

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Tuesday, July 18, 2023

Pursuant to due call and notice thereof, a meeting of the Hastings Planning Commission was conducted in the Hastings Public Library 314 N Denver Avenue, Hastings NE, on July 18, 2023.

1. Call to Order

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, Jody Stutzman, Lou Kully, Jacque Cranson. Absent: Greg Sinner, Brian Hoffman, Shawn Rossi, Rakesh Srivastava

2. Roll Call

Cranson, Rosenberg, Hinton, Kully, Lewis, Stutzman, Absent: Srivastava, Rossi, Hoffman and Sinner. 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, Tony Herrman, Public Information Manager

3. Pledge of Allegiance

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

4. Motion to adopt the current agenda for the Planning Commission Meeting

Moved by Chuck Rosenberg and seconded by Lou Kully to adopt the current agenda for the Planning Commission Meeting. Ayes: Ann Hinton, Michelle Lewis, Chuck Rosenberg, Jody Stutzman, Lou Kully, Jacque Cranson Nays: None. The motion carried.

5. Public Notice - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday , July 14, 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 City Library. Also, a current copy of the Nebraska Open Meetings Act is located on the wall of the conference room, which is accessible to members of the public.

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6. Approval of Minutes

a. Approval of Planning Commission Minutes of April 25, 2023

Ann Hinton started by saying as you remember at the last meeting, we did not approve minutes, and we also had a work session, and had not approved the minutes from the work session the month before, so we actually have three sets of minutes that we are going to have to approve today.

Moved by Lou Kully, seconded by Michelle Lewis to approve the minutes of April 25, 2023. Voice Vote taken- Ayes: Ann Hinton, Michelle Lewis, Chuck Rosenberg, Jody Stutzman, Lou Kully, Jacque Cranson Nays: None. The motion carried

b. Approval of Planning Commission Work Session Minutes May 16, 2023

Moved by Chuck Rosenberg, seconded by Jody Stutzman to approve to approve the work session minutes of May 16, 2023 Ayes: Ann Hinton, Michelle Lewis, Chuck Rosenberg, Jody Stutzman, Lou Kully, Jacque Cranson. Nays: None. The motion carried.

c. Approval of Planning Commission Minutes of June 20, 2023

Moved by Lou Kully, seconded by Michelle Lewis to approve to approve the minutes of June 16, 2023. Ayes: Ann Hinton, Michelle Lewis, Chuck Rosenberg, Jody Stutzman, Lou Kully, Jacque Cranson. Nays: None. The motion carried.

7. Special Order of Business

None

8. Unfinished Business

a. Tabled Applications - None
None

b. Postponed Applications - None
None

9. Public Hearings.

a. **2023-418.** Public hearing for a change of zoning for property commonly addressed as 2400 North Elm Street and 2430 North Elm Street, Hastings, Nebraska, from "R-1A, Single Family Large Lot Residential", "R-1, Urban Single Family Residential" and to amend the Official Zoning District Map.

This application has been withdrawn by the Applicant.

b. **2023-417.** Public hearing to recommend a request for a Conditional Use Permit (CUP) for a Medical Clinic at a property generally located to the southwest of the intersection of North Kansas Avenue and West 22nd Street in the City of Hastings, Adams County, Nebraska.

Motion to recommend concept approval for a CUP resolution for Medical Clinic at a property generally located to the southwest of the intersection of North Kansas Avenue and West 22nd Street in the City of Hastings, Adams County, Nebraska.

Chad stated that the public meeting was not open for discussion. It was requested it be tabled until August. The applicant after we published the agenda requested that the item be tabled to the August Planning Commission Meeting. Applicants were not ready to proceed with the item, and had some issues they wanted to address. The entire public hearing should be tabled. Staff recommends a motion from the Planning

Commission to be tabled until the applicant is ready in August.

Jesse Oswald stated if you will take a recommendation, my recommendation would be to just table it to the public hearing in August, and let's take a vote on that.

Lou Kully made a motion to table item 2023-417, seconded by Chuck Rosenberg. Ayes: Ann Hinton, Michelle Lewis, Chuck Rosenberg, Lou Kully, Jacque Cranson, Jody Stutzman. Nays: None. The motion carried.

10. Subdivisions

None

11. Director's Communications

1. Chad Bunger said he has two topics he wants to discuss with you, as we have a number of items coming down the pipeline this Fall that we would like you all to consider. Starting up work sessions on a regular monthly basis. Two items, well actually three, that are most pressing are: 1. The Comprehensive Plan. That project is moving along, they will be back with us for Kool-Aid Days to get more public comments on the future land use map and some other elements of that plan. Following that, a number of things we should discuss as a group to make sure that the plan gets completed by the end of the year. 2. Amendments to Zoning Codes and Subdivision Regulations. 3. Discuss the Annexation topics. As you know, City Code requires the Planning Commission every three years to review potential land to be annexed. I believe there were ten different areas surrounding the edge of the city that were discussed a few months ago prior to Chad's arrival. We are going to proceed with that effort. Chad Bunger asked Erik Nielsen to pull up the spreadsheet first. That is going to be the item coming before us the quickest, because it has a very hard deadline of February next year. We put together a couple of different items and handed them out to you with copies in the back. Chad explained they will learn from him that he would much rather get out and talk with people more ahead of time on these kinds of issues, then to just work behind the scenes, and just do it and catch everyone off guard. Laid out a schedule there where the proposal is next month to contact these property owners and invite them to small group meetings to discuss the process then to have a number of different work sessions based on those groups, through September and October, so we don't have all property owners in all ten of those groups here in front of you. We are talking about change, we are talking about people's property, zoning regulations, taxations, so they could be somewhat contentious. Hope to spread this out and not have a whole group of people here in the room and talking about it all at once. Finishing it is probably on the schedule we're bumping into Thanksgiving and Christmas time, and that is why those three items are highlighted. We have some room there to slide this around in October, so if you know things are coming up, (during the holidays) we can move things. This is the tentative schedule. In the other document as mentioned, there will be a lot of discussion due to the annexation because of change in zoning changes and taxation, so they will have some charge to them. Staff has been tasked to look at this and provide some information for you, so for every property within those ten areas, we will create this summation sheet. State statute says we have to create an extension of service for any property we unilaterally annex. The ten areas are all adjacent to the city and served by existing roads, sewer, water, and they are all adjacent, so not that big of a deal. We do plan on creating these documents for each property we would discuss annexing. It just goes over some basic information about all

of them, such as the subject's site, the zoning of the tract, flood plain information, and then summation of the utilities. Are they hooked up to city water, city sewer, those kinds of things? Just lay it out there, what are the public safety aspects to it, are they served by rural fire, county sheriff, what would that mean if they were pulled into the city, through annexation, and then a summation. Then the last page is just doing a summation of staff's recommendation and then there's a final attachment about the difference in what the property taxes would be, where they are now in the county, as to where they will anticipate that tax to be. This table is obviously not complete, but we will get that complete for all the property owners. It's fairly straight forward. Do they have all the utilities, are they not hooked up to city water, or what's their taxes going to be? Very objective information for you and the property owners to give you, then all the information you may need to have that conversation then about how we annex. That is the plan moving forward. Does anybody have any thoughts, comments or concerns? Nothing? I will proceed then. Silence means to march on.

Ann Hinton asked if that was it?

Chad Bunger stated a couple of last things. We have moved up to Yost Avenue, 3505 Yost Avenue. Please come visit us. We are also having our Open House next week on Thursday July 27th, from 2-4 pm. The Chamber of Commerce is putting on that event and the public is welcome to that and we want people to show up and see our new digs, and meet all of us, and we will meet the community there. I think that's all I have.

Ann Hinton stated Chad had prepared her for a lot longer than that, so that is why she was asking.

12. Reports

a. Committee Reports

Ann Hinton reported that the Adams County Ad-Hoc Committee that meets with the City, met Wednesday on July 12th. Ann stated they had not met since we have not had a Development Director, so this was the first meeting in quite a while. Most of the time we just spent introducing Chad to Judy and Henry Wilson, who was there. Ann stated they did talk about housing problems and that is county wide, not just city. Talked a little about the annexation and how that may possibly affect the county, although she thinks that is already within the 2-mile jurisdiction, so it doesn't affect them very much. Meeting to get this group to start meeting again. Anyone else have any other committee reports they want to discuss? No other comments.

b. Chairman Comments

None

c. Staff Reports

Chad Bunger asked the Fire Marshall is Amigo's open back up?

Anthony Murphy stated Yes.

Chad stated they had some fire damage a few weeks ago before the 4th and worked diligently to get back up to the fire code and repairs from that fire were fixed and he noticed they are up and running today.

Anthony Murphy stated that it makes the 4th commercial kitchen we have had since January in Hastings. That is a trend that is very concerning to us. There are a lot of opinions on the limited food options anyway. We obviously do not want to lose any more of our restaurants. Time permitting, we will be working with a lot more restaurants and seeing if we can stop that trend and stop it from happening in their businesses. So that is going to be a special focus area on the prevention side of the department in the upcoming months.

Jody Stutzman stated you reminded me of something. I saw the fire department, there were individuals working on the houses on Burlington, which reminded me of reading about people having questions about the status of the car wash on Burlington, so was wondering if there is an update on that?

Chad Bunger replied yes, we received the Plat for it and it's going through review now. If you remember, there were a number of tracts, platted lots, partial lots, that they were combining, so we are going through the plat review. I don't believe they have submitted a building permit there yet, but a conditional use there last year, I believe, when doing my research. We'll get the plat done and out of the way, filed and then suspect they will be rolling in with a building permit and all the other permits associated with it.

Ann Hinton asked any other commission members have questions or comments?

Adjourn

Ann Hinton entertained a motion to Adjourn. Moved by Chuck Rosenberg Seconded by Jacque Cranson Ann Hinton, Michelle Lewis, Chuck Rosenberg, Lou Kully, Jacque Cranson, and Jody Stutzman. Nays: None. The motion carried.

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Meeting dismissed.

Chairman