

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING
COMMISSION
TUESDAY, FEBRUARY 20, 2024

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, Nebraska on February 20, 2024.

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

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

Chair Sinner called for a motion to adopt the current agenda for the January 16, 2024, meeting. As stated, before the motion was made, Sinner conferred with the City Attorney Jesse Oswald, and the Second Vice-Chairperson was not listed as a position to be voted on, so moved that vote to the March meeting. Moved by Ann Hinton to approve the agenda except for voting for the Second Vice-Chairperson, seconded by Chuck Rosenberg to adopt the current agenda. Ayes: Shawn Rossi, Ann Hinton, Chuck Rosenberg, Joe Kindig, Jody Stutzman, and Greg Sinner. Nays: None. Absent: Michelle Lewis, Rakesh Srivastava, Brian Hoffman, and Lou Kully. Motion carried 6-0.

PUBLIC NOTICE - Official Notice of the Regular Meeting was published in the Hastings Tribune on Saturday, February 10, 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 that 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.

Rakesh Srivastava arrived at 4:04 p.m.

APPROVAL OF MINUTES

a. Meeting of November 14, 2023

Chair Sinner called for a motion to approve the November 14th, 2024, minutes. Moved by Rosenberg to approve the November 14, 2024, minutes, seconded by Rossi. Ayes: Shawn Rossi, Ann Hinton, Chuck Rosenberg, Joe Kindig, Rakesh Srivastava, and Greg Sinner. Nays: None. Abstain: Jody Stutzman. Absent: Michelle Lewis, Brian Hoffman, and Lou Kully. Motion Carried: 6-0-1.

b. Meeting of January 16, 2024

Chair Sinner called for a motion to approve the January 16, 2024, minutes. Moved by Ann Hinton to approve the minutes of January 16, 2024, seconded by Rakesh Srivastava. Ayes: Shawn Rossi, Ann Hinton, Chuck Rosenberg, Joe Kindig, Rakesh Srivastava, and Greg Sinner. Nays: None. Abstain: Jody Stutzman. Absent: Michelle Lewis, Brian Hoffman, and Lou Kully. Motion Carried: 6-0-1.

SPECIAL ORDER OF BUSINESS

a. Election of Chairperson

Chair Sinner asked for nominations for the Chair. Chuck Rosenberg nominated Greg Sinner as Chairperson. Shawn Rossi seconded. It was decided to vote by show of hands. Ayes-Unanimous. Ayes: Shawn Rossi, Jody Stutzman, Ann Hinton, Chuck Rosenberg, Joe Kindig, Rakesh Srivastava, and Greg Sinner. Nays: None. Absent: Michelle Lewis, Brian Hoffman, and Lou Kully. Motion Carried: 7-0.

b. First Vice-Chairperson

Chair Sinner asked for nominations for First Vice-Chairperson. Chuck Rosenberg nominated Ann Hinton for First Vice-Chairperson. Shawn Rossi seconded. Sinner said under the remarks side, Michelle Lewis had called him, and stated if she was to be nominated, she would like that position to move up to understand more, if that ever came about, so due diligence was done. All in favor of Ann Hinton being the First Vice-Chairperson, raise your hand. Ayes-Unanimous. Ayes: Shawn Rossi, Jody Stutzman, Ann Hinton, Chuck Rosenberg, Joe Kindig, Rakesh Srivastava, and Greg Sinner. Nays: None. Absent: Michelle Lewis, Brian Hoffman, and Lou Kully. Motion Carried: 7-0.

Public Hearings

a. 2024-697 Public hearing for a change of zoning for property commonly addressed as 925 E. 42nd Street Adams County, Nebraska, from A, Agricultural District to R-1A, Single Family Large Lot Residential District, and to amend the Official Zoning District Map.

Bunger stated generally, it conforms to the 2009 Comprehensive plan, and there is adequate infrastructure to service the site if they wish to connect in the future. Therefore, the proposed zoning is compatible, and the planning staff recommended that the Planning Commission rezone the property at 925 E 42nd Street from A, Agricultural District to R-1A, Single-Family Large Lot Residential District, and amend the Official Zoning District Map to the City Council.

Hinton asked Bunger for clarification regarding the minimum lot size of the zoning district and the density limits of the Comprehensive Plan. Bunger provided clarification that the zoning district has a minimum lot area of 20,000 square feet. The comprehensive plan suggests a range of 2-5 dwelling units per acre. The proposed rezoning meets the minimum lot area of the zoning regulations.

Rossi asked what the advantage is to rezone that small section of land, and why would the owner want to do that since the house is already built.

George Adam, 4900 Osborne Dr East, representative for the applicant, stated the house is being rezoned for insurance purposes.

Sinner asked Vrooman if the drainage ditch had any bearing on this application.

Vrooman stated no, the ditch is not a factor in this area.

Chair Sinner closed the hearing. Rosenberg moved to approve the change of zoning for property commonly addressed as 925 E 42nd Street Adams County, Nebraska, from A., Agricultural District to R-1A, Single Family Large Lot Residential District, and to amend the Official Zoning District Map, seconded by Stutzman. Ayes: Chuck Rosenberg, Ann Hinton, Rakesh Srivastava, Jody Stutzman, Joe Kindig, Shawn Rossi, and Greg Sinner. Nays: None. Absent: Michelle Lewis, Brian Hoffman, and Lou Kully. Motion Carried: 7-0. This will go on to the City Council, on Monday, March 11, 2024.

WORK SESSION

a. Update from the Hastings Community Redevelopment Authority

Chick - 520 W 1st Street, Director of the Community Redevelopment Authority, provided the overview of the organization, its programs, and its activities over the past year.

Stutzman was curious how the CRA prioritized areas for income-restricted housing, and there was some discussion on what developers look for in choosing from the side of town, the mix of market rate, subsidized housing, or senior housing, and the amenities involved.

Rosenberg and Chick also discussed the TIF loans, and the interest and how that is factored in.

Sinner entered into the record that Randy Chick and himself had a conversation earlier that Chick thought it would be more informative for the Commission to have this discussion in April rather than February next year, so Chick's numbers would be put together more accurately.

Discussion of Annexation Policy for the 2024 Comprehensive Plan Update

Bunger stated next week will be the third and final reading of the ordinance to annex the areas into the City. Bunger thinks having a written policy of supporting annexation as a community, be it voluntarily or listing reasons why we are annexing certain properties could be beneficial. Hinton, Rosenberg, Sinner, and Stutzman discussed having a work session shortly.

REPORTS

a. Committee Reports:

Sinner brought up that maybe there are committees we need to be involved in, where we should be electing people to attend meetings where they can return to report back to the committee. Sinner will set up a meeting with Bunger and report back to the Commission on what they decide on this subject.

b. Chairman Comments:

Sinner spoke about the meeting held on February 12th, regarding the Lake Hastings Project, that Lee Vrooman helped set up. Sinner stated there was wonderful attendance, a lot of great information, informative diagrams, and commended whoever put that all together. He felt it was very well received. Vrooman stated that JEO Consulting Group Inc. is the one who assisted in putting that together, with assistance from City Staff Chad Bunger, Steve Riehle, and Bryce Helms. There were no negative comments at all, other than people wanting it done tomorrow. They are excited about what it can look like in the future and to have the new amenities around the lake.

c. Staff Reports:

Bunger discussed having committee ideas in a few months with the upcoming downtown projects, also in the housing realm. Planning has started updating zoning regulations, and Sign regulations are the first chapter we are covering. We are working on a couple of meetings with stakeholders, the Downtown Association, BID, The Chamber, and the Hastings Economic Development Corporation. At the next meeting, we should have an advisory plan for the Commission.

Vrooman thanked Tony Herrman, Public Information Manager, for getting the information out for the Lake Hastings Meeting. Helms did a Radio bit as well on March 5, 2024, for a similar type of meeting, for the Brick projects, as they received their FEMA grant. 1. Hastings Dam 2. Pawnee Creek 3. A Street, Stuff N Storage Area.

The first step will be the Design Phase. Vrooman will be working with Tony to get more information out to the public.

Kubo spoke about the Theatre District and its progression. They want to get in the building as soon as possible. There is an application for a gymnasium there and an application for a restaurant/bar in the SunMart building. Start a review on that building. so, they can start construction. Kubo introduced the new Building Inspector, Chris Olson. Kubo stated he would get certified first as a plumbing inspector and then move on to Fuel & Gas Inspector.

Chris Olson- 91145 West Assumption stated he is the new building inspector and is learning all he can. and appreciates the opportunity.

Legal Counsel had nothing to report, however, Sinner thanked Jesse Oswald for his attendance in the meetings, as he must be there, as questions arise.

Oswald thanked the Commission for everything they do in promoting the community.

Anthony Murphy- Fire Marshall-spoke on their resources have been curbing commercial cooking fires recently, and are still investigating the underground sewer explosion, and how to make sure that does not happen again. Murphy also spoke on how they will be updating the 2024 codes with the Development Services Team.

Chair Sinner called for a motion to adjourn at 5:12 p.m. Moved by Rosenberg, seconded by Ann Hinton, Voice Vote - Ayes, Unanimous. Ayes: Chuck Rosenberg, Ann Hinton, Rakesh Srivastava, Jody Stutzman, Joe Kindig, Shawn Rossi, and Greg Sinner. Absent: Michelle Lewis, Brian Hoffman, and Lou Kully. Nays: None. Motion Carried: 7-0. Motion Carried.

Greg Sinner, Chair