

## HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Tuesday, March 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, March 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 February 21, 2023
7. Special Order of Business
  - a. Removal of the Designation of Blighted and Substandard for the area commonly referred to as the Hastings Dog Park
8. Unfinished Business
  - a. Continued Applications - None
  - b. Tabled Applications - None
  - c. Postponed Applications - None
9. Public Hearings.
  - a. **2023-001.** Public hearing for a change of zoning for property commonly addressed as 901 South Lincoln Avenue, Hastings, Nebraska, from "R-1, Urban Single Family Residential" to "R-2, Mixed Density Neighborhood", and to amend the Official Zoning District Map.  
Motion to recommend approval for an ordinance and the amendment to the Official Zoning District Map to rezone property commonly addressed as 901 South Lincoln Avenue Hastings, Nebraska from "R-1, Urban Single Family Residential" to "R-2, Mixed Density Neighborhood", and to amend the Official Zoning District Map.
10. Subdivisions
  - a. **2022-074.** Final 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

**Planning Commission Agenda**

**March 21, 2023**

**Page 2**

- b. Chairman Comments
- c. Staff Reports

Adjourn

CITY OF HASTINGS, NEBRASKA  
MINUTES OF PLANNING COMMISSION  
Tuesday, February 21, 2023

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 February 21, 2023.

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

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

Moved by Ann Hinton, seconded by Michelle Lewis, to adopt the current agenda for the Planning Commission Meeting. Roll Call: Ayes: Jacque Cranson, Rakesh Srivastava, Shawn Rossi, Ann Hinton, Greg Sinner, Chuck Rosenberg, Michelle Lewis, Jody Stutzman. 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, 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.

Moved by Shawn Rossi, seconded by Rakesh Srivastava, to approve the minutes of the December 20, 2022 meeting. Roll Call: Ayes: Jacque Cranson, Rakesh Srivastava, Shawn Rossi, Ann Hinton, Greg Sinner, Chuck Rosenberg, Michelle Lewis, Jody Stutzman. Nays: None. The motion carried.

The Chair discussed voting verbally for the election of officers rather than ballot. The Commissioners all agreed. The Chair asked for nominations.

Chuck Rosenberg moved, seconded by Rakesh Srivastava, that the Chairman, First Vice-Chair, and Second Vice-Chair from the previous year be reelected for another term.

Greg Sinner - Chairman  
Ann Hinton – First Vice-Chair  
Michelle Lewis – Second Vice-Chair

Roll Call: Ayes: Jacque Cranson, Rakesh Srivastava, Shawn Rossi, Ann Hinton, Greg Sinner, Chuck Rosenberg, Michelle Lewis, Jody Stutzman. Nays: None. The motion carried.

#### **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**

Lee Vrooman gave a staff report. He stated by replatting these parcels, it will help with development and best use of this property. It is a combination of C-3 and R-1 zoning. The Commission will see the Final Plat in March, and then a rezone to change all lots to C-3.

Moved by Ann Hinton, seconded by Chuck Rosenberg, to approve the Preliminary Plat, Brickhouse Subdivision. Roll Call: Ayes: Jacque Cranson, Rakesh Srivastava, Shawn Rossi, Ann Hinton, Greg Sinner, Chuck Rosenberg, Michelle Lewis, Jody Stutzman. Nays: None. The motion carried.

#### **11. Reports**

a. Committee Reports – None.

b. Chairman Comments

Chair Sinner thanked LaDaun Schoenhals for her service on Planning Commission. He also recognized Jody Stutzman as alternate to full-time Commissioner and welcomed Chuck Rosenberg back to the Commission as an alternate.

Chair Sinner introduced Shawn Metcalf, City Administrator and Tony Herrman, Public Information Manager.

Brian Hoffman entered the meeting at 4:14 p.m.

c. Staff Reports

Lee Vrooman discussed the progress of the Comprehensive Plan. The Lake Hastings meeting has been rescheduled on April 6<sup>th</sup> at the Parks and Recreation Office. He also gave an update on demolition of dilapidated buildings. Kevin Kubo stated there has been no communication regarding the car wash project. The Justice Center and the Dinsdale project is moving forward. The DeWitt building is waiting on insurance and contractor bids. Anthony Murphy is focusing on sprinkler freeze issues, fires, and plan reviews.

Moved by Chuck Rosenberg, seconded by Rakesh Srivastava to adjourn at 4:24 P.M.

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Chairman

Department: City Attorney  
Staff Contact:  
Planning Commission Meeting Date: 3/21/2023  
File No: 2023-162  
Prepared By: Jesse Oswald, Assistant City Attorney

## **AGENDA ITEM SUMMARY SHEET**

### **Description of Item:**

### **Names of People/Business affected by this action:**

City of Hastings

### **Why Planning Commission action is required:**

Action by City Council is required.

### **Type of action requested:**

Motion

### **Suggested motion:**

Motion to approve the recommendation of removing the designation of Blighted and Substandard for the area commonly referred to as the Hastings Dog Park.

### **Deadlines associated with action:**

### **Department head comments:**

### **Recommendation:**

Department: Development Services  
Staff Contact: Lee Vrooman  
Planning Commission Meeting Date: 3/21/2023  
File No: 2023-001  
Prepared By: Brian Hurskainen, City Planner

## **AGENDA ITEM SUMMARY SHEET**

### **Description of Item:**

Public hearing for a change of zoning for property commonly addressed as 901 South Lincoln Avenue, Hastings, Nebraska, from “R-1, Urban Single Family Residential” to “R-2, Mixed Density Neighborhood”, and to amend the Official Zoning District Map.

Motion to recommend approval for an ordinance and the amendment to the Official Zoning District Map to rezone property commonly addressed as 901 South Lincoln Avenue Hastings, Nebraska from “R-1, Urban Single Family Residential” to “R-2, Mixed Density Neighborhood”, and to amend the Official Zoning District Map.

### **Names of People/Business affected by this action:**

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

### **Why Planning Commission action is required:**

Neb. Rev. Stat. 19-902 provides the city council shall receive the advice of the planning commission before taking definite action on any contemplated amendment, supplement, change, modification, or repeal, and no such regulation, restriction, or boundary shall become effective until after separate public hearings are held by both the planning commission and the city council in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. Notice of the time and place of such hearing shall be given by publication thereof in a legal newspaper in or of general circulation in such municipality at least one time ten days prior to such hearing.

### **Type of action requested:**

Motion

### **Suggested motion:**

Motion to recommend approval for an ordinance and the amendment to the Official Zoning District Map to rezone property commonly addressed as 901 South Lincoln Avenue, Hastings, Nebraska, from “R-1, Urban Single Family Residential” to “R-2, Mixed Density Neighborhood”, and to amend the Official Zoning District Map.

### **Deadlines associated with action:**

The rezone will be heard at the City Council Regular meeting on April 10, 2023.

### **Department head comments:**

Surrounding zoning is as follows:

North – R-1, Urban Single Family Residential  
South – R-1, Urban Single Family Residential  
East – R-1, Urban Single Family Residential  
West – R-1, Urban Single Family Residential

Our applicant is Bryce & Stephanie Anderson; they intend to build duplexes. The reason for the request is that R-1 does not allow for duplexes. This area is becoming more dense with commercial properties along Burlington and adjacent properties zoned as R-2 and R-3.

The Future Land Use Map is supportive of this rezone with the designation of Urban Residential. The R-2 zoning allows it to meet the guidelines of residential uses, which includes a mixture of housing styles and types including single family, duplexes, townhomes and multi-family. This area is dense in nature with smaller lots and this zoning will allow them some more options in their residential development.

**Recommendation:**

Staff recommends a motion to recommend approval for an ordinance and the amendment to the Official Zoning District Map to rezone property commonly addressed as 901 South Lincoln Avenue, Hastings, Nebraska, from “R-1, Urban Single Family Residential” to “R-2, Mixed Density Neighborhood”, and to amend the Official Zoning District Map.

**Reason for zoning change to 901 S. Lincoln:**

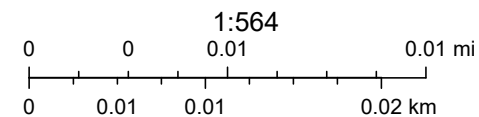
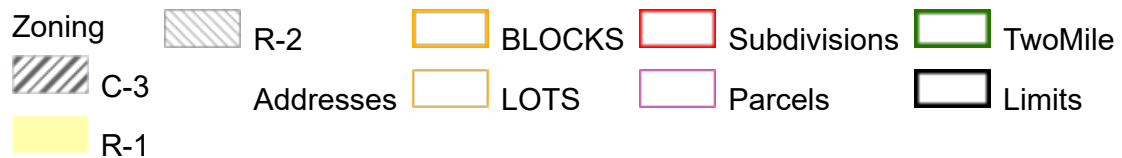
- Remove existing house and garage
- Build 2 duplexes to maximize the use of the property
- Use duplex as rentals

Legal Description: 1349.00-LOTS 23 & 24 BLK 2 HELLERS ADD 0.30 AC

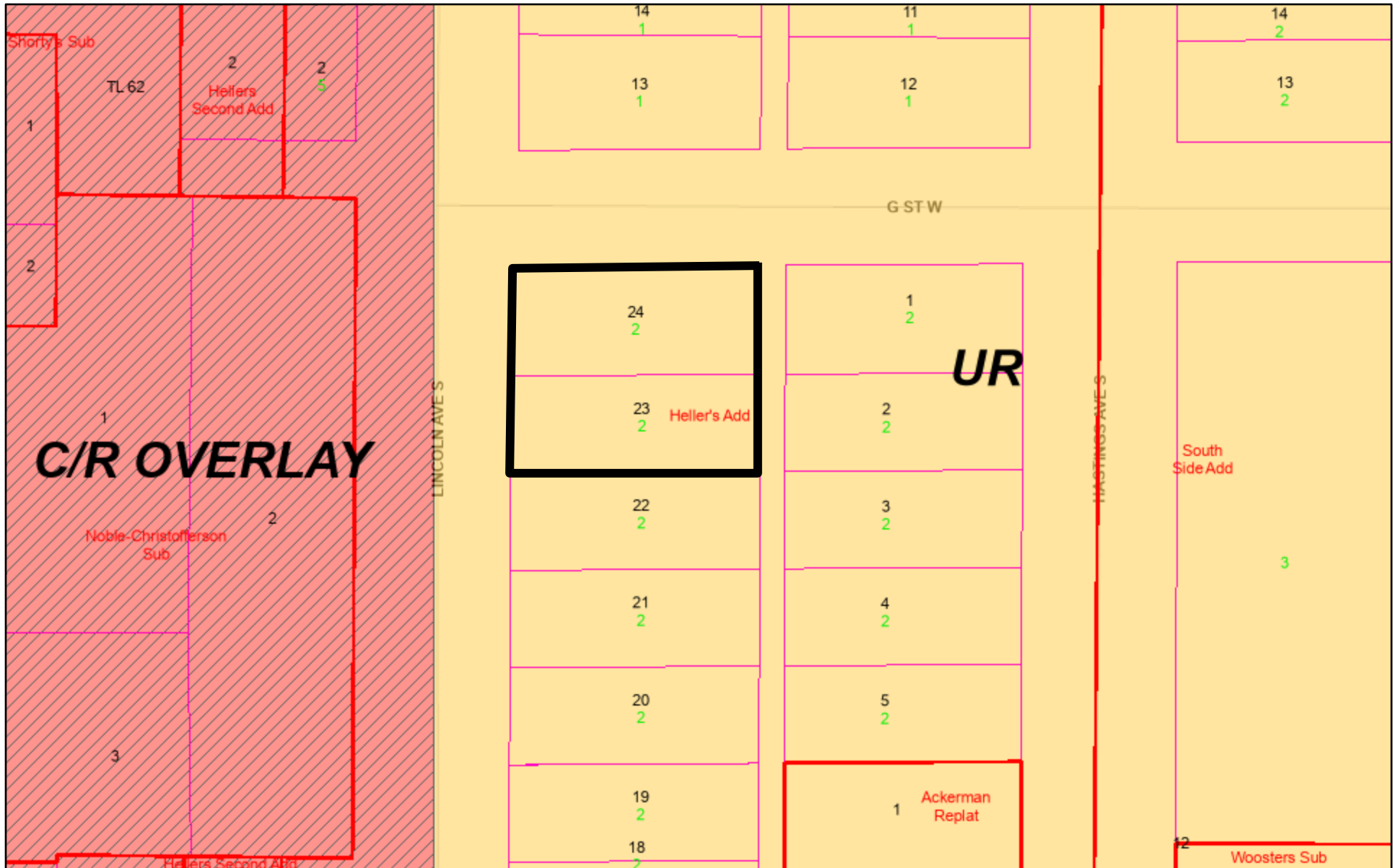
# ArcGIS Web AppBuilder



3/15/2023, 7:07:11 PM



# Sub Title



3/15/2023, 7:10:08 PM

Future Land Use

Urban Residential

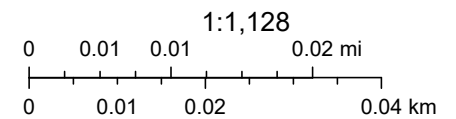
South Burlington Overlay

ETJ boundary

City boundary

LOTS

SUBDIVISIONS



Department: Development Services  
Staff Contact: Lee Vrooman  
Planning Commission Meeting Date: 3/21/2023  
File No: 2022-074  
Prepared By: Brian Hurskainen, City Planner

## **AGENDA ITEM SUMMARY SHEET**

### **Description of Item:**

Final 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:**

Motion to recommend approval of the Final Plat for Brickhouse Subdivision

### **Deadlines associated with action:**

This Final Plat case will be presented for approval at the City Council Regular Meeting to be held on April 10, 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 a motion to recommend approval of the Final Plat for Brickhouse Subdivision

BRICKHOUSE SUBDIVISION  
FINAL PLAT

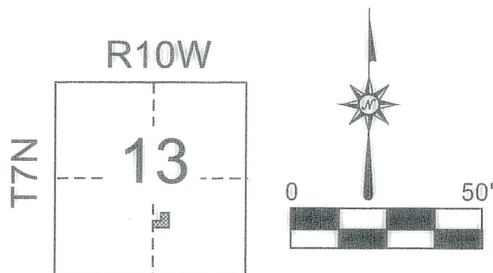
LOTS 1 & 2, BLOCK 3, HELLER'S ADDITION, LOTS 5 AND 6, HELLER'S SECOND ADDITION,  
THE SOUTH 30.25 FEET OF VACATED PAUL STREET ABUTTING SAID LOT 1, HELLER'S ADDITION  
AND SAID LOT 5, HELLER'S SECOND ADDITION; AND PART OF THE NORTHWEST QUARTER  
OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 7 NORTH, 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'      |



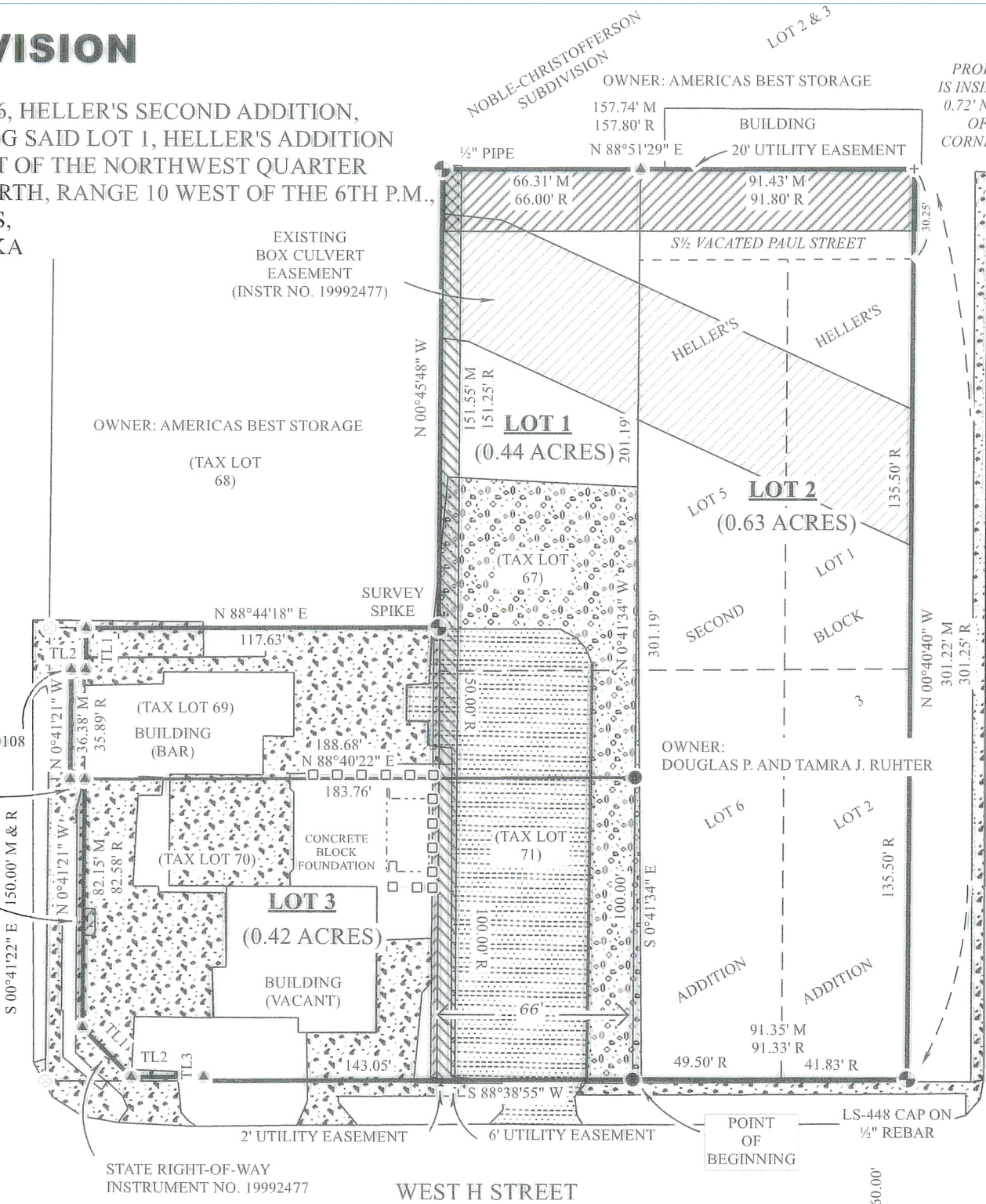
NOTE: ALL BEARINGS ARE ASSUMED

| 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.

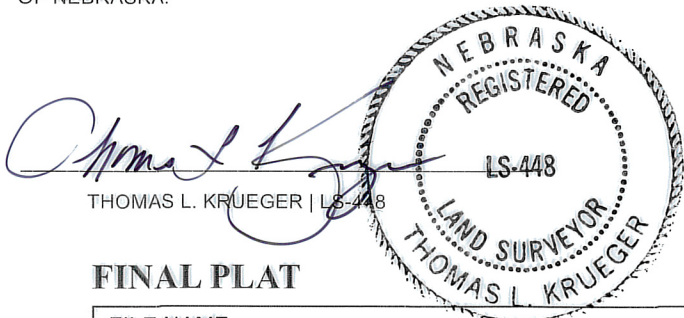
KRUEGER LAND SURVEYING  
2837 WEST U.S. HIGHWAY 6 #204  
HASTINGS, NE 68901  
402-984-2176

SOUTH BURLINGTON AVENUE  
(U.S. HIGHWAY 34 AND 281)



**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.



FINAL PLAT

|                                                        |                    |                        |
|--------------------------------------------------------|--------------------|------------------------|
| FILE NAME<br>BRICKHOUSE SUBDIVISION - CITY OF HASTINGS |                    |                        |
| SCALE<br>50 Ft/In                                      | DATE<br>01-05-2023 | DRAWN BY<br>T. KRUEGER |
| JOB<br>KLS-22085                                       | FIELD WORK<br>TK   | SHEET<br>1 OF 2        |

BRICKHOUSE SUBDIVISION  
FINAL PLAT

OWNERS CERTIFICATE

KNOW ALL MEN BY THESE PRESENT, THAT DOUGLAS P. RUHTER AND TAMRA J. RUHTER, HUSBAND AND WIFE, OWNER(S) OF RECORD OF THE LAND SHOWN ON THE PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS BRICKHOUSE SUBDIVISION, IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, AND THAT SAID SURVEYING, SUBDIVIDING, PLATTING AND DESIGNATION WAS DONE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNER(S). BE IT FURTHER KNOWN, THAT SAID OWNER(S) DOES HEREBY DEDICATE ALL STREETS AND EASEMENTS SHOWN ON THIS PLAT TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_

\_\_\_\_\_  
DOUGLAS P. RUHTER, HUSBAND  
\_\_\_\_\_  
TAMRA J. RUHTER, WIFE

ACKNOWLEDGEMENT  
STATE OF NEBRASKA )  
                                  ) SS  
COUNTY OF ADAMS )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_ BY DOUGLAS P. RUHTER AND TAMRA J. RUHTER, HUSBAND AND WIFE.

MY COMMISSION EXPIRES THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_

\_\_\_\_\_  
NOTARY

CONSENT OF LIEN HOLDER

I \_\_\_\_\_ (PRINT NAME) \_\_\_\_\_ (TITLE) OF HOME FEDERAL SAVINGS & LOAN ASSOCIATION OF GRAND ISLAND, BEING LIENHOLDER OF THE DESCRIBED TRACT OF LAND, HEREBY APPROVE AND AGREE TO THE PLATTING OF BRICKHOUSE SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA ON THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_ ON BEHALF OF SAID HOME FEDERAL SAVINGS & LOAN ASSOCIATION OF GRAND ISLAND.

\_\_\_\_\_  
(SIGNATURE) \_\_\_\_\_ (PRINT NAME AND TITLE)

ACKNOWLEDGEMENT  
STATE OF \_\_\_\_\_ )  
                                  ) SS  
COUNTY OF \_\_\_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_

BY \_\_\_\_\_ (PRINT NAME), ON BEHALF OF HOME FEDERAL SAVINGS & LOAN ASSOCIATION OF GRAND ISLAND.

MY COMMISSION EXPIRES THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_.

\_\_\_\_\_  
NOTARY

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

REGISTER OF DEEDS CERTIFICATE

STATE OF NEBRASKA )  
                                  ) SS  
COUNTY OF ADAMS )

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE OF ADAMS COUNTY, NEBRASKA.

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ INSTRUMENT NO: \_\_\_\_\_

\_\_\_\_\_  
REGISTER OF DEEDS

WAIVER FOR STREET GRADES

THE APPLICANTS HEREBY WAIVE ANY AND ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE STREETS AND ALLEYS TO CONFORM TO SAID GRADES ESTABLISHED.

\_\_\_\_\_  
DOUGLAS P. RUHTER  
\_\_\_\_\_  
TAMRA J. RUHTER

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO SPECIAL ASSESSMENTS ARE DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT AS OF

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_.

\_\_\_\_\_  
CITY OF HASTINGS TREASURER

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES ARE DUE OR DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT AS OF

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_

\_\_\_\_\_  
ADAMS COUNTY TREASURER

MAYOR AND CITY COUNCIL ACTION

THIS PLAT OF BRICKHOUSE SUBDIVISION, IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA IS HEREBY APPROVED

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_.

\_\_\_\_\_  
MAYOR  
\_\_\_\_\_  
CLERK

CITY ENGINEER'S APPROVAL

THIS PLAT OF BRICKHOUSE SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA HAS BEEN RECEIVED AND REVIEWED BY ME AND IS IN COMPLIANCE WITH THE PROVISIONS OF CHAPTER 38 OF THE CITY CODE FOR THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, PROVIDING FOR THE APPROVAL OF SUBDIVISIONS AND PLATS BY THE CITY ENGINEER UNDER CERTAIN CIRCUMSTANCES

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_.

\_\_\_\_\_  
CITY ENGINEER

CITY PLANNING COMMISSION RECOMMENDATION

THIS PLAT OF BRICKHOUSE SUBDIVISION, IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, HAS BEEN SUBMITTED TO AND REVIEWED BY THE CITY PLANNING COMMISSION FOR APPROVAL AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA WITH THE RECOMMENDATION THAT SAID PLAT BE APPROVED

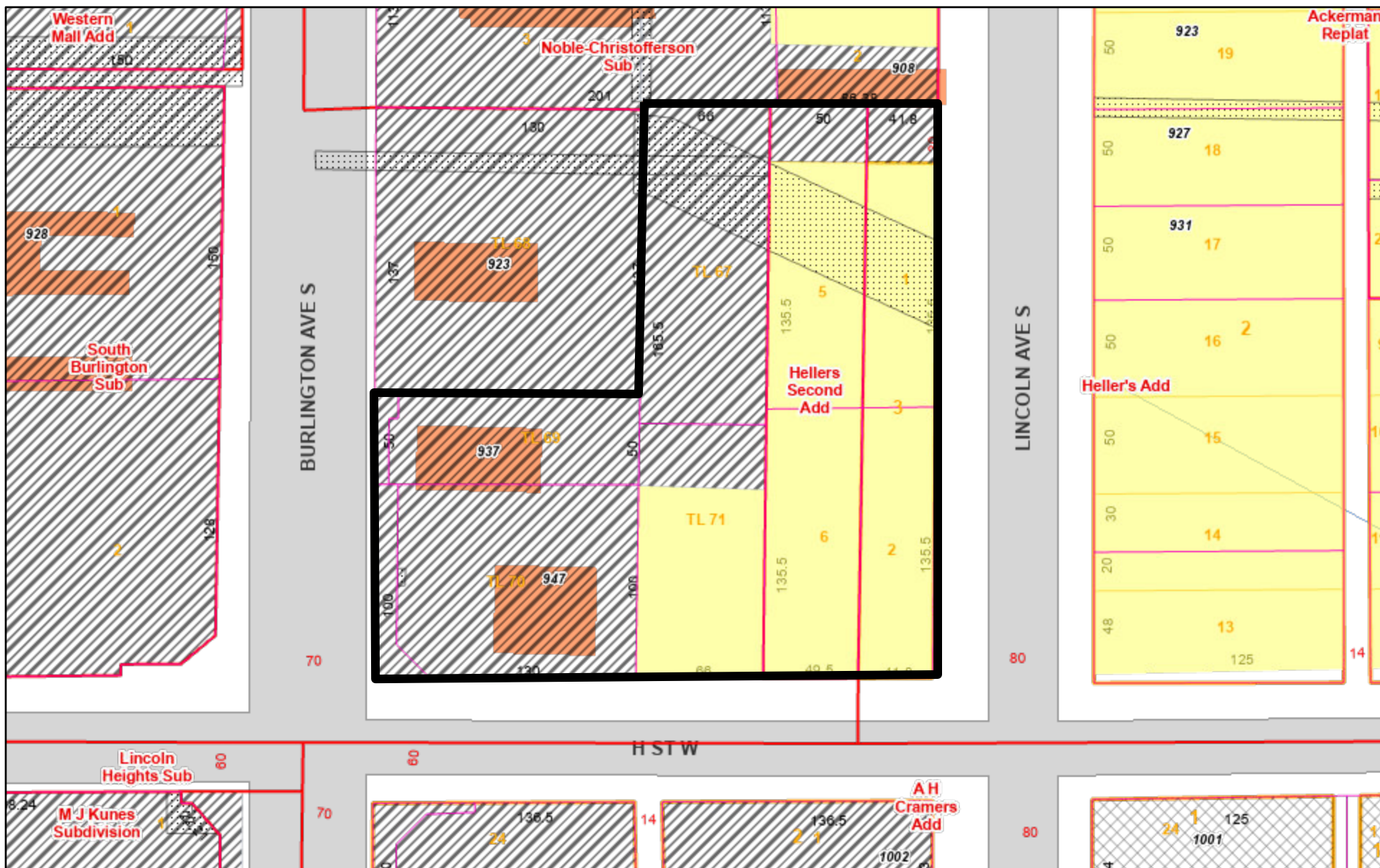
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_.

\_\_\_\_\_  
CHAIRMAN  
\_\_\_\_\_  
DIRECTOR

FINAL PLAT

|                                                        |                    |                        |
|--------------------------------------------------------|--------------------|------------------------|
| FILE NAME<br>BRICKHOUSE SUBDIVISION - CITY OF HASTINGS |                    |                        |
| SCALE<br>50 Ft/In                                      | DATE<br>03-05-2023 | DRAWN BY<br>T. KRUEGER |
| JOB<br>KLS-22085                                       | FIELD WORK<br>TK   | SHEET<br>2 OF 2        |

# ArcGIS Web AppBuilder

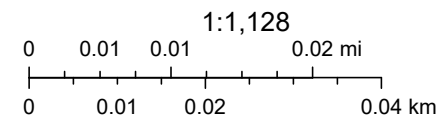


2/7/2023, 6:54:45 PM

Zoning

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

Addresses



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<br>(parcel) |
| 940 S Lincoln | 010007501 |   |                                |
| S Lincoln     | 010007504 |   |                                |
| S Lincoln     | 010007505 |   |                                |

2

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

3

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