

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