

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Tuesday, June 20, 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 June 20, 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, Michelle Lewis, Chuck Rosenberg, Shawn Rossi, Jody Stutzman, Lou Kully Absent: Greg Sinner, Brian Hoffman, Jacque Cranson

Others Present: Lee Vrooman, Director of Engineering, Chad Bunger, Development Services Director, Kevin Kubo, Chief Building Official, Jesse Oswald, City Attorney, Anthony Murphy, State Fire Marshal

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

Ann Hinton stated there is no approval for the minutes on the agenda, so because we did not catch it in time to amend the agenda, we will approve the minutes in the July meeting. We had a work session in May, where we couldn't approve the minutes before, so we are actually going to have about three months of minutes to approve in our July meeting.

Moved by Lou Kully, seconded by Chuck Rosenberg to adopt the current agenda for the work session. Roll Call: Ayes: Rakesh Srivastava, Ann Hinton, Michelle Lewis, Chuck Rosenberg, Shawn Rossi, Jody Stutzman, Lou Kully Nays: None. The motion carried.

6. Special Order of Business

- a. No special order of business, but Ann Hinton stated we do have a new Development Services Director, we would like to welcome Chad Bunger. He will be presenting our items in the public hearing section today.

The Public Notice was read into the record. Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, June 16, 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.

Ann Hinton stated she was sorry she got that out of order, and the Special Order of Business was the introduction of the New Development Services Director.

7. Unfinished Business

- a. Continued Applications – None
- b. Tabled Applications – None
- c. Postponed Applications-None

8. Public Hearings

a. 2023-322. Public hearing to recommend a request from The Community Redevelopment Authority (CRA) of the City of Hastings intends to amend the Redevelopment Plan for Area #7 within the city, pursuant to the Nebraska Community Development Law (the "Act") and provide for the financing of a specific redevelopment related project in Area #7. The Redevelopment of the property, located on a portion of land in the Hastings Medical Park Subdivision, City of Hastings, Adams County, Nebraska. For acquisition of property and construction of a medical clinic building and other necessary improvements.

Ann Hinton requested Randy Chick come forward to present his information concerning 2023-322.

Randy Chick, address, 520 W 21st Street #200, and speaking for the Community Redevelopment Authority. As a refresher, we have 15 redevelopment areas, within the city limits of Hastings, all of those have a general redevelopment plan. Each time we come in to you with a project, it's going to use tax increment financing. We come in with a specific modification for that area plan, site specific, so what we are doing with this 7- or 8-page document you see is meeting all the state statutes required to proceed with a redevelopment of this type, and answering all the questions that they want answered. Each one of these redevelopment areas, are targeted, that's where we want to see development occur. We come in with a blank substandard study, which comes through this commission, then goes on through the city council, this one was actually done back in the mid 90's, so it's been there for quite a period of time. The project in question is a medical clinic, up on land that is currently owned by the Hastings Medical Park. It's about 11,775 sq. ft. building with a 3800 sq. ft basement. We've identified about \$925,000 of TIF eligible expenditures that can be paid with TIF dollars, are identified in state statutes. The CRA has reviewed this project application and determined that the maximum amount of TIF available would be \$733,000.00. You have quite a bit of information in there, a cost benefit analysis, how this might impact schools or other employers in the area. There is no request for zoning change. However, there is a replat that's taking place and also with the medical clinic use, a CUP is needed. So the developer will be coming to you, looking for a conditional use permit to allow this to be built in the I1 zoning area. That's all I have for you, if you have any questions for me, Tyler Adam was supposed to be here today, but got the wrong time on his calendar, so is driving back from Gothenburg, but I don't think he is going to make it. In his place, Julie Killian is here to answer any questions you might have about the individual project.

Ann Hinton stated she would call Randy Chick back if they have questions. She asked Chad Bunger if he had anything to add.

Chad Bunger stated he did not have much to add. Chad said Randy Chick did a wonderful job. Summarizing that, I will just provide some photos to give you some reference. It's that vacant piece of ground, to the NE of the existing medical clinic there, where they plan on building that new building. We have not seen the official site plan or building plans for it yet. It was mentioned the conditional use in the I1 zoning district, or the zoning district over the property, so that will need to be addressed before building permit can be received or issued. Going in this order, poses no issues. Future land use map shows it as an employment area, and then as mentioned the current zoning district, so that is truly all in terms of the presentation. City staff does recommend approval of the Plan Modification for Redevelopment area #7 for the OBGYN LLC Project by the Commission to be forwarded to the Mayor and the City Council approval with no conditions or issues on the property.

Motion to recommend approval for Plan Modification No. 2023-1 to Redevelopment Plan Area #7, located North of the Hastings Medical Park I Building, west of North Kansas Avenue and east of St. Joseph Avenue., City of Hastings, Adams County, Nebraska.

Moved by Lou Kully, seconded by Rakesh Srivastava. Ann opened it up for discussion or questions.

Jody Stutzman asked is this going to be an expansion of services where you are bringing in more physicians to serve more people?

Ann Hinton asked Julie Killian to come up to the podium to answer the question. Ann asked Julie to state her name and address for the record.

Julie Killian, 750 W Prairie Lake Rd, Hastings. Julie stated they are currently expanding, that is part of the problem, they are right now just shy of 5,000 sq. feet so they just need the space to adequately house their staff as well as all new patients they are getting.

Lou Kully stated looking at the map, he noticed they are taking half the parking out, have they got a contingency plan?

Julie Killian stated she had not seen the most revised plans but that is actually all grass. The parking right now uses the church parking lot, so not sure to be honest with you.

Randy Chick stated the new building and parking will be in that yellow area in addition to that they are proposing to build more parking south of the Medical Park Building. See that south section of grass down below the parking lot? There's a proposal to do more parking.

Lou Kully said as large as the building is, he thought he would bring that out, with all the extra patients, they will need parking.

Julie Killian stated the staff uses the church parking lot and agreed, there is a plan.

Chuck Rosenberg asked is this a total separate building or will there be a walkway between buildings?

Julie Killian stated it will be a separate building.

Ann Hinton called for a vote. Ayes: Rakesh Srivastava, Ann Hinton, Michelle Lewis, Chuck Rosenberg, Shawn Rossi, Jody Stutzman, Lou Kully Nays: None. The motion carried.

9. Subdivisions

- a. **2023-313.** Preliminary/Final Plat for Hastings Medical Park I Building, west of North Kansas Avenue and east of St. Joseph Avenue, City of Hastings, Adams County, Nebraska

Chad Bunker brief summary for Medical Park 1, same location we were talking about, the existing property is there outlined in blue. It's unplatted as I discovered, oddly enough, so this will plat the land with a subdivision to create 2 lots, lot 1 outlined in yellow, 3/4 of an acre and the remaining will be the existing building and existing parking. So really no easements that need to go to the property, streets are all around it, so fairly straight forward subdivision as it goes. With that, city staff recommends approval of Preliminary/Final Plat for this subdivision and when appropriate happy to answer any questions.

Ann Hinton asked any questions from the public for or against?

Motion for the Preliminary Approval for the Plat.

Moved by Michelle Lewis, Second by Shawn Rossi.

Ann Hinton stated that Chad had mentioned that he was surprised that this property was unplatted. So was she, as she was sure it had been platted before, and thinks she is remembering when they did the condominium association and made the condos and made them in the building that is there,

so was surprised that the land itself had not been platted to a subdivision. So great; she is glad it is being done. Ayes: Rakesh Srivastava, Ann Hinton, Michelle Lewis, Chuck Rosenberg, Shawn Rossi, Jody Stutzman, Lou Kully Nays: None. The motion carried.

10. Reports

a. Director's Communications

Chad Bunker started by introducing himself, that he grew up in the area, and is so excited to be back in Hastings. Spent most of his career in Manhattan Kansas as a planner there, where he worked his way up to an Assistant Director for the Development Department for the City, Then moved to Bennet Colorado, a small town outside of Denver, last year, but decided he needed to be closer to family, and an area he is more familiar with and Hastings fit that bill. He is really excited to be here. Thank you very much for taking it easy on him for his first meeting. He appreciates that. In regards to things the departments been working on, we had a meeting with Marvin Planning Consultants on our comprehensive plan, and that's moving along. We reviewed briefly the future land use map and then talked about the structure of what that document would look like. Going to ask his staff to look at some existing conditions mapping to make sure to get some things right there, but real excited about what this document will look like and where it will prop the city up for the future in terms of development. Finishing up the mandatory housing report to the state, part of the middle housing act, so that's due July 1st, button that up mid-week next week, we are in good shape there. Then the last thing asking you to consider at a future meeting, is if we want to start having some future regular work sessions? We have a couple items on the agenda that is coming down the pipe that wouldn't hurt for us to meet and talk informally through a work session. Those being the Comprehensive Plan and the schedule for us to consider any annexations coming up due the first of next year. Never a fun topic, but there are a few properties to consider because of their locations and serviced by the city.

b. Chairman Comments

c. Staff Reports

Kevin Kubo stated Theatre District is moving along at a better clip, pouring the parking lot for the Sunmart lot and working on tenants for that building and for the KMART building, so should see some good development out there. Had a discussion with Mr. Dewitt about his building and there is a set of plans and he is working with a contractor to get that building rehabbed to make that look nicer downtown.

Ann Hinton walked to the meeting and said she walked past a couple of places. One was catty corner from the Post Office at 3rd and Kansas. There is a fence up, they are leveling it.

Kevin Kubo stated, yes that is a new Garage Flat Project that Randy Chick has been working with Dave Rippe on. They are going to build some apartments with the garages on the first floor. Hopefully doing a footing inspection tomorrow. They are moving right along.

Ann Hinton said they approved that within the last few months, but she noticed the work is really coming along. The next one was just down the street on 2nd Street, on the North side, of course the south side is blocked off with construction, but on the north side between Eileen's Cookies and Imperial Jeweler, the whole front of that building is being redone.

Kevin Kubo had no information on that. Stated he will investigate it tomorrow.

Jody Stutzman said that building is Rolling Peach Boutique and they are moving.

Ann Hinton asked so they are doing the work on the façade?

Jody Stutzman replied yes.

Kevin Kubo stated he has no permits for that, so he will educate.

Ann Hinton said sorry, didn't mean to get anyone in trouble.

Kevin Kubo said they knew something was going on, but was being patient to have someone come in and ask questions, to say hey, do we need a permit? But that hasn't happened yet so, we'll go back to the education part.

Lee Vrooman stated Chad and Kevin covered everything.

Motion to Adjourn at 4:45pm

Moved by Rakesh Srivastava. Second by Chuck Rosenburg. Ayes: Rakesh Srivastava, Ann Hinton, Michelle Lewis, Chuck Rosenberg, Shawn Rossi, Jody Stutzman, Lou Kully Nays: None. The motion carried.

Meeting dismissed.