

HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Monday, July 17, 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 July 14, 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 June 19, 2017
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.
10. Subdivisions
 - a. **2017-1091.** Preliminary Plat for North Park Commons by applicant, Hastings Economic Development Corporation.
11. Reports
 - a. Committee Reports
 - b. Chairman Comments
 - c. Staff Reports

Adjourn

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Monday, June 19, 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, on June 19, 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, Chuck Rosenberg, Lou Kully, Jodi Graves, Gavin Raitt, Dale Hamburger, Dave Johnson, Rakesh Srivastava. Absent: None.

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

Moved by Jodi Graves, seconded by Dave Johnson, to adopt the current agenda. Roll Call: Ayes: Marshall Gaines, Keith Napier, Chuck Rosenberg, Dale Hamburger, Lou Kully, Dave Johnson, Gavin Raitt, Jodi Graves, Rakesh Srivastava. Nays: None. The motion carried.

Chair Napier read the Public Notice – Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, June 9, 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 Lou Kully, seconded by Rakesh Srivastava, to approve the Minutes of the May 15, 2017, meeting. Roll Call: Ayes: Marshall Gaines, Keith Napier, Chuck Rosenberg, Dale Hamburger, Lou Kully, Dave Johnson, Gavin Raitt, Jodi Graves, Rakesh Srivastava. Nays: None. The motion carried.

9. Public Hearings.

a. 2017-1087. A public hearing regarding a zone change from "I-1, Light Industrial" and "R-3, Multiple Family Residential" to "C-3, Commercial Business" for tracts of land commonly referred to as the 2nd Street West sector, located within the City of Hastings, Adams County, Nebraska, excepting the public rights-of-way adjacent thereto.

The legal was read into the record.

Chair Napier declared the public hearing open.

Don Threewitt stated staff initiated a 30-day public comment period beginning May 17, 2017. Letters were mailed to all subject property addresses and were subsequently mailed to owner addresses when available. Two written objections were received, staff received 18 phone calls with either questions or clarifications, and three in-person visits. Two property owners requested to be added to the action and two requested to opt out. As a result of communication with the public and a survey of the area, staff added two properties and removed two properties additionally. Therefore, a total of four property were removed and four properties were added to this district. The legal descriptions, addresses and an updated map are included in the packet. Due to the support received, staff recommends a motion to approve the zoning change for the parcels described in Attachment "A", 2nd Street West sector.

Chair Napier declared the public hearing closed.

Moved by Chuck Rosenberg, seconded by Rakesh Srivastava to approve 2017-1087. Roll Call: Ayes: Keith Napier, Chuck Rosenberg, Marshall Gaines, Dale Hamburger, Lou Kully, Dave Johnson, Gavin Raitt, Jodi Graves, Rakesh Srivastava. Nays: None. The motion carried.

b. 2017-1088. A public hearing regarding a request for a Comprehensive Plan Amendment for a parcel of land located in the South half (S1/2) of Section 5, Township 7 North, Range 10 West of the 6th P.M., Adams County, Nebraska, containing 5.18 acres more or less, commonly described as Westbrook Village 16th Addition.

The legal was read into the record.

Chair Napier declared the public hearing open.

Don Threewitt stated staff has reviewed the Comprehensive Plan Amendment from Agricultural to Suburban Residential. Staff sees this as meeting the public safety, health, welfare, convenience, comfort, prosperity and general welfare of the City of Hastings and its residents to make this extension of the suburban residential parcels contained in Westbrook into this new area. Staff recommends approval.

Chair Napier declared the public hearing closed.

Moved by Lou Kully, seconded by Dale Hamburger, to approve 2017-1088. Roll Call: Ayes: Keith Napier, Chuck Rosenberg, Marshall Gaines, Dale Hamburger, Lou Kully, Dave Johnson, Gavin Raitt, Jodi Graves, Rakesh Srivastava. Nays: None. The motion carried.

10. Subdivisions

a. 2017-1089. Final Plat approval for Westbrook Village 16th Addition.

Dave Ptak stated this is a public hearing because a portion of the plat was not within the City limits. This is the second part of the 2017-1088 public hearing. The first part was to amend the Comprehensive Plan, and the second part is to bring the 16th Addition into the City limits.

Moved by Lou Kully, seconded by Chuck Rosenberg, to approve 2017-1089. Roll Call: Ayes: Keith Napier, Chuck Rosenberg, Marshall Gaines, Dale Hamburger, Lou Kully, Dave Johnson, Gavin Raitt, Jodi Graves, Rakesh Srivastava. Nays: None. The motion carried.

11. Reports

a. Committee Reports

Chair Napier stated the ad hoc committee has not met.

Adjourn

Chairman

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 07/17/2017
File No: 2017-1091
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

A preliminary plat for 67.20 acres located in a portion of the South 1/2 of Section 31, Township 8 North, Range 9 West of the 6th P.M. City of Hastings, Adams County, Nebraska commonly referred to as North Park Commons.

Names of People/Business affected by this action:

The owner, the people of Hastings, and the City.

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:

Motion to approve, Motion to approve with conditions.

Deadlines associated with action:

Department head comments:

The subject property is approximately 67.2 acres located south and east of Highway 281 and 33rd Street (unbuilt). The west property includes 2 large, multifamily residential parcels, 6 commercial parcels, and 1 outlot comprising of 28.53 acres. The eastern portion of the property includes 77 single family residential lots and 1 outlot comprising 38.68 acres. The owners have worked extensively with the various agencies from the early design phases of this project. A rezone, plat by addition, and associated blight study will be presented at a later date.

Staff review of the plat resulted in a minor adjustment recommendation as follows: (1) addition of a ten (10) foot utility easement traversing the eastern boundary of Lots 78 and 79.

Additionally, the creation of a pedestrian/bicycle connection from the central portion of the residential area to the commercial lots should be considered prior to submission of a final plat, if acceptable alignment is possible.

Recommendation:

Staff recommends approval of the North Park Commons Preliminary Plat subject to the following condition: (1) the addition of a ten (10) foot utility easement traversing the eastern boundary of Lots 78 and 79.

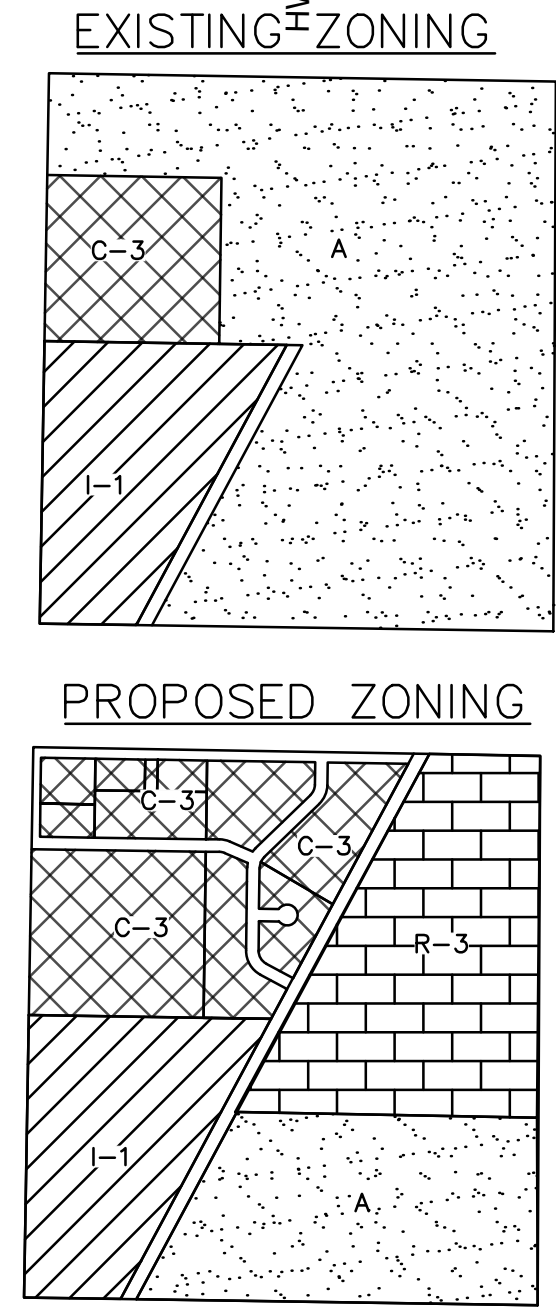
PRELIMINARY PLAT



DWG:

SHEET
1 of 3

PRELIMINARY PLAT



COMMENCING AT THE SE CORNER OF FRACTIONAL SECTION 31, T8N, R9W OF THE 6TH P.M., CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA; THENCE S89°09'53"W ON THE SOUTH LINE OF SECTION 31, 734.25 FEET; THENCE N01°26'59"W, 41.25 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 26TH STREET; THENCE S89°09'53"W ON SAID NORTH RIGHT-OF-WAY LINE, 1138.73 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE CITY OF HASTINGS HIKE/BIKE PATH RECORDED IN INST. NO. 20065675 FILED December 19, 2006 IN ADAMS COUNTY REGISTER OF DEEDS; THENCE N26°32'39"E ON SAID EAST RIGHT-OF-WAY LINE, 956.89 FEET TO THE POINT OF BEGINNING; THENCE N26°32'39"E ON SAID EAST RIGHT-OF-WAY LINE, 1976.92 FEET TO THE NORTH LINE OF THE S1/2 OF SAID FRACTIONAL SECTION 31; THENCE N89°14'40"E ON SAID NORTH LINE, 495.84 FEET TO THE EAST 1/4 CORNER OF SAID FRACTIONAL SECTION 31; THENCE S01°26'59"E ON THE EAST LINE OF THE S1/2 OF SAID FRACTIONAL SECTION 31, 1754.88 FEET TO A POINT 849.75' NORTH OF THE SE CORNER OF SAID FRACTIONAL SECTION 31; THENCE S89°09'53"W PARALLEL WITH THE SOUTH LINE OF SAID FRACTIONAL SECTION 31, 1423.81; TO THE POINT OF BEGINNING, CONTAINING 38.68 ACRES MORE OR LESS.

SHEET
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PRELIMINARY PLAT



