

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING
COMMISSION WORKSESSION
Tuesday, JANUARY 16, 2023

Pursuant to due call and notice thereof, a meeting of the Hastings Planning Commission was conducted in the Hastings Municipal Airport, 3300 W 12th Street, Hastings NE.
on January 16, 2023.

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

The following City Officials were present: City Attorney, Jesse Oswald, Director of Engineering, Lee Vrooman, Chief Building Inspector, Kevin Kubo, City Fire Marshall, Anthony Murphy, Director of IT, Erik Nielsen.

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

Chair Sinner made a motion to adopt the current agenda for the January 16, 2024, meeting. Moved by Hinton, seconded by Rosenberg to adopt the current agenda. Ayes: Brian Hoffman, Michelle Lewis, Shawn Rossi, Ann Hinton, Chuck Rosenberg, and Greg Sinner. Motion carried 6-0.

PUBLIC NOTICE - Official Notice of the Regular Meeting was published in the Hastings Tribune on Saturday, January 6, 2024. 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 available for public review. Also, a current copy of the Nebraska Open Meetings Act is posted and accessible to members of the public.

DISCUSSION ITEMS

- a. **Training on meeting procedures and decision-making** led by Chad Bunker, Director of Development, City Attorney, Jesse Oswald. Chair Sinner allowed them to call on any staff and/or Commissioner they deemed necessary.
- 1. Bunker and Oswald spoke about providing training and discussion on meeting procedures, conflict of interest topics and ex-Parte communication, as they pertain to the work that the Planning Commission conducts. Bunker informed the Board that the staff will be experimenting with the possibility of taking online comments through an online engagement platform. This platform, Engage Hastings, should go live in February. More information is to come once the site goes live.

REPORTS

- a. **Committee Reports- None**
- b. **Chairman Comments** – Sinner and Oswald discuss the upcoming election for the

Commission Chair and Vice-Chair. Sinner, Oswald, and Bunker would talk prior to the meeting to discuss the nomination proceedings.

Sinner asked if City staff could provide an update on what projects are in the queue for public hearings. Bunker agreed that this could be provided, but noted that because of the current short application deadline, providing such an advanced update is challenging. However, Bunker said they

would work on updates, which will include the Comprehensive Plan, Zoning and Subdivision Regulation updates and other planning projects.

Sinner asked if the CRA would be willing to make a presentation on their work, including active TIF projects. Bunger would make the request.

Sinner asked Vrooman for an update on the Quiet Crossing Project. Work has not been assigned for the next round, as the contractor has decided to wait for the railroad to complete their work before the other work begins.

- c. **Staff Reports:** Kubo provided updates. On several major construction projects, including Heartwell Renewables, The Hastings Family YMCA, Justice Center, the South Burlington Avenue Dollar Tree, and Landmark.

Murphy stated the Risk Reduction Office has established a new program to work with businesses to better maintain and inspect fire safety systems, such as hood systems in commercial kitchens and fire suppression systems. Travis is taking his test for Fire Inspector One next month. He is a huge asset. In 2023, had five commercial fires, and have success stories of things Travis has seen and prevented. Found motels with unheated areas, prior to the freeze, so trying to locate those prior to damages happening. Finishing up annual report, more engagement, with downtown bars, occupant loads, and award the grant money as effectively as they can.

Sinner inquired about Murphy's Bar. Anthony Murphy stated the ball is completely in their court, contractors are a hot commodity, hard to get them, so many projects going on, last he knew they were waiting on an electrical contractor. Kubo believes waiting on a part for the elevator. Sprinklers also need to be checked. Murphy stated fortunate to have the inspectors we have, without them roof warranties would have been voided, several warranties would have been voided without the building department, their staff and Travis and the things they are finding in their inspections in long term impacts on the new projects not becoming money pits due to warranties being voided because of the way they were installed.

Kubo stated speaking of Education and Engagement we are going to order the 24 Codes for IBC-Building Codes, so once we get those in, the department will sit down and get those digested and do community engagement with contractors, other building inspectors. We will have events at the auditorium, and we will go over all the code changes for any contractors or public that want to show up, starting in June. We will have multiple events and discuss going from the 18 to 24 codes.

Sinner asked if any of the Commissioners had any questions? Hoffman asked Bunger by letting them know he applied to run for City Council, what is the procedure for going forward with the Commission of Board, if I could seek some advisement? He wanted the Commission to know as well. Rosenberg commented he was in the same position when he ran, and stated if Hoffman is elected, then he will have to step down from the Planning Commission.

Chair Sinner motioned to adjourn at 5:10 P.M. Moved by Brian Hoffman to adjourn, seconded by Chuck Rosenberg.