

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Tuesday, April 25, 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 April 25, 2023.

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

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

Moved by Jacque Cranson, seconded by Lou Kully, to adopt the current agenda for the Planning Commission Meeting. Roll Call: Ayes: Jacque Cranson, Rakesh Srivastava, Shawn Rossi, Ann Hinton, Lou Kully, Chuck Rosenberg, Michelle Lewis, Jody Stutzman. The motion carried 8-0.

The Public Notice was read into the record. Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, April 21, 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 March 21, 2023 Planning Commission meeting. Roll Call: Ayes: Jacque Cranson, Rakesh Srivastava, Shawn Rossi, Ann Hinton, Lou Kully, Chuck Rosenberg, Michelle Lewis, Jody Stutzman. The motion carried 8-0.

9. Public Hearings.

a.2023-013. Public hearing for a change of zoning for property commonly addressed as 133 Park Street, Hastings, Nebraska, from "I-1, Light Industrial" to "R-2, Mixed Density Neighborhood", and to amend the Official Zoning District Map.

Open to comments: Lee Vrooman stated 133 Park Street rezone. The applicant owns both the house and the lot that they would like to rezone with the little garage on it. The garage lot is I-1 and they would like it rezoned to R-2, to match what the house is. The future land use map shows this is Urban Residential, so the R-2 zoning is good there, so with that I would recommend approval. Hinton opened it up for questions and if anyone is for or against this.

Deb Cuff of 141 East Park Street. Hinton asked Deb Cuff to state her name and address for the record, which she stated. "I'm here hoping that you will approve this, so I can put that lot with my two lots, and then I will have one big lot. That is the main reason, because if I want to sell it when I retire eventually or my kids have to sell it, it would be a lot easier selling it as a nice big three lots, instead of just a dirt lot here and a house here. I hope you approve it."

Moved by Lou Kully, seconded by Jody Stutzman to recommend approval to the Mayor and City Council for an ordinance and the amendment to the Official Zoning District Map to rezone property commonly addressed as 133 Park Street Hastings, Nebraska from "I-1, Light Industrial"

to “R-2, Mixed Density Neighborhood”, and to amend the Official Zoning District Map. The motion carried 8-0 Jacques Cranson, Rakesh Srivastava, Shawn Rossi, Ann Hinton, Lou Kully, Chuck Rosenberg, Michelle Lewis, Jody Stutzman. Nays: None. The motion carried 8-0.

9. Public Hearings.

b. 2023-207. Public hearing to consider an Ordinance to amend Hastings City Code 34-104(6), Adding the Definition of Racetracks and 34-200, Adding Racetracks as Permitted Principal Use in I-2 Districts in Table 200-1.

Lee Vrooman. Developer came in wanting to develop the property on the North side of the racetrack adjacent to Highway 6, putting up some garages with temporary residences, similar to what is already there, within the racetrack. Our current code does not allow a residence in an Industrial District, so we started researching how that was done in 2006-2007 with what's existing. We did find that ordinance in 2006, and attached that ordinance in there, ordinance #4109. They added language to the code to allow racetracks as permitted per principal use in an I-2 District and also the definition of a racetrack. That was in November 2006. Somehow that did not get into the code, and in 2009 when they changed the format of the code, from the verbiage to splitting out each zoning within the permitted use table. Again, since it wasn't in there it didn't get carried forward to that table. We have to clean up what we had done in 2006 to put it back in there to allow for not only a new development but also allow anyone who would want to build on those existing lots, to do something similar. Proposed to add in section 34-104(6), the definition of racetracks. That being for motorized vehicles, including, but not limited to accessory uses and structures; such as garages with or without temporary accommodations for racers. That accommodations part is the residency part. The race control building, technical Inspection building and administration, registration building, site maintenance building, paddock area, paddock toilets and concessions, and public viewing area with concessions and toilets. The important part under that definition again is the accommodations part, for not only what is existing, but what another developer wants to do. The second part of this is then adding racetracks to the Table, in section 34-200 and Table 200-1 to allow racetracks under Industrial uses as a Permitted Principal Use in an I-2 district.

Jody Stutzman, questioned the definition of racetrack, as it states in here specifically is talking about motorized vehicles. Are there different types of racetracks?

Lee Vrooman. This would be like the existing racetrack that is out there, MPH. We are not talking about a horse racetrack, or a dog racetrack, a motorized vehicle racetrack, already existing. The definition needs placed back in order to get the Residency part.

Lou Kully. Questioned there are also some wind powered or electric powered vehicles, should that be listed as well?

Lee Vrooman. Right now, for what is existing out there, as far as the buildings, this would cover the buildings and the new development.

Lou Kully. They had solar powered or electric powered ones out there as well.

Lee Vrooman stated this is covered under this amendment.

Ann Hinton stated she had the same concern when she first read this. It does not say Auto Racetrack, and wondered if it should have.

Lee Vrooman. Stated it says for motorized vehicles. That covers the automobile part.

Lou Kully stated that also covers motorcycles, trucks, and go carts, when it states motorized.

Lee Vrooman stated even the solar powered vehicles have motors in them, so they are covered.

Moved by Chuck Rosenberg, seconded by Rakesh Srivastava, to recommend approval to the Mayor and City Council an Ordinance to amend Hastings City Code 34-104(6), Adding the Definition of Racetracks and 34-200, Adding Racetracks as Permitted Principal Use in I-2 Districts in Table 200-1. Roll Call: Ayes: Jacque Cranson, Rakesh Srivastava, Shawn Rossi, Ann Hinton, Lou Kully, Chuck Rosenberg, Michelle Lewis, Jody Stutzman. The motion carried 8-0.

c. 2023-009. Public hearing for a change of zoning for property commonly addressed as 947 South Burlington Avenue, Hastings, Nebraska, from “R-1, Urban Single Family Residential” to “C-3, Commercial Business”, and to amend the Official Zoning District Map.

Lee Vrooman. This is the Brickhouse Subdivision Area. We have seen this Plat the last two meetings, the preliminary and the final. The third step is Rezoning all the Lots from the portions that are I-1 to C-3, to make that consistent. This is in the Commercial Retail Overlay area so it meets the guidelines of that district.

Moved by Lou Kully, seconded by Shawn Rossi, 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 947 South Burlington Avenue, Hastings, Nebraska, from “R-1, Urban Single Family Residential” to “C-3, Commercial Business”, and to amend the Official Zoning District Map. Roll Call: Ayes: Jacque Cranson, Rakesh Srivastava, Shawn Rossi, Ann Hinton, Lou Kully, Chuck Rosenberg, Michelle Lewis, Jody Stutzman. The motion carried 8-0.

d. 2023-014. Public hearing to consider bringing a tract of land into the corporate limits of the City of Hastings for James Holt to bring property commonly addressed as 219 West J Street Hastings, Nebraska which is being platted as Holt Addition.

Lee Vrooman discussed these together since they are related. The first one is to bring the area shaded in Yellow into the City as an Addition by Plat. What they want to do is to Plat all three of those lots into two lots, so basically what is in Yellow, and the lot directly to the North of it, would be all one lot. Lot two would be off to the East. The first item, is to bring that South portion into the City, and then the second part is the approval of the Preliminary Final Plat.

Moved by Michelle Lewis, seconded by Jacque Cranson, to recommend approval to the Mayor and City council the bringing a tract of land into the corporate limits of the City of Hastings for James Holt to bring property commonly addressed as 219 West J Street Hastings, Nebraska which is being platted as Holt Addition. Jacque Cranson, Rakesh Srivastava, Shawn Rossi, Ann Hinton, Lou Kully, Chuck Rosenberg, Michelle Lewis, Jody Stutzman. Roll Call: The motion carried 8-0.

10. Subdivisions

a. 2023-014. Preliminary/Final Plat for Holt Addition of a tract of land located in the Northeast Quarter of Section 24, Township 7 North, Range 10 West of the 6th P.M. City of Hastings, Adams County, Nebraska.

Moved by Lou Kully, seconded by Rakesh Srivastava, to recommend approval to the Mayor and City Council the Preliminary/Final Plat for Holt Addition of a tract of land located in the Northeast

Quarter of Section 24, Township 7 North, Range 10 West of the 6th P.M. City of Hastings, Adams County, Nebraska. Roll Call: Jacque Cranson, Rakesh Srivastava, Shawn Rossi, Ann Hinton, Lou Kully, Chuck Rosenberg, Michelle Lewis, Jody Stutzman. The motion carried 8-0

11. Reports

a. Committee Reports

Chair Hinton did not have an ad hoc committee report due to the lack of the Planning Director.

b. Chairman Comments

Chair Hinton did not have any comments.

c. Staff Reports

Kevin Kubo talked about the Theatre District projects. The Theatre is 95 % done and will be opening soon.

Ann Hinton said she gets questions regarding opening of the theatre.

Kevin Kubo stated June 1st, but we will see as approvals needed by the Fire Marshal. Rakesh Srivastava stated he has seen the work progressing and they are starting to hire and training first week of May. He handed out a packet of completed property maintenance projects.

Jody Stutzman thanked them for all the information and asked how the process was going?

Kevin Kubo stated it has been a normal process thus far. Where that has not happened, the matter will go to Court.

Lou Kully gave them compliments for keeping a thumb on it and moving them along.

Kevin Kubo stated they are doing their best to help them overcome their coding issues.

Ann Hinton asked about the geese in the pond creating issues with the airport.

Kevin Kubo stated the FFA has made that area a retention pond. The architect is still working with the FFA on wildlife portion that hasn't crossed Kubo's desk as of yet.

Ann Hinton mentioned there is no water there yet, so it's not an issue right now.

Kevin Kubo stated a well has been put there, so there will be water to retain it.

Chuck Rosenburg asked about the flags on Burlington, the old Valentino's and the car wash.
d

Kevin Kubo stated Valentino's is going to be a funeral home and they are doing a minor remodel on the inside. They are 90% complete with that. Also residing it to make it look better. The car wash, Olsen Associates, are moving forward. They will need to RE-PLAT per Lee Vrooman. They are aware of that.

Jody Stutzman had a question regarding the property on the house at 1126 W. 6th Street that had a fire. What is happening with that property?

Kevin Kubo stated the choice is to repair or tear it down. Taylor Smith will have it demolished if it is not brought into code.

Jacque Cranson asked about the signs hanging around town in disrepair.

Kevin Kubo then discussed Signage about fining or letters. Zoning violation, send a letter to repair or take it down, it goes to violation, but we don't like to do that and work together for the benefit of the City to improve the looks and educating the public.

Lee Vrooman then added comments for everyone, welcoming new staff member, Melissa Woodard, as the new Administrative Assistant, learning from Teri and whom will eventually take over the Planning Meeting part. Comp Plan, meeting scheduled in May to continue going over that, the big one. Annexation, per city code, this is the year to look at Annexation, and County Industrial areas. Proposed staff takes the first look at personal properties. Currently nothing is on the Agenda for the May Planning Meeting, so agreed to make that a Work Session where staff can get a list of properties together before then. A list of properties from the Council to get together and decide if we need to get together with the Utilities, Police, Fire and have Jesse Oswald give us a rough rundown on what is in the Code and Statute, as far as what we need to be looking at. Many meetings needed early before February 1st, 2024. Director search only had one interview left, several applicants dropped out. Final City Hall movement is that Planning will move to the Yost building, meetings held at City Hall until Fall, August or September 2023, when they will move to the Airport with City Council.

Jesse Oswald is working with Municode who does the City Code and working with them to update our City Codes. Will look at initially internal conflicts, the Code itself, and then other potential conflicts with State Law or anything. Then do a full update of Code, with Planning and Zoning and will most likely be a 12-18 month process.

Moved by Lou Kully, seconded by Shawn Rossi to adjourn. Roll Call: Ayes 8 Nays 0 Jacque Cranson, Rakesh Srivastava, Shawn Rossi, Ann Hinton, Lou Kully, Chuck Rosenberg, Michelle Lewis, Jody Stutzman. The motion carried 8-0.

1st Vice Chair