

CITY OF HASTINGS,
NEBRASKA MINUTES OF
PLANNING COMMISSION
TUESDAY, APRIL 16, 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 April 16, 2024.

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

The following City Officials were present: City Attorney, Jesse Oswald, Director of Engineering, Lee Vrooman, Director of Development Services, Chad Bunger, City Planner, Ember Batelaan, Chief Building Official, Kevin Kubo, Community Risk Reduction Officer, Anthony Murphy, Information Technology Director, Erik Nielsen, City Clerk, Kim Jacobitz, and Permits Technician, Teri Schelkopf.

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

The Second Vice-Chair Lewis called for a motion to adopt the current agenda for the April 16, 2024, meeting. Moved by Rosenberg, seconded by Hoffman, to adopt the current agenda. Ayes: Rosenberg, Lewis, Hoffman, Stutzman and Kully. Nays: None. Motion carried: 5-0.

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

APPROVAL OF MINUTES

a. Meeting of February 20, 2024

The Second Vice-Chair Lewis called for a motion to adopt the current agenda for the February 20, 2024, meeting. Moved by Rosenberg to approve the minutes of the February 20, 2024, meeting. Seconded by Kully. Ayes: Rosenberg, Lewis, Hoffman, Stutzman, and Kully. Nays: None. Motion carried: 5-0.

APPROVAL OF MINUTES

b. Meeting of March 19, 2024

The Second Vice-Chair Lewis called for a motion to adopt the current agenda for the February 20, 2024, meeting. Moved by Hoffman to approve the minutes of the March 19, 2024, meeting. Seconded by Stutzman. Ayes: Rosenberg, Lewis, Hoffman, Stutzman, and Kully. Nays: None. Motion carried: 5-0.

Joe Kindig arrived at 4:08 p.m.

Public Hearings

a. 2024-781 Public hearing for a change of zoning for property commonly addressed as 421 Emerson Avenue, City of Hastings, Adams County, Nebraska, from R-2, Mixed-Density Residential District to I-1, Light Industrial District, and to amend the Official Zoning District Map. Bunger provided a summary of the staff report requesting to rezone the property. Staff recommended the Planning Commission approve the request to rezone the property at 421 Emerson Avenue, from R-2, Mixed-Density Residential District to I-1, Light Industrial District. The staff report provided recommended findings of fact for the request.

Second Vice-Chair Lewis opened the public hearing. Rosenberg commented that since the applicant has the signatures from the adjacent property owners, he thinks it will be a good fit. Lewis then closed the public hearing. Lewis called for a motion to approve the change of zoning for property commonly addressed as 421 Emerson Avenue, City of Hastings, Adams County, Nebraska, from R-2, Mixed-Density Residential District, to I-1, Light Industrial District, and to amend the Official Zoning District Map. Kully moved to approve 2024-781. Seconded by Hoffman. Ayes: Rosenberg, Lewis, Kindig, Hoffman, Stutzman, and Kully. Nays: None. Motion carried: 6-0.

b. 2024-783 Public hearing for a change of zoning for property commonly addressed as 1325 E. 26th Street, City of Hastings, Adams County, Nebraska, from A, Agricultural District to R-1A, Single-Family Large Lot Residential District, and to amend the Official Zoning District Map. Batelaan provided a summary of the staff report requesting the rezoning of the property. The applicant intends to subdivide the home site from the agricultural land. The home is on private water and sewer. Staff recommended the Planning Commission approve the request to rezone the property at 1325 E 26th Street, from A, Agricultural District to R-1A, Single-Family Large Lot Residential District. The staff report provided recommended findings of fact for the request.

The Second Vice-Chair Lewis opened the Public Hearing. With no one speaking on the item, the Second Vice-Chair Lewis then closed the public hearing.

The Second Vice-Chair Lewis called for a motion to recommend approval of the rezoning request for property commonly addressed as 1325 E 26th Street, City of Hastings, Adams County, Nebraska, from A, Agricultural to R-1A, Single-Family Large Lot Residential District, and to amend the Official Zoning District map. Rosenberg moved to approve 2024-783. Kindig Seconded. Ayes: Rosenberg, Lewis, Kindig, Hoffman, Stutzman, and Kully. Nays: None. Motion carried: 6-0.

c. 2024-798 Public hearing for a change of zoning for property commonly addressed as 502 East D Street, City of Hastings, Adams County, from I-1, Light Industrial District to R-3, Multiple-Family Residential District, and to amend the Official Zoning District Map. Bunger provided a summary of the staff report requesting to rezone the property. There is an interested developer who would like to construct housing on this land and has asked in advance to be rezoned. The property is included in Area #5 of the Blight Study Area, so if they use Tax Increment Financing, it will need to come back through the Planning Commission, as a specific redevelopment plan amendment for the area, so the Commission will see the specifics. Staff recommended the Planning Commission approve the request to rezone the property at 502 East D Street, from I-1, Light Industrial District to

R-3, Multiple-Family Residential District. The staff report provided recommended findings of fact for the request.

The Second Vice-Chair Lewis asked for public comments for or against this item and the speakers came forward.

James Baldwin, 514 S Cedar Ave, Hastings. His property is directly to the Northwest corner of this property. James is asking for further information as it becomes available. He would not be in favor of a large apartment building on this site. He could understand Duplexes or something along those lines. Wishes it to stay Residential as opposed to being Industrial.

Randy Chick, Director of the Community Redevelopment Authority, 520 W First St. #200, Hastings, Randy stated the CRA has accepted a preliminary proposal from Hoppe Development, located in Lincoln, Nebraska, for this site. They are seeking some low-income housing tax credits, as well as other types of affordable housing grants and loans, which can be a 4–5-month long process. The project would be contingent on the applicant receiving those. Hoppe Development will be seeking tax-increment financing for the project, and the Commission will receive a plan modification, and a plat before they can accomplish this. The project shows ten townhomes, facing Cedar Avenue, Single-Story, 2 bedrooms, 2 bath units with a single-car garage. Cedar Avenue would be paved with this project, and right now it's a gravel road. Then 48 units stacked flats. They are two-story, 2 bedrooms, 2 baths, and one flat, or a unit above the other. Like a duplex, only up and down. There are four buildings with twelve units in each. Also, 34 of the 48 units are going to be for 55-Plus, based on an individual's 60 percent median income or less. This is their plan if they receive all the financial items in place.

Christopher Heil, 1016 S Wabash Avenue, Hastings, spoke for his mother who lives at 614 S Cedar Avenue, Hastings. They have concerns about what is going on across the road, upkeep, maintenance, and paving costs. As his mother is battling cancer, he is there to speak for her, and they would appreciate the information on this application as well.

Lou Kully asked Randy Chick if this was the property he had spoken of. Randy Chick said this property is on the southeast corner of D Street and Cedar and stated again, that they will be brought before the Commission before moving forward. Kully said there will probably be more properties like this, in the future, which is wonderful. It's good for the City, good for the people and businesses.

Rosenberg asked Randy Chick if the house on that property would be leveled, and Randy said yes, it would be torn down.

Rosenberg asked Lee Vrooman about the traffic, which flows over to Elm Street, or back to Pine, and with Elm Street being busy due to Good Samaritan, will that be able to handle 58 residences? Vrooman stated when they get further plans, the city will have to take a look at that. Lee stated that is a valid point.

Rosenberg said that if Cedar will be paved, will the residents and businesses on the street need to contribute towards that? Chick said they would speak to the applicants to make certain there are no costs to the neighbors. They may do that the same time they pave their parking lot, and Chick said they will make sure that the cost is not assessed to other property owners, but as a part of this project.

Hoffman brought up the last Commission Meeting, where they were speaking of zones,

sewer, and water structures. Hoffman asked Vrooman if he saw any infrastructure needs. Vrooman stated water, and sewer is all available. They would need to look at the condition and check to see if the sewer needs replacement or, any of the streets as well.

Stutzman thanked the neighbors for attending, voicing their concerns, and asking for more information, and told them it does matter when they share their thoughts.

The Second Vice-Chair Lewis called for a motion to approve the change of zoning for property commonly addressed as 502 East D Street, City of Hastings, Adams County, Nebraska from I-1, Light Industrial District to R-3, Multiple-Family Residential District, and to amend the Official Zoning District Map. Rosenberg moved to approve 2024-798. Hoffman Seconded. Ayes: Rosenberg, Lewis, Kindig, Hoffman, Stutzman, and Kully. Nays: None. Motion carried: 6-0.

Subdivisions

a. 2024-784 Preliminary Plat for Hoss Subdivision, in the Southeast Quarter of Section 32, Township 8 North, Range 9 West of the 6th P.M., in Adams County, Nebraska. Batelaan provided a summary of the Preliminary Plat for Hoss Subdivision. Staff recommended the Planning Commission approve the request for the Preliminary Plat for Hoss Subdivision and send it to the City Council for approval.

The Second Vice-Chair Lewis opened the Public Hearing. With no one speaking on the item. Lewis called for a motion to approve the Preliminary Plat. Kully moved to approve the Preliminary Plat for Hoss Subdivision. Seconded by Stutzman. Ayes: Rosenberg, Lewis, Kindig, Hoffman, Stutzman, and Kully. Nays: None. Motion carried: 6-0.

b. 2024-744 Final 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 Final Plat for Adams Subdivision. The City and the staff are recommending the Planning Commission approve the Final Plat for Adams Subdivision. and send it to the City Council for approval.

The Second Vice-Chair Lewis called to approve the Final Plat for Adam Subdivision. Rosenberg moved to approve the Final Plat for Adam Subdivision. Seconded by Kindig. Ayes: Hinton, Rosenberg, Lewis, Stutzman, Hoffman, and Kindig. Nays: None. Motion Carried: 6-0.

Work Session

a. Discussion of an Annexation Policy for the 2024 Comprehensive Plan Update. Bunger provided a memo last month of the draft annexation policy provided to the Commission. Bunger brought this back to the Commission this month, hoping to have a full board, which there wasn't. Bunger suggested getting the language to the consultant who is working on the Comprehensive Plan Update and having them insert the draft policy into the draft plan. Once the draft of the Comprehensive Plan is completed, this policy can be fully reviewed. Lewis asked if they needed to reference the future land use map. Bunger noted that this is a great suggestion, and he will incorporate it.

b. Discussion of Zoning and Subdivision Regulations Updates. Bunger explained that after doing a Comprehensive Plan, it's customary to make sure your zoning regulations are appropriately forwarding those goals and objectives. Bunger gave the Commission plans on

how the Development Services team has started working on updating the Zoning and Subdivision Chapters. Bunger provided an overview of the staff's review, research, and drafting process. He mentioned that would likely be asking a small number of Commissioners to sit on an ad hoc committee to provide input and support to staff, as they draft the regulation updates.

c. Discuss the Community's ReThink our Streets for Downtown Hastings effort. Bunger gave a presentation on to projects that have begun in the Downtown Area. The ReThink Our Streets project is a grassroots effort created by several organizations that recognize that more could occur in the public spaces Downtown and are working to create pilot projects that will create a vision for the area and experiment with different improvements in the public spaces Downtown.

d. Discuss the Creative District. Batelaan gave a presentation on the proposed Heartbeat Creative District in the Downtown area the program created by the Nebraska Arts Council. The program supports arts and culture in communities across the State through technical support and funding opportunities. The Downtown Business Improvement District, the City, and other community partners are nearing completion of the District designation application. More information about the District, including a community survey will be available soon.

Stutzman was excited to hear about this and asked if the surveys would be online and in paper versions as well as in another language besides English. Batelaan said they will be promoted in many ways, and are currently working with the Community Impact Network, to have a Spanish version also. Hoffman suggested remembering when discussing this with groups, to also include Code Enforcement. Hoffman had some contact with citizens who wanted to paint Utility Boxes in town, and they were rejected. Suggested maybe Involving the Fire Department, and our Code Enforcement Officers to get feedback on what ideas can be accomplished.

Reports

a. Committee Reports:

None

b. Chairman Comments:

None

c. Staff Reports: Second Vice-Chair Lewis asked Kubo about the dirt pile by the BioDiesel area. Kubo said their plan is for someone to buy the entire pile. They do not want multiple people entering their site. Once they reach full elevation, that pile should be gone.

Murphy stated they have been issuing several Certificate of Occupancy Certificates in the last couple of weeks. Between the Jail, the Athletic Center on West 2nd, and the Theatre District, we are seeing projects now coming to fruition.

Vrooman stated they are finishing up a study on the one-way to two-way possible conversion, and the traffic signals on Burlington. They are on the last one, which is 12th Street, and thanked the public for being patient with that process. Then in a couple of weeks, they will work on the timing to get them synchronized.

Hoffman asked Vrooman for the timeline for the Quiet Crossings and the Railroad. Vrooman said right now, Werner is working at the Lincoln Avenue crossing. They will wait until the work is done on that intersection before moving to the Denver Avenue and California Avenue Crossing. Additionally, the city will need to coordinate the completion of the work with the railroad, which may take some time. He mentioned that Colorado and Elm still need to be bid out. Those will most likely be next year.

Adjourn

The Second Vice-Chair Lewis called for a motion to adjourn at 5:18 p.m. Moved by Rosenberg. Seconded by Hoffman. Ayes: Hoffman, Stutzman, Kindig, Kully, Lewis and Rosenberg. Nays: None. Motion Carried: 6-0.

Chair