

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Tuesday, October 17, 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 October 17, 2023.

1. Call to Order

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

2. Roll Call

Greg Sinner, Chuck Rosenberg, Jody Stutzman, Brian Hoffman, Michelle Lewis, Ann Hinton, and Shawn Rossi. Absent: Rakesh Srivastava, Lou Kully and Jacque Cranson. Others Present: Lee Vrooman, Director of Engineering, Chad Bunker, Development Services Director, Kevin Kubo, Chief Building Official, Anthony Murphy, Fire Marshall, Jesse Oswald, City Attorney, and Tony Herrman, Public Information Manager.

3. Pledge of Allegiance

The Chair Greg Sinner led the Commission in recital of the pledge of Allegiance to the United States of America.

4. Motion to adopt the current agenda, Greg Sinner said I will tell you right now, item number nine on the current agenda, has been pulled and a further explanation will be given here shortly. For now, it has been pulled.

Greg would entertain a motion at this time for the approval of the current agenda with that item pulled from the Planning Commission.

Moved by Chuck Rosenberg to approve the current agenda with the item number nine pulled. Seconded by Ann Hinton. Vote taken- Ayes: Ann Hinton, Chuck Rosenberg, Jody Stutzman, Brian Hoffman, Shawn Rossi, Michelle Lewis, and Greg Sinner. 7 Ayes- 0 Nays –Motion passed.

5. Public Notice:

The Public Notice was read into the record. - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, September 29, 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.

6.. Approval of the Minutes

a. Meeting Of September 19, 2023

Greg would entertain a motion at this time for the approval of the Minutes of September 19, 2023.

Moved by Shawn Rossi to approve the Minutes of September 19, 2023. Seconded by Michelle Lewis. Chuck Rosenberg, Jody Stutzman, Brian Hoffman, Shawn Rossi, Michelle Lewis, Brian Hoffman, and Greg Sinner. 6 Ayes- 1 Abstain Ann Hinton –Motion passed.

b. Meeting of October 3, 2023

Greg would entertain a motion at this time for the approval of the Minutes of October 3, 2023

Moved by Ann Hinton to approve the Minutes of October 3, 2023, of the Planning Worksession. Seconded by Chuck Rosenberg. Chuck Rosenberg, Jody Stutzman, Brian Hoffman, Shawn Rossi, Michelle Lewis, Brian Hoffman, and Greg Sinner. 7 Ayes- 0 Nays–Motion passed.

7. Special Order of Business-None

8. Unfinished Business-None

a. Continued Applications-None

b. Tabled Applications - None

c. Postponed Applications - None

9. Public Hearings – POSTPONED

a. 2023-584. Public hearing for a request to amend the approved Conditional Use Permit for Pine Patch Second Subdivision, a neighborhood assumably use in R-1, Urban Single-Family Residential District. The amendment is to modify or eliminate conditions of approval adopted by the City Commission with the passing of Resolution No. 2021-31. The property is commonly addressed as 780 E. 26th Street, City of Hastings, Adams County, Nebraska.

10. Subdivisions

2023-585. Final Plat of Showboat Condos Addition, generally located to the southeast of the intersection of U.S. Highway 6 and Showboat Boulevard, City of Hastings, Adams County, Nebraska.

Chad Bunger stated the Showboat Condos Addition is a straightforward Final Plat. The Planning Commission created three conditions of approval with the Preliminary Plat, and the Outlot is the one that needs to be addressed. The corner of Showboat and Highway 6 was to be an Outlot, there were a lot of complications with that area, with easements and access. They had Lot 1 absorb that area, so Lot 1 is much larger and will accommodate that whole space. We appreciate the owners design team, they worked hard with us to create a Plat that is clean and easier to replicate out in the field and appreciate their diligence working with us. All other conditions will be addressed with the building permit. The plan for the flood plain question, they will be more cautious with their building elevations. The state has given us an approximate level, so they will go about two feet above that, to be free and clear, to be on the safe side. Everything should be good to approve and get them moving forward with their development.

Anthony Murphy stated they addressed the Fire Apparatus turnaround to our satisfaction, so no concerns from their standpoint.

Greg Sinner stated as Chad said, most of the issues will come on the building permit.

Kevin Kubo stated yes, that has already been discussed with his builder, and if everything works it should be a go.

Greg would entertain a motion of approval. Moved by Chuck Rosenberg to approve The Showboat Condos Addition. Seconded by Ann Hinton. Opened to staff comments by Greg Sinner.

Chuck Rosenberg, Jody Stutzman, Brian Hoffman, Shawn Rossi, Michelle Lewis, Brian Hoffman, and Greg Sinner. 7 Ayes- 0 Nays–Motion passed.

11. Reports

- a. Committee Reports-None
- b. Chairman Comments-

Greg Sinner asked Chad to please talk more about the meeting change for November.

Chad stated the regular scheduled Planning Commission meeting on November 21, 2023, is the Tuesday before Thanksgiving, that is a busy time for people, so proposes meeting November 14, 2023 to see if that is better for everyone's schedules.

Greg Sinner posed the question to the Planning Commission.

Jody Stutzman is the only one that said she would be gone.

Greg Sinner said on a straw vote November 14, 2023, will probably work, although suggested Melissa send out a confirmation e-mail to everyone that they will return to her whether they can attend.

Greg Sinner asked Chad Bunker as for November, December, and January, what are we looking at?

Chad Bunker said Number Nine Conditional Use Permit for Pine Patch Second Subdivision, we had an issue with the advertising deadline so that was the reason it was pulled. We will get it advertised appropriately and that will be at the November meeting. I have spoken to them on the potential rescheduling of that as well. Looking forward to December, January, there is a Final Plat of some agricultural land that will be coming towards you. I just seen that come through. I haven't looked at it to see the conditions or the details of it, so that may also be in November, but right now the agenda is open. From the last meeting, we talked about bringing back informational items and intend to do that in January. Updates on Comprehensive Plan, updates on our Current Comprehensive Plan Review, and some directions of where the department is going. December, everyone seems busy so not anxious to have items on the agenda, if we can move stuff around to get it into November or January, we will certainly try.

Lee Vrooman – Suggested the One- and Six-year Plan be added to the Agenda in November before he takes it to the City Council.

Greg Sinner liked the way Lee presented the One- and Six-Year Plan last year.

c. Staff Reports –

Greg Sinner asked Kevin Kubo to walk us around town and give everyone quick updates.

Kevin Kubo said the Justice Center is turning it over to the county in the next two to three weeks. Some hurdles they need to overcome, but doing the finishing touches, and all the communications in there. Looking at gas later this week, concluding here shortly. YMCA, working diligently to get the pool open maybe next week. They are looking at all the access points of the pool to make sure it's safe. We've discussed the fire lane in the North part of the building to provide that and some adequate parking as well as across the street. Hospital done except for creating a better slope. Stopped at the Catholic School and have a lot of sheetrock up and have been catching up. Dinsdale's is coming to a close, the only area left is their old bay areas, plumbing and getting their lifts in there. Final is coming up, and they want to move back this November. Everything is done on the outside of the building.

Greg Sinner asked about Heartwell Renewable Fuels?

Kevin said he was out there Monday and Tuesday, did a tank inspection of 6206, pouring concrete for that and their pipe fitters should be here in less than a month. About 75 people welding pipe together. Piperack is getting close to completion, that is where it's going to take their offloading of their materials into tanks and pipe it over to the processing areas. That

pipe racking is an extensive piping network, with tremendous foundations under it. All the tank foundations are done, they're erecting the tanks now, putting them all together. The admin building has started, and they are about halfway done with that, some issues with that, but Sam on site is working them out, so hopefully we won't have those issues next time we go out. They have over 200 employees hired already working there now.

Ann Hinton asked what was happening with the gas station to the South of Wendy's. It looks like they are taking out all the gas tanks.

Anthony Murphy replied basically what they are doing is removing every gas tank and replacing it with what looks like two tanks, but it's split, so two new tanks. Over the years, some of those tanks have been in the ground since the 50's and 60's. They are being very proactive, making sure they don't have continual problems. When they remove those, all the soil gets tested underneath, to determine if there are any issues or contaminations in the soil. I do know when they pulled the old tanks out, at some point they had some problems, as they lined the inside of them, so we looked at that. Those are gone now, the new tanks are set in the ground, and right now they are working on the piping, under dispensing containment. It will be a good thing for the longevity of that gas station.

Jody Stutzman asked Kevin, maybe you can answer this, you said 75 pipe fitters will be coming in to work the next month, just thinking about housing within the city, does anyone have an idea where they find housing? Are they working with the Chamber?

Kevin Kubo said he thinks they are looking at all options. He doesn't know who their contact person is. Most are getting either RV spots in Grand Island or along the interstate, or finding apartments in Grand Island, as they have a better supply of apartments there. A few of the upper management levels do have apartments here in Hastings. Seems every time an apartment comes open, it fills up with a college student or a worker coming in. They will find housing no matter what because the jobs are high paying jobs.

Jody Stutzman asked, "Do you know how many employees they are hiring at the corner police station project or is that a small crew?"

Kevin asked is that the one the EPA is working?

Jody Stutzman replied Yes.

Kevin Kubo replied he didn't have an answer for her. Probably a small crew.

Greg Sinner asked Anthony if he had anything else he wanted to add?

Anthony Murphy replied to the only other project on his list the public sees is Delight Donuts. They are continuing, they have all their permits, and right now waiting on some electricians and getting their equipment installed and targeting early November to open. Same with the Colonial Funeral Chapel, the former Valentino's, the sign says funeral and cremation, there will not be cremation at that site, it's primarily just the chapels and just waiting on them.

Some fantastic news on our part, after hiring our Fire Inspector two months ago, we had roughly 19 overdue inspections that he had not been able to get back to due to the volume of new construction work. Those were an average of 236 days past due, so it's one of those embarrassing things to admit, however, very exciting fact that he has already gotten through sixteen of those. Leaps and bounds of getting us ahead of where we were. Other news that is very good, we have been awarded a grant that has a two year period of performance for almost \$70,000.00 and part of what that is going to do is going to help us internally on the risk reduction side of tracking deficiencies that cost the city money last year with costly freezes, might be an investment up front, but save so much in damages from those freezes, going to help us be more proactive, and hopefully recovering the cost. One of the eases of Fire Prevention is Economic Incentive is huge towards that. Another piece that you will see coming out here soon is, I think there is some apprehension out in the community about what a Fire Inspection may look like. We have those few cases that were extreme cases, that becomes the talk of the town, there is a fear if somebody comes in to look at their building are they going to get shut down, what does that look like? One of the things this grant is a Risk Assessment. We will be working with the BID, and a lot of the local groups to get this ramped up to allow these businesses to see that checklist of what we will be looking for and gives them an opportunity to go through themselves before we step through the door. To get good communication started on both sides of that. It was a Federal Grant, very competitive, so we are very fortunate, and will be sharing that soon. Greg Sinner said at the Worksession he talked to Jacque Cranson about possibly getting a walking Worksession put together to go through her building in the next 30 days or so while she is still under demo. We can all see the progress of decisions that we make and what happens in these buildings downtown. I would like to go ahead with that, with the Commissions permission, and work out a couple days with her, and I would also like to invite Kevin Kubo, Anthony Murphy, Tony Herrman, Public Information Officer, and maybe even the Tribune might want to cover that. I want to show the community we are a pro-active group. We are wanting to get out there, and face these things head on and help people with their projects to help the city grow in a positive way. If you could all give me a shake of the head to move ahead, I will work with Chad Bunger, so the e-mails will probably be coming from him and we will coordinate.

Kevin Kubo added we want you to ask questions. Why does Code make us do this? We want you to ask Code questions because a lot of the stuff you see in these downtown buildings is the reason why we do everything. Some of it is their choice, some of it is because Code required it. Why do you have to have a requirement system? Ask those questions of Anthony and me? We'll give you the answers why, it's not that we are making you, it's Code requires you for the safety of the structure and for the occupants.

Greg Sinner said another reason for having this.

Kevin Kubo said so we want everybody to ask questions.

Greg Sinner said I'd like to do the downtown, but I'm afraid if I go into Jackie's building and we start off on some sidebar conversations, it'll probably eat up most of our time for that day. I think

we will find it beneficial.

Ann Hinton said she just had a comment, that ties in with Greg's, we have been having a Worksession every month along with our meeting, by moving our November meeting up a week, that will reduce our time for a Worksession, but if you are going to set this with Jaque Cranson, will that take the place of the Worksession?

Greg Sinner said in his opinion that would be yes. I know the time will be crunched, but we need to take into consideration she's under demo, things are going and keep moving. If we want to see certain things in a certain way, it's going to need to be timely.

12. Adjourn

Greg would entertain a motion at this time to Adjourn. Moved by Chuck Rosenberg to Adjourn. Seconded by Brian Hoffman.

CHAIRMAN