

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING
COMMISSION

TUESDAY, MARCH 19, 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 March 19, 2024.

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

The following City Officials were present: City Administrator, Shawn Metcalf, Assistant City Administrator, Mark Funkey, City Attorney, Jesse Oswald, Director of Engineering, Lee Vrooman, Director of Development Services, Chad Bunger, City Planner, Ember Batelaan, Community Risk Reduction Officer, Anthony Murphy, Public Information Manager, Tony Herrman, Information Technology Director, Erik Nielsen, and Administrative Assistant, Melissa Woodard.

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

The First Vice-Chair Hinton called for a motion to adopt the current agenda for the March 19, 2024, meeting. Moved by Rosenberg, seconded by Hoffman, to adopt the current agenda. Ayes: Hinton, Rosenberg, Lewis, Hoffman, and Kindig. Nays: Motion carried: 5-0.

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 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.

APPROVAL OF MINUTES

a. Meeting of February 20, 2024

The First Vice-Chair Hinton called for a motion to adopt the current agenda for the February 20, 2024, meeting. Moved by Rosenberg to approve the agenda, seconded by Kindig to adopt the current agenda. Ayes: Hinton, Rosenberg, Kindig, and Hoffman. Nays: None. Abstain: Lewis. Motion Carried: 4-0-1.

SPECIAL ORDER OF BUSINESS

a. Election of Second Vice-Chair

The First Vice-Chair asked for nominations for the Second Vice-Chair. Chuck Rosenberg nominated Michelle Lewis as the Second Vice-Chair. Brian Hoffman seconded. Roll Call. Ayes: Hinton, Rosenberg, Kindig, Lewis, and Hoffman. Nays: None. Motion Carried: 5-0.

Public Hearings.

Jody Stutzman arrived at 4:07 p.m.

a. 2024-727 Public hearing for a change of zoning for property commonly addressed as 1220 W 18th Street, Hastings, Adams County, Nebraska, from I1, Light Industrial District, to C-1, Local Business District, and to amend the Official Zoning District Map. Bunger provided a summary of the staff report for the request to rezone the 7.77-acre site from I-1, Light Industrial District, to C-1, Local Business District. The applicant, Grace Life Church proposes to establish a school (pre-kindergarten to 12th grade) on the site. Staff recommended the Planning Commission Approve the request to rezone the property at 1220 W. 18th Street, from I-1, Light Industrial District to C-1, Local Business District. The staff report provided recommended findings of fact for the request.

Following the staff presentation, First Vice-Chair Hinton opened the public hearing. With no one speaking on the item, Hinton then closed the public hearing. Lewis moved to approve the change of zoning for property commonly addressed as 1220 W 18th Street, Hastings, Adams County, Nebraska, from I1, Light Industrial District, to C-1, Local Business District, and to amend the Official Zoning District Map. Seconded by Rosenberg. Ayes: Hinton, Rosenberg, Lewis, Stutzman, Hoffman, and Kindig. Nays: None. Motion Carried: 6-0.

b. 2024-735 Public hearing at the request of the Community Redevelopment Authority to review a Blight and Substandard Study for an area to be known as Area 17. The area is generally bounded by North Cedar Avenue, East 6th Street, North 2nd Avenue, and East 9th Street. Batelaan introduced Bobbi Pettit, Owner, and Founder of Five-Rule Rural Planning. Bobbi Pettit, address 2123 Central Avenue, Kearney, NE 68847. Pettit explained what the Blight study involves and what criteria they consider. The study follows guidelines set forth by the Nebraska State Legislature to define blighted and substandard areas in a community to propose redevelopment plans for these areas. Pettit provided a summary of the staff report for the request to review a Blight and Substandard Study for an area to be known as Area 17. The area is generally bounded by North Cedar Avenue, East 6th Street, North 2nd Avenue, and East 9th Street. Batelaan stated that City Staff would recommend that the planning commission recommend approval to the City Council.

The First Vice-Chair opened the Public Hearing. Randy Chick stated he will speak at the next Public Hearing.

Rosenberg expressed concern about utility issues, safety risks, and sidewalk issues. Vrooman explained utilities would need to do the main replacement, but that would be a 5-11-year plan. Rosenberg brought up grants, to address the infrastructure issues, Pettit stated it is in the owner's best interest as far as incentives and grants: if they are in a blighted area. Murphy stated they are aware of the area and cannot rely on the four-inch main. They discussed the pros and cons, including the homeowner's insurance's main concern being the fire hydrant's distance to the owner's home, which is 100 ft. Hoffman inquired why Area 17 and Area 18 were brought before the Commission today. Randy Chick, address 528 W 1st Street, Hastings, NE., Director, Community Redevelopment Authority. Chick stated there are two different ways blight studies are brought up, the developer, who hires a consultant, or the CRA initiates the Tax Increment Financing (TIF) process by hiring a consultant to do a blight study. The CRA brought this forward to the Planning Commission, with the intent to utilize the tools to assist with relieving those substandard conditions and to utilize Tax Increment Financing, by a developer. The CRA brought these two specifically to address the

community's housing needs. They were identified as low to moderate-income, market-rate homes, and intended to impact the city's housing issue. Primarily these are residential areas, that is why they are in front of you today. Rosenberg asked how it affects the homeowner if they are selling a home in a blighted area. Chick replied It is unaffected, from banks, and lending institutions. The plus side is that when there is development, homeowners can receive assistance. Rosenberg asked if the CRA paid for the study and Chick answered yes.

With no further comments, the First Vice-Chair closed the hearing. Rosenberg motioned to recommend to the City Council approval of the draft of the Blight and Substandard Study for the area to be known as Area 17. Lewis seconded. Voice Roll Call: Ayes: Hinton, Hoffman, Lewis, Rosenberg, Stutzman, and Kindig. Nays: None. Motion Carried. 6-0.

c. 2024-736 Public at the request of the Community Redevelopment Authority to review a Blight and Substandard Study for an area to be known as Area 18. The area is generally bounded by East 26th Street, the Pioneer Spirit Trail, Union Pacific Railroad, and East 13th Street. Batelaan called Bobbi Pettit back up to present the Blight Study for Area 18. Pettit again provided a summary of the staff report for the request to review a Blight and Substandard Study for an area to be known as Area 18. The area is generally bounded by East 26th Street, the Pioneer Spirit Trail, Union Pacific Railroad, and East 13th Street. Batelaan concurs with this Blight Study and the City Staff would recommend that the planning commission recommend approval to the City Council. Chick ended by saying CRA would appreciate the Planning Commission's support on both redevelopment areas. Their goal is to try to help solve the housing problems, even though it will take several projects, and up to 24 months, and that will be done with Multi-Families, Single-Families, Low to Moderate low-income housing, and they are looking for their support and will be happy to answer their questions.

The First Vice-Chair Hinton closed the public hearing and opened the floor for discussion. Stutzman said she appreciates the forethought on East 26th Street for income-restricted housing, where it will be closer to amenities for lower-income housing, such as Wal-Mart, and feels that is important in addressing those needs. Hinton made the statement for Mumaw's Addition, it had been replatted, all except Blocks 1-4 and Crosier Park. Hinton did not think that Platt should have been used in the presentation to show poor platting practices. Rosenberg said the property north of the Union Pacific when the viaduct was coming out, property owners had complained of the noise level in that area, and it would be hard to see anyone wanting to develop or build there. The First Vice-Chair closed the discussion. Hoffman motioned to recommend to the City Council approval of the draft of the Blight and Substandard Study for the area to be known as Area 18. Seconded by Jody Stutzman. Voice Roll Call: Ayes: Hinton, Rosenberg, Hoffman, Lewis, Stutzman, and Kindig. Nays: None. Motion Carried. 6-0.

Subdivisions

a. 2024-744 Preliminary Plat for Adam Subdivision. In the West Half of the Southwest Quarter of Section 29, Township 8 North, Range 9 West of the 6th P.M., in Adams County, Nebraska. Bunger provided a summary of the Preliminary Plat for Adam Subdivision. The City and the Staff are recommending the Planning Commission approve and send it to the City Council for approval.

The First Vice-Chair Hinton opened the discussion by saying she thought Adams was in the City limits. Chad said that it was not. Murphy stated there are fire code-related issues for the existing home. Bunger noted these issues and stated the city will address them now or with any future development of the property. Rosenberg motioned to approve the recommendation to the City

Council of Subdivision 2024-744. Seconded by Lewis. Ayes: Hinton, Rosenberg, Lewis, Stutzman, Hoffman, and Kindig. Nays: None. Motion Carried: 6-0.

Work Session

a. 2024-732 Discussion of an Annexation Policy for the 2024 Comprehensive Plan

Update. Bunger provided a summary of the draft annexation policy provided to the Commission. The intent is this policy statement would accompany a map that would represent land potentially eligible for annexation, based on the availability of utilities and City services and proximity to the current City limits. right next to the City limits. Rosenberg, Hoffman, and Stutzman discussed different ideas for the annexation policy including adjacent properties, expectations from the community, agricultural land, and how the community grows, if you are receiving all the amenities, you can expect to be annexed. Rosenberg asked if this topic could be brought back to the Commission when the full members are present. Bunger agreed and will have it on future agendas.

b. 2024-733. Review of the EngageHastings website www.engage.cityofhastings.org) devoted to Community Engagement. Bunger gave a presentation to the planning commission on EngageHastings. The link for EngageHastings can be found on the homepage of the city's website. City staff will update projects, so residents can see what is happening and get their questions answered. There are tools citizens can use to engage with projects and give input.

REPORTS

a. Committee Reports:

The First Vice-Chair Hinton stated she knew some members attended the Nebraska Planning Conference in Kearney. Stutzman said she appreciated the opportunity to attend. Bunger stated after fifteen-plus years of attending planning conferences, this was by far the one he learned the most from. He came away with multiple ideas of how to implement some things in Hastings. Bunger also mentioned Dean Rolls, Adams County Planning Commissioner, who received the Carol Swayne Achievement Award.

b. Chairman Comments:

None

c. Staff Reports:

Bunger provided project updates for Kevin Kubo, Building Official. This included the County's Justice Center, the 78-Plex at the Theatre District, and the Hastings Family YMCA, all nearing completion. Kevin wanted to let everyone know that several projects including the justice center, the 78 Plex across the road, and the YMCA are all working toward completion. The commercial spaces at the Theatre District are also progressing. Several new permits have been issued.

Bunger also noted the Development Services Staff has begun reviewing and updating the sign regulations. The first of three stakeholder meetings was held on March 18th. The other two will be held the week of March 25th, 2024.

City Staff and community leaders held a stakeholder meeting two weeks ago, re-thinking the downtown streets. A Brews and Brainstorm event will be held on Thursday, March 28th at 5:30 p.m. at the First Street Brewery to brainstorm what activities and events could be started or supported to bring more community members and visitors to the central business district.

Lastly, the City Staff is working hard on the housing topic. Development Services received information that we have been accepted as a participant in the States Supportive Housing Toolkit, a technical assistance program to help develop teams in cities to create housing and support programs for those in need.

The First Vice-Chair called for a motion to adjourn at 5:52 p.m. Moved by Hoffman. Seconded by Rosenberg. Voice Roll Call: Ayes: Rosenberg, Hinton, Srivastava, Stutzman, Lewis and Kindig. Nays: None. Motion Carried: 6-0.

Chair