

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Tuesday, December 20, 2022

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 December 20, 2022.

The meeting was called to order at 4:00 p.m. in Regular Session by Chair Sinner with the following members present: Greg Sinner, Ann Hinton, Jacque Cranson, LaDaun Schoenhals, Alternate Jody Stutzman, Brian Hoffman, Shawn Rossi, Michelle Lewis. Absent: Lou Kully, Rakesh Srivastava.

The Chair led the Commission in recital of the Pledge of Allegiance to the United States of America.

Moved by Ann Hinton, seconded by Brian Hoffman, to adopt the current agenda for the Planning Commission Meeting. Roll Call: Ayes: Shawn Rossi, Ann Hinton, Greg Sinner, Michelle Lewis, Jody Stutzman, Brian Hoffman, LaDaun Schoenhals, Jacque Cranson. Nays: None. The motion carried.

The Public Notice was read into the record. Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, December 9, 2022. 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.

Moved by Brian Hoffman, seconded by Ann Hinton, to approve the Minutes of the October 18, 2022 Planning Commission meeting. Roll Call: Ayes: Shawn Rossi, Ann Hinton, Greg Sinner, Michelle Lewis, Brian Hoffman, LaDaun Schoenhals, Jacque Cranson. Nays: None. The motion carried.

Moved by LaDaun Schoenhals, seconded by Michelle Lewis, to approve the Worksession Minutes of the Planning Commission meeting of November 15, 2022. Roll Call: Ayes: Shawn Rossi, Ann Hinton, Greg Sinner, Michelle Lewis, Jody Stutzman, Brian Hoffman, LaDaun Schoenhals, Jacque Cranson. Nays: None. The motion carried.

9. Public Hearings.

- a. 2022-021. Public hearing to consider a voluntary annexation to bring a tract of land into the corporate limits of the City of Hastings for Adams County for property generally located on the southeast corner of Baltimore Avenue and M Street.**

Lee Vrooman. This item previously came before the Commission earlier this year. It was just the Justice Center property itself. When it was being entered into the GIS system, we realized there was a 30' strip of "M" Street that did not make it contiguous to the City so we were advised the start over in the process. This time not only is it the Justice Center, but also the South half of "M" Street.

Moved by Shawn Rossi, seconded by LaDaun Schoenhals, to recommend approval to the Mayor and City Council an ordinance for voluntary annexation to bring a tract of land into the corporate limits of the City of Hastings, generally located on the southeast corner of Baltimore

Avenue and M Street. Roll Call: Ayes: Shawn Rossi, Ann Hinton, Greg Sinner, Michelle Lewis, Jody Stutzman, Brian Hoffman, LaDaun Schoenhals, Jacque Cranson. Nays: None. The motion carried.

- b. **2022-124. Public hearing to recommend a request for Randy Chick regarding Plan Modification No. 2022-5 to Redevelopment Area Number #1, Wolbach Building Project, for property commonly addressed as 705 W 2nd St Hastings, Adams County, Nebraska**

Jacque Cranson recused herself and stepped down.

Lee Vrooman. Bad Sportz Inc. would like to amend the Redevelopment Plan for Area #1, particularly the area that sits at 705 W. 2nd St. They are requesting TIF to be used for renovation of the building for commercial and retail uses. Currently, it is zoned Central Business District and the Future Land Use Map shows a mixed-use downtown. No rezoning will be required for this project.

Randy Chick, 520 W. 1st St., #200, Hastings, Nebraska on behalf of the Community Redevelopment Authority. You have been provided with the Redevelopment Plan that we are proposing. We are meeting all the statutory requirements and making sure we have all of our items in order. There is a cost benefit analysis that has been provided to show one of the reasons we are using TIF, in addition to several other incentives to make this project work. Six years ago, the CRA acquired this property and the rest of those buildings have been renovated. \$300,000 was invested in the store front to make the block look better, and to attract someone to it. The building is of a pretty significant size. They are looking at using historic tax credits on the project as well. It is going to be a 12 to 18-month project. It will be a great project for the downtown, as well as Matt and Jacque Cranson.

Jacque Cranson, 1805 Westchester Dr., Hastings, Nebraska. We are planning to increase the screen-printing operation and have retail on the second level.

Moved by Brian Hoffman, seconded by Shawn Rossi, to recommend approval to the Mayor and City Council for Plan Modification No. 2022-5 to Redevelopment Area Number #1, Wolbach Building Project, for property commonly addressed as 705 W 2nd St Hastings, Adams County, Nebraska. Roll Call: Ayes: Shawn Rossi, Ann Hinton, Greg Sinner, Michelle Lewis, Jody Stutzman, Brian Hoffman, LaDaun Schoenhals. Nays: None. The motion carried.

11. Reports

- a. **Committee Reports – None.**

- b. **Chairman Comments**

Chair Sinner. Would like to wish the new City Council the best moving forward. We look forward to working with them as well as who is selected to be the representative to the Commission. Extended an invitation to all Council members to attend the Planning Commission meetings.

Reminded the public to participate in the Comprehensive Plan. It is on the City's website.

Kevin Kubo, Chief Building Official. Discussed the car wash and awaiting a pending replat. The Long John Silvers building is under renovation and relocating the drive thru to the other side of the building. The insurance company for the Scott DeWitt building is waiting on bids to redo the façade and east side of the building with stucco.

Lee Vrooman. The Lake project meeting was postponed because of the weather. It will be rescheduled sometime in January or February.

Anthony Murphy, Fire Department. Discussed remodel at Reno, now have a coffee roasting area in that building. A lot of progress at Dinsdale's for service area and work starting in the existing building. The Heartwell project discussed permitting requirements. The Rivoli is close to being complete. The Theatre on 12th is in a holding pattern. We reached out to over 1,900 kids during Fire Prevention Month, completed smoke alarm campaigns in the low-income areas of Hastings. Installed 64 alarms in various homes. We will complete an annual report and share it with the Commission.

Moved by Brian Hoffman, seconded by LaDaun Schoenhals, to adjourn. Unanimously approved.

Chairman