

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Tuesday, March 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 March 21, 2023.

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

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

Moved by Brian Hoffman, seconded by Shawn Rossi, to adopt the current agenda for the Planning Commission meeting. Roll Call: Ayes: Jacque Cranson, Shawn Rossi, Ann Hinton, Chuck Rosenberg, Michelle Lewis, Brian Hoffman. 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, March 10, 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 Chuck Rosenberg, seconded by Michelle Lewis, to approve the minutes of the February 21, 2023 Planning Commission meeting. Roll Call: Ayes: Jacque Cranson, Shawn Rossi, Ann Hinton, Chuck Rosenberg, Michelle Lewis, Jody Stutzman, Brian Hoffman. Nays: None. The motion carried.

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

The CRA previously approved to recommend removal of the blighted and substandard area commonly referred to the Hastings Dog Park which is approximately 22 acres. Under state statute up to 35% of the community can be designated as blighted and substandard. We thought it would be appropriate to get that percentage lowered to be able to use that in a project in the future.

Randy Chick, 520 W. 1st St., representing the Community Redevelopment Authority. The area in question is part of Area #5 and was originally declared blighted and substandard in the mid '90's. There is no chance anything is ever going to be built at that site. The Redevelopment Authority is looking for other properties for development opportunities and expanding those acres with another study or two. It is just freeing up those acres. This is the first time we have done an unblighting. He requested the Commission's support.

Moved by Brian Hoffman, seconded by Michelle Lewis, to recommend approval to the Mayor and City Council removing the designation of Blighted and Substandard for the area commonly referred to as the Hastings Dog Park. Roll Call: Ayes: Jacque Cranson, Shawn Rossi, Ann Hinton, Chuck Rosenberg, Michelle Lewis, Jody Stutzman, Brian Hoffman. Nays: None. The motion carried.

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.

Lee Vrooman, City Engineer. The applicant would like to rezone from R-1 to R-2. The applicant would remove the two homes and build two duplexes. The future land use map is Urban Residential R-2 and meets those guidelines. He asked for the Commission approval.

Moved by Chuck Rosenberg, seconded by Jacque Cranson, to recommend approval to the Mayor and City Council 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. Roll Call: Ayes: Jacque Cranson, Shawn Rossi, Ann Hinton, Chuck Rosenberg, Michelle Lewis, Jody Stutzman, Brian Hoffman. Nays: None. The motion carried.

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.

Lee Vrooman, City Engineer. Last month the Preliminary Plat was brought before the Commission. This month is the Final Plat for the Brickhouse Subdivision. They want to make 8 lots into 3 lots for better use and development. We plan to bring a rezone to the Commission in April. He recommended the Commission's approval.

Moved by Michelle Lewis, seconded by Shawn Rossi, to recommend to the Mayor and City Council approval of the Final Plat for Brickhouse Subdivision. Roll Call: Ayes: Jacque Cranson, Shawn Rossi, Ann Hinton, Chuck Rosenberg, Michelle Lewis, Jody Stutzman, Brian Hoffman. Nays: None. The motion carried.

11. Reports

a. Committee Reports. Ann Hinton stated there have not been any meetings with the Adams County Planning Commission because of the lack of a City Planning Director.

b. Chairman Comments. None.

c. Staff Reports

Kevin Kubo, Chief Building Official, gave an update on building construction projects – Mary Lanning Healthcare, Theatre project, The Lark and Heartwell Renewables.

Lee Vrooman discussed the CDBG downtown sidewalk project. The survey on the Comp Plan closed on Monday ending up with 573 survey respondents for an 86% completion rate. They will be refining the data from those surveys and entering it into the Plan.

Brian Hoffman asked about the Quiet Crossings.

Lee Vrooman, City Engineer. Two are under contract and work should begin in April with completion in 2024.

Brian Hoffman stated it is really important that the City communicate with the public because one crossing being complete does not mean it will be quiet. It is the entire project.

The potential to have a Development Services Director was discussed.

Scott DeWitt's building was also discussed. They are waiting on the insurance company with not much progress.

Moved by Jacque Cranson, seconded by Brian Hoffman to adjourn.



First Vice Chair