

HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Tuesday, February 21, 2023 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 , February 17, 2023. 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 December 20, 2022
7. Special Order of Business
 - a. Election of Officers: Chair; First Vice-Chair, Second Vice-Chair.
8. Unfinished Business
 - a. Continued Applications - None
 - b. Tabled Applications - None
 - c. Postponed Applications - None
9. Public Hearings.
10. Subdivisions
 - a. **2022-074.** Preliminary Plat for Brickhouse Subdivision, in the Southeast Quarter of Section 13, Township 7 North, Range 10 West of the 6th P.M., in the City of Hastings, Adams County, Nebraska
11. Reports
 - a. Committee Reports
 - b. Chairman Comments
 - c. Staff Reports

Adjourn

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

Department: Engineering
Staff Contact: Lee Vrooman
Planning Commission Meeting Date: 2/21/2023
File No: 2022-2022392
Prepared By: Renae Griess, Administrative Assistant

AGENDA ITEM SUMMARY SHEET

Description of Item:

Election of Officers: Chair; First Vice-Chair, Second Vice-Chair.

Names of People/Business affected by this action:

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

Why Planning Commission action is required:

The Second Vice-Chair shall during the absence of both the Chair and First Vice-Chair or their inability to act, have and exercise all of the duties and powers of the Chair, and shall perform such other duties as may from time to time be assigned to the Chair by the Commission. It will be important to have this Chair established when the Chair and First Vice-Chair cannot attend.

In accordance with City of Hastings Rules of Procedures nomination of officers shall be made from the floor at the annual organizational meeting in February of each year, and the elections of officers shall follow immediately thereafter.

Type of action requested:

Motion

Suggested motion:

Deadlines associated with action:

This needs to occur in the month of February of each year.

Department head comments:

Chair - The Chair shall preside over Commission meetings and on behalf of the Commission shall exercise general supervision over the affairs of the Commission, the appointment of committees and representatives, the determination of points of order and procedure, and the signing of all official documents.

First Vice-Chair - The First Vice-Chair shall have authority to act as chairman of the Commission during the absence or disability of the Chair.

Second Vice-Chair – The Second Vice-Chair shall during the absence of both the Chair and First Vice-Chair or their inability to act, have and exercise all of the duties and powers of the Chair, and

shall perform such other duties as may from time to time be assigned to the Chair by the Commission. It will be important to have these Chairs re-established or continued continuity of the board.

The positions shall be effective the following month, March, 2023.

Recommendation:

Department: Development Services
Staff Contact: Lee Vrooman
Planning Commission Meeting Date: 2/21/2023
File No: 2022-074
Prepared By: Brian Hurskainen, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

Preliminary Plat for Brickhouse Subdivision, in the Southeast Quarter of Section 13, Township 7 North, Range 10 West of the 6th P.M., in the City of Hastings, Adams County, Nebraska

Names of People/Business affected by this action:

The applicant, the City of Hastings and Adams County.

Why Planning Commission action is required:

Neb. Rev. Stat. 19-929 states that city council shall not take final action on subdivision development matters without the recommendation of the Planning Commission.

Type of action requested:

Motion

Suggested motion:

Not applicable

Deadlines associated with action:

This case will be presented for approval at the City Council Regular Meeting to be held on March 13, 2023.

Department head comments:

The Development Department and Plat Track review teams (to include County officials) have reviewed this subdivision plat and the applicant has incorporated all recommendations found to be relevant with subdivision design standards and regulations in City Code Section 38-203. All related utility easement locations have been reviewed and approved by the Utilities Coordinator as part of this plat process.

Recommendation:

Staff recommends motion to recommend approval of the Preliminary Plat for Brickhouse Subdivision

BRICKHOUSE SUBDIVISION
PRELIMINARY PLAT

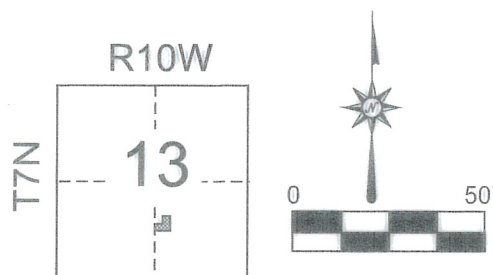
LOTS 1 & 2, BLOCK 3, HELLER'S ADDITION, LOTS 5 AND 6, HELLER'S SECOND ADDITION,
THE SOUTH 30.25 FEET OF VACATED PAUL STREET ABUTTING SAID LOT 1, HELLER'S ADDITION
AND SAID LOT 5, HELLER'S SECOND ADDITION; AND PART OF THE NORTHWEST QUARTER
OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 10 WEST OF THE 6TH P.M.,
IN THE CITY OF HASTINGS,
ADAMS COUNTY, NEBRASKA

Line Table: LOT 1

LINE	BEARING	HORIZ DIST
TL1	N0°41'21"W	13.66'
TL2	N89°17'26"E	4.92'

Line Table: LOT 3

LINE	BEARING	HORIZ DIST
TL1	N45°57'30"W	23.24'
TL2	S88°38'23"W	24.21'
TL3	N0°41'21"W	1.38'

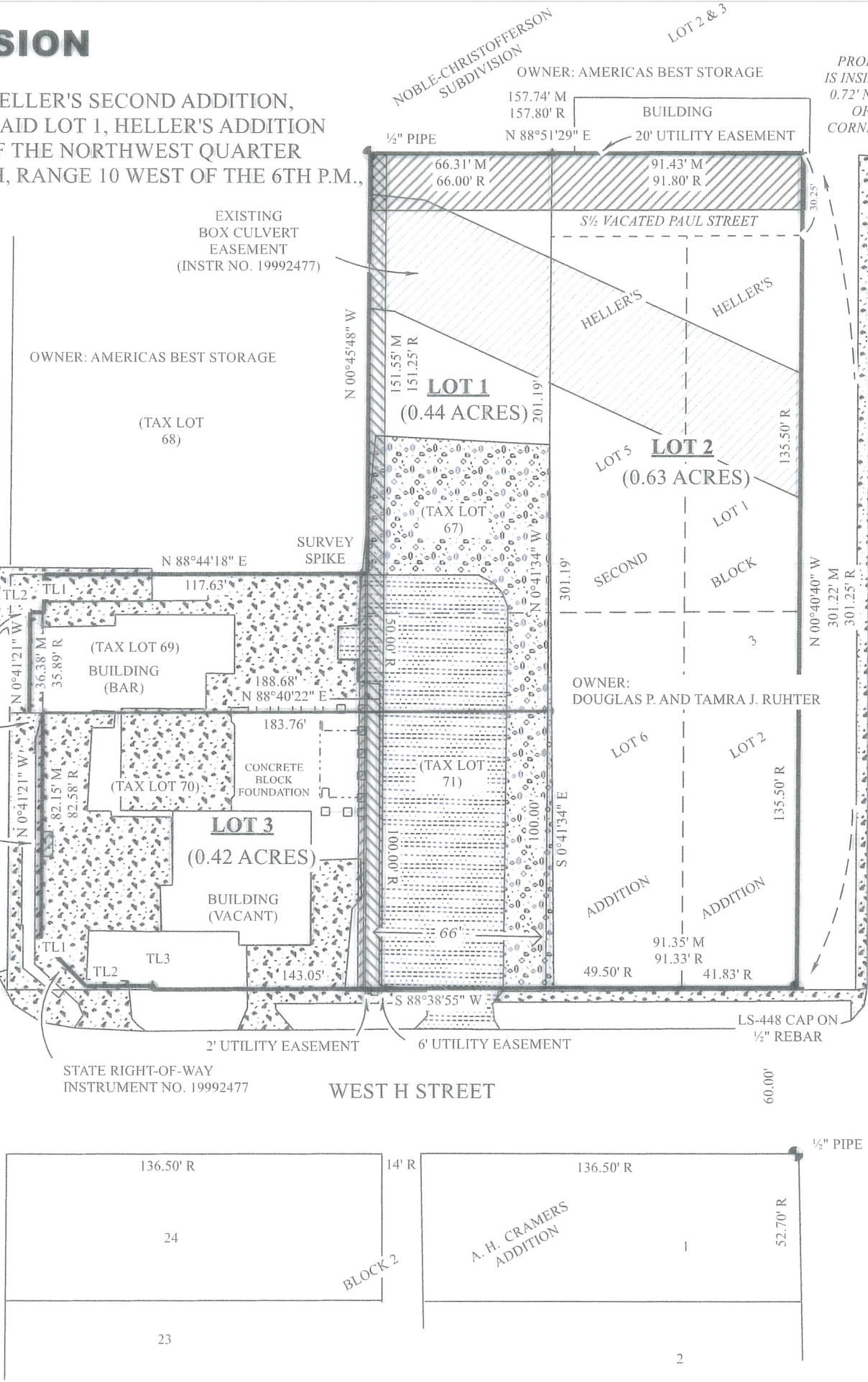


NOTE: ALL BEARINGS ARE ASSUMED

LEGEND	
	SET PLASTIC CAP (LS-448) ON 1/2" REBAR
	CORNER FOUND
	MEASURED DISTANCE
	RECORD DISTANCE
	MAGNETIC NAIL SET
	CHISELED X IN CONCRETE
	SQUARE STEEL POSTS
	CALCULATED CORNER - NOT MONUMENTED
	CONCRETE
	ASPHALT
	CRUSHED ROCK
	EASEMENT

FLOOD PLAIN STATEMENT
THE PROPERTY AS LEGALLY DESCRIBED ON THIS PLAT IS IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, AND NOT WITHIN THE SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 31001C0160C EFFECTIVE 7/05/2018.

KRUEGER LAND SURVEYING
2837 WEST U.S. HIGHWAY 6 #204
HASTINGS, NE 68901
402-984-2176



PROPERTY CORNER
IS INSIDE OF BUILDING
0.72' N AND 2.41' WEST
OF SOUTHEAST
CORNER OF BUILDING

LEGAL DESCRIPTION
LOTS 1 & 2, BLOCK 3, HELLER'S ADDITION, LOTS 5 AND 6, HELLER'S SECOND ADDITION, THE SOUTH 30.25 FEET OF VACATED PAUL STREET ABUTTING SAID LOT 1, BLOCK 3, HELLER'S ADDITION AND SAID LOT 5, HELLER'S SECOND ADDITION; AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 10 WEST OF THE 6TH P.M., IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 6, OF SAID HELLER'S SECOND ADDITION, THIS BEING THE POINT OF BEGINNING; THENCE S88°38'55"W (ASSUMED BEARING) ON THE NORTH LINE OF H STREET, A DISTANCE OF 143.05' TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 34 AND 281 AS RECORDED IN INSTRUMENT NO. 19992477; THENCE N00°41'21"W, ON SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1.38 FEET; THENCE S88°38'23"W, ON SAID RIGHT-OF-WAY LINE, A DISTANCE OF 24.21 FEET; THENCE N45°57'30"W, ON SAID RIGHT-OF-WAY LINE, A DISTANCE OF 23.24 FEET; THENCE N0°41'21"W, ON SAID RIGHT-OF-WAY LINE, A DISTANCE OF 82.15 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 34 AND 281 AS RECORDED IN INSTRUMENT NUMBER 19990108; THENCE S88°40'23"W, ON SAID RIGHT-OF-WAY LINE, A DISTANCE OF 4.92 FEET; THENCE N0°41'21"W, ON SAID RIGHT-OF-WAY LINE, A DISTANCE OF 36.38 FEET; THENCE N89°17'26"E, ON SAID RIGHT-OF-WAY LINE, A DISTANCE OF 4.92 FEET; THENCE N0°41'21"W, ON SAID RIGHT-OF-WAY LINE, A DISTANCE OF 13.66 FEET; THENCE N88°44'18"E, A DISTANCE OF 117.63 FEET; THENCE N0°45'48"W, A DISTANCE OF 151.55 FEET; THENCE N88°51'29"E, A DISTANCE OF 157.74 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF VACATED PAUL STREET; THENCE S00°40'40"E, ON THE EAST LINE OF LOT ONE (1) AND LOT TWO (2), BLOCK THREE (3) OF SAID HELLER'S ADDITION, A DISTANCE OF 301.22 TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE S88°38'55"W ON THE SOUTH LINE OF SAID LOT 2 AND THE SOUTH LINE OF LOT 6, HELLER'S SECOND ADDITION, A DISTANCE OF 91.35 FEET TO THE POINT OF BEGINNING, CONTAINING A TOTAL OF 1.49 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

THOMAS L. KRUEGER
NEBRASKA REGISTERED LAND SURVEYOR
LS-448

PRELIMINARY PLAT

FILE NAME SEC 13-T7N-R10W; HELLER'S ADDITION IN HASTINGS		
SCALE 50 Ft/In	DATE 01-05-2023	DRAWN BY T. KRUEGER
JOB KLS-22085	FIELD WORK TK	SHEET 1 OF 2

BRICKHOUSE SUBDIVISION
PRELIMINARY PLAT

CITY OF HASTINGS MAYOR AND CITY COUNCIL APPROVAL
THIS PRELIMINARY PLAT OF BRICKHOUSE SUBDIVISION HAS BEEN _____ BY MOTION AND DULY PASSED
THIS _____ DAY OF _____, 20____.

MAYOR CITY CLERK

HASTINGS PLANNING COMMISSION
THIS PRELIMINARY PLAT OF BRICKHOUSE SUBDIVISION HAS BEEN SUBMITTED TO AND REVIEWED BY THE HASTINGS PLANNING AND
ZONING COMMISSION AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, ADAMS COUNTY,
NEBRASKA, WITH THE RECOMMENDATION THAT SAID PLAT BE _____ AS PROPOSED.
SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN DIRECTOR OF PLANNING

KRUEGER LAND SURVEYING
2837 WEST U.S. HIGHWAY 6 #204
HASTINGS, NE 68901
402-984-2176

Thomas L. Krueger
NEBRASKA
REGISTERED
LS-448
LAND SURVEYOR
THOMAS L. KRUEGER

PRELIMINARY PLAT

FILE NAME SEC 13-T7N-R10W; HELLER'S ADDITION IN HASTINGS		
SCALE 50 Ft/In	DATE 01-05-2023	DRAWN BY T. KRUEGER
JOB KLS-22085	FIELD WORK TK	SHEET 2 OF 2

To City of Hastings

This is Douglas A Ruhter, owner of eight (8) parcels of land in the Heller's Second Addition to the City of Hastings. The lots are located between south Burlington and south Lincoln and immediately north of West H Street. Two of the lots are on South Burlington. One is identified by the street address of 937 S Burlington and is known as The Brickhouse Lounge. (Tax ID# 0010014126) The other lot is identified by the street address of 947 S Burlington (Tax ID# 0010014127) The remaining 6 lots sit to the east up to South Lincoln.

The situation is as follows: The lots were laid out and plotted approximately a hundred years ago. The problem is, they were laid out lengthwise north and south. As you can see from the plat map, GIS map and tax ID map, there are at least 2 lots to the north that are landlocked with no accessibility on their own. Also, there is an underground drainage culvert that cuts across the north three lots rendering them virtually useless. Because of the utility easement to that culvert, you can't build any structure on that area. All you can do is park or drive on it. Despite that, I am paying taxes on all eight (8) lots.

It is my strong opinion, that the eight (8) lots in question in the Heller's Second Addition to the City of Hastings should be re-plotted in order to make best use of the property. My overall plan is to take the eight (8) lots, as currently plotted and combine them into three (3) lots. I have submitted my application and proposed drawings to the City of Hastings and also to Surveyor Tom Krueger

My objective in replotting the land would accomplish several things. First of all, this would eliminate the two interior lots that are currently land-locked. The four (4) lots farthest to the east, against South Lincoln Avenue would be combined into one larger lot. This would allow for greater use. The problem underground culvert would be less intrusive to the new larger lot, as a whole. The majority of the center lot on West H Street, identified as Tax Lot 71 would become part of corner lot, known as 947 S. Burlington. This would allow for future expansion and development of the corner property. Finally, the remaining, land-locked lot, known as Tax Lot 67, which is also limited by the underground culvert, would become part of lot, known as 937 S Burlington (The Brickhouse Lounge) This would allow for exclusive parking for that property and business and allow for a future drive to the north. Also, if you look at the plot map, there is strip at the extreme north end of the lots that is 30.25' feet wide along South Lincoln Avenue and extends west 86.38' feet. That small strip was identified, according to the Survey of Record, as Vacated Paul Street. I currently pay taxes on that ground as part of the two northeast lots. I would like to improve that strip as a drive to and from the newly platted parking lot for 937 S. Burlington. These changes would be a nice improvement to the Subdivision.

Proposed changes to 8 lots (parcels)

Hellers - Second Addition

1

930 S Lincoln	010007500	}	Combine into 1 lot (parcel)
940 S Lincoln	010007501		
S Lincoln	010007504		
S Lincoln	010007505		

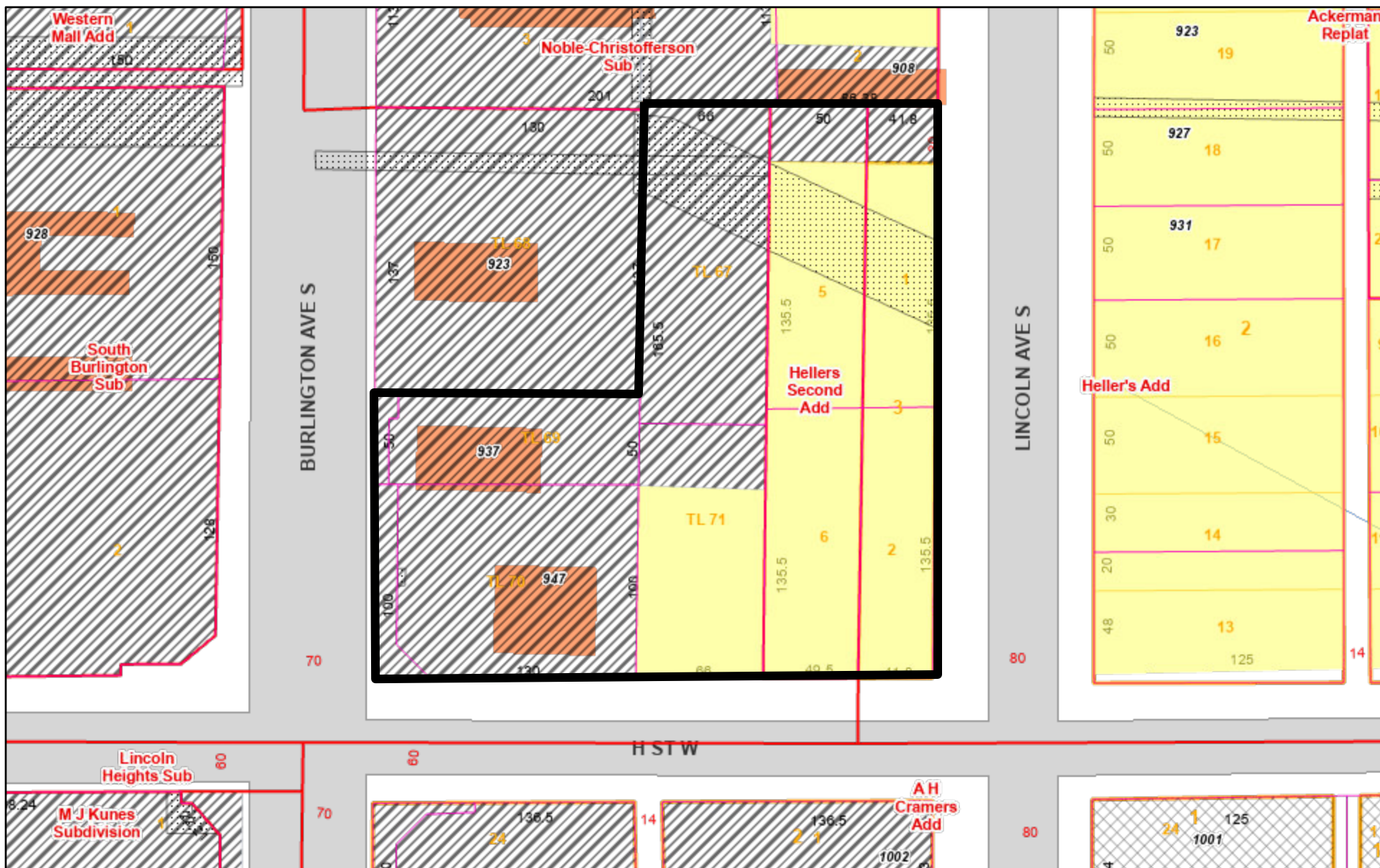
2

937 S Burlington	010014126	}	Combine into 1 lot (parcel)
	010014124		
(north 30') -	010014128		

3

947 S Burlington	010014127	}	Combine into 1 lot (parcel)
(south 105.5') -	010014128		

ArcGIS Web AppBuilder



2/7/2023, 6:54:45 PM

Zoning

	R-2		BLOCKS		Subdivisions		Limits
	C-3		LOTS		Parcels		
	R-1		Easements		TwoMile		

1:1,128

0 0.01 0.01 0.02 mi

0 0.01 0.02 0.04 km