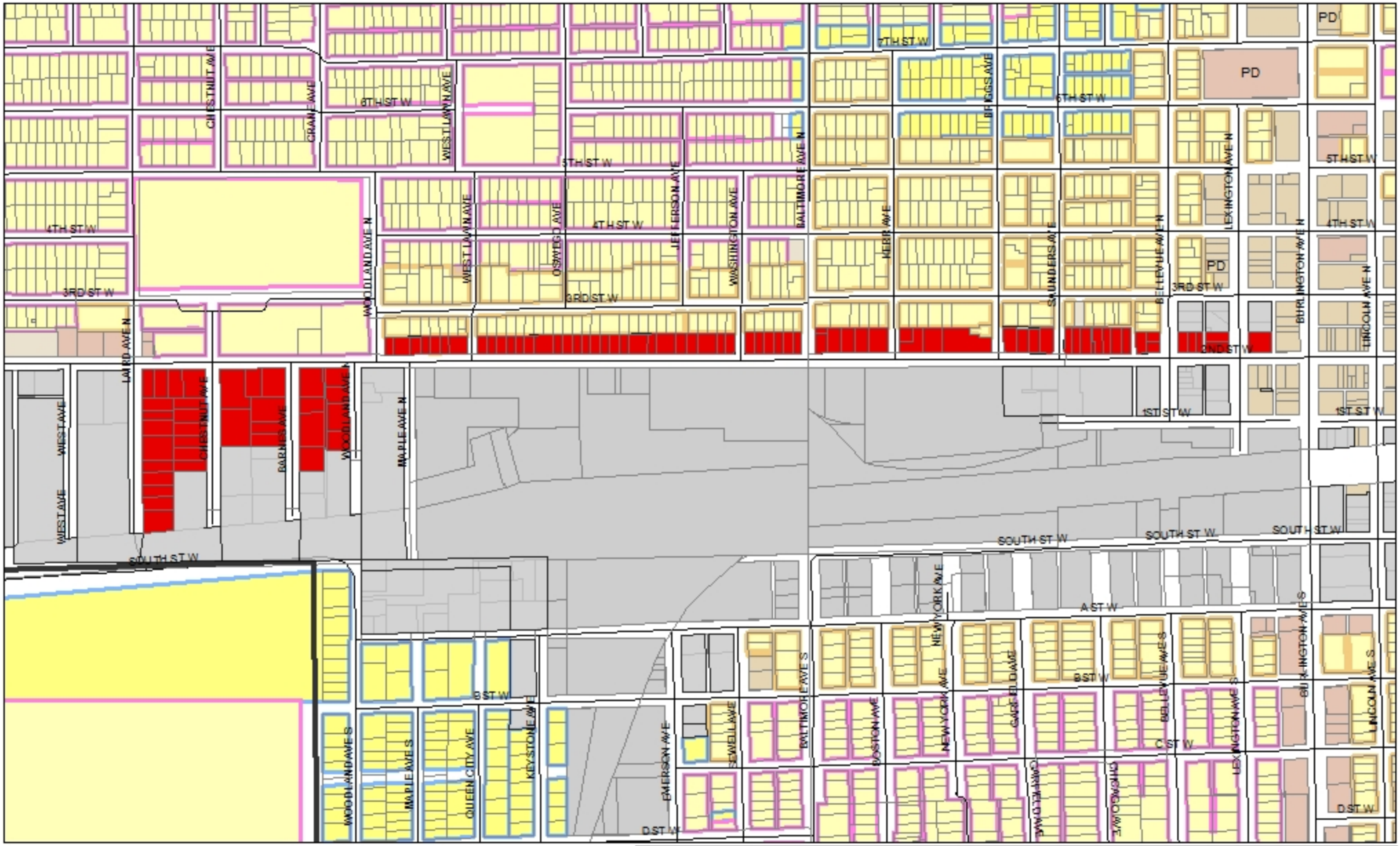
HASTINGS
DEVELOPMENT SERVICES

City staff want to make sure that each citizen understands this proposed action and how it affects their property now and in the future. If you have any questions or concerns about this action, please email dthreewitt@cityofhastings.org, or call (402) 461-2368.

If you object to this action, please do so in writing to: Development Services Department, C/O 2nd Street Rezone, 220 N. Hastings Avenue, Hastings, NE 68901; or by email. There will be a 30 day public comment period beginning **May 17, 2017**. No further action will be taken until the end of the public comment period. A Public Hearing will be held during the **June 19, 2017** Planning Commission meeting.

Sincerely,

Don Threewitt, AICP
Development Services Director



2nd Street West Sector

Rezone from I-1 to C-3

May 8, 2017

N
W E
S

Legend

- 2nd_St_West_Rezone_Parcels
- I-1_Zoning
- City Limits
- A: Agricultural district
- R-1: Urban single family
- R-2: Two-family
- R-3G: Garden apartment
- R-3: Multiple-family
- R-1A: Single family large lot
- R-1S:Single family suburban
- R-5: Urban single family undersized lot
- CMP: Campus institutional
- CZ: Clear zone
- C-1: Local business
- C-2: Central business
- C-3: Commercial business
- C-0: Commercial office
- I-1: Light industrial
- I-2: Heavy industrial