

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING
COMMISSION
TUESDAY, MAY 21, 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 May 21, 2024.

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

The following City Officials were present: City Attorney, Jesse Oswald, Director of Engineering, Lee Vrooman, Director of Development Services, Chad Bunger, Assistant City Administrator, Mark Funkey, City Planner, Ember Batelaan, Chief Building Official, Kevin Kubo, Community Risk Reduction Officer, Anthony Murphy, Information Technology Director, Erik Nielsen, Utility IT Manager, Kirk Layton, and Melissa Woodard, Administrative Assistant.

The First Vice-Chair Hinton 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 May 21, 2024, meeting. Moved by Rosenberg, seconded by Sinner, to adopt the current agenda. Ayes: Srivastava, Rosenberg, Lewis, Hoffman, Sinner, Kindig and Hinton. Nays: None. Motion carried: 7-0.

PUBLIC NOTICE - Official Notice of the Regular Meeting was published in the Hastings Tribune on Saturday, May 11, 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

Meeting of April 16, 2024

First Vice-Chair Hinton called for a motion to approve the April 16th, 2024, minutes. Moved by Hoffman to approve the November 14, 2024, minutes, seconded by Kindig. Ayes: Srivastava, Rosenberg, Lewis, Hoffman, and Kindig. Nays: None. Abstain: Hinton and Sinner. Motion Carried: 5-0-2.

First Vice-Chair Hinton read The Public Hearing Rules Statement prior to the Public Hearings.

PUBLIC HEARINGS

- a. **2024-57 Public hearing to consider a request to adopt the Redevelopment Plan for an approximate 100.7-acre area generally bounded by North Cedar Avenue, East 6th Street, North 2nd Avenue, and East 9th Street in the City of Hastings, Adams County, Nebraska, known as Redevelopment Area #17. First Vice-Chair Hinton opened the Public Hearing.**

The First Vice-Chair opened the Public Hearing.

Batelaan introduced Randy Chick to present the Redevelopment Plan for Area #17.

Randy Chick, 520 W 1st St, Ste #200, representing the Community Redevelopment Authority. After each area has been designated as blighted and substandard, such as areas #17 and #18, The Community Redevelopment Authority is first required to submit a redevelopment plan for the redevelopment area. Secondly, bring the Planning Commission any Tax Increment Financing Project on a Site-specific Plan Modification. Batelaan followed by giving her staff report and concurred with the Community Redevelopment Authority in their findings in the General Plan and recommended that the Planning Commission recommend approval to the City Council. Rosenberg stated on Friday, May 27, 2024, the Chamber hosted an event to present this project to the community. It was thorough and appears to be a great addition to the City.

With no one speaking on the item, First Vice-Chair Hinton declared the Public Hearing closed and called for a motion to recommend approval of the request to adopt the General Redevelopment Plan and recommend approval to the City Council. Sinner moved to approve the request, based on the findings in the staff report. Rosenberg Seconded. Ayes: Srivastava, Rosenberg, Lewis, Hoffman, Sinner, Kindig and Hinton. Nays: None. Motion carried: 7-0.

- b. 2024-58 Public hearing to consider a request to adopt the Redevelopment Plan for an approximate 161.57-acre area generally bounded by East 26th Street, Pioneer Spirit Trail, the Union Pacific Railroad, and North Elm Avenue in the City of Hastings, Adams County, Nebraska, known as Redevelopment Area #18.**

The First Vice-Chair Hinton opened the Public Hearing.

Batelaan introduced Randy Chick to present the General Plan for Area #18. Randy Chick stated he appreciates their support for the General Plan for the Redevelopment of Area #18. Batelaan provided a summary of the staff report, of Area #18 and presented conformity with the comp plan, which is a fifteen-year-old plan, so keep in mind, that this development may be more intense. Staff concurs with the CRA findings for the general plan and recommends approval to the City Council. With no one speaking, The First Vice-Chair Hinton closed the hearing.

Hoffman commented as citizens, one of the areas where that specifically talks about the conclusions in these redevelopment plans, says the Hastings CRA and the City of Hastings should seek funding sources to create a revolving loan in our grant program for the rehabilitation and improvement of the buildings and public uses of Redevelopment Area #18. Hoffman continued to read the statement. When we received these findings, some properties in those findings were found to be substandard and need to be improved. Bunger added comments where staff has been working and have talked about housing, and an upcoming affordable housing program, which includes working with our regional partners to provide low to moderate-income household rehabilitation programs, using Tax Increment Financing opportunities for individual projects. We hope to achieve that in the short term.

First Vice-Chair Hinton called for a motion to recommend approval of the request to adopt the General Redevelopment Plan and recommend it to the City Council. Lewis moved to approve the request, based on the findings in the staff report. Rosenberg Seconded. Roll Call: Ayes: Srivastava, Rosenberg, Lewis, Hoffman, Sinner, Kindig, and Hinton. Nays: None. Motion carried: 7-0.

- c. **2024-62 Public hearing to consider a request for Plan Modification No. 2024-1 to Redevelopment Area Number #5 for the Fairview Villas Development. The area of redevelopment is approximately 3.89 acres and is generally 400 feet to the south of the intersection of West F Street and Franklin Avenue in the City of Hastings, Adams County Nebraska.**

The First Vice-Chair Hinton opened the Public Hearing.

Bunger requested combining the presentation for Cases #2024-62 and #2024-68, as they are items for the same request. Each separate item will require a separate action by the Commission. Hinton agreed.

Bunger provided the combined summary of staff reports for the proposed Redevelopment Plan Modification (Case # 2024-62) and the Preliminary Plat for the development (Case # 2024-64). Staff is recommending approval for both cases, with two conditions of approval for the Preliminary Plat.

Randy Chick, Director of the Community Redevelopment Authority, 520 W First St. #200, Hastings, NE, provided information about the CRA request, including additional details about the proposed development. Randy Chick, Director of the Community Redevelopment Authority, 520 W First St. #200, Hastings, NE. Randy stated the CRA bought this land a year and a half ago. They intend to entice developers to build more housing. One of the premier developers in our state, especially in the Housing Tax Credit area, is Messner Development. They have done four projects in our community, with very similar duplex, and three-plex styles, targeting the 55 plus, and this would be their fifth project in our community, and they would appreciate the Planning Commission's support on this project.

Chris Lanz, Mesner Development Company, was happy to answer any questions.

With no other comments from the public, the First Vice-Chair closed the Public Hearing.

Rosenberg stated this developer has done a great job with the projects. He knows the one on 26th Street and believes they would do a great job for Hastings. Hinton agreed saying all the developments look good and are an asset to the City of Hastings.

The First Vice-Chair Hinton called for a motion to recommend approval of the request to adopt the Redevelopment Plan Modification and recommend it to the City Council. Sinner moved to approve the request for the Redevelopment Plan Modification, based on the findings in the staff report. Hoffman Seconded. Roll Call: Srivastava, Rosenberg, Lewis, Hoffman, Sinner, Kindig and Hinton. Nays: None. Motion carried: 7-0.

- d. **2024-66 Public hearing for a change of zoning for property commonly known as Hastings College, 710 N. Turner Avenue, City of Hastings, Adams County Nebraska, including and adjacent to the campus that is owned by Hastings College from R-3, Multiple-Family Residential District and R-2, Mixed-Density Residential District to CMP, Campus Institutional District, and to amend the Official Zoning District Map.**

The First Vice-Chair declared the public hearing open.

Bunger suggested a similar action, combining the staff summary of Case #2024-66 with Case #2024-59 and Case# 2024-60, as all three agenda items deal with the development on the Hastings College campus. Hinton agreed.

Bunger provided the staff report summary for the proposed rezoning to CMP, Campus Institutional District, the proposed Redevelopment Plan Modification, and the Preliminary Plat. Staff recommended that all three proposals be approved. Staff recommended two conditions of approval for the Preliminary Plat.

With no one speaking, First Vice-Chair Hinton closed the Public Hearing.

Srivastava commented that it's good for our College to have the opportunity to attract students from other places and thinks this is a good project and opportunity for Hastings. Sinner said it was mentioned this would bring people off-campus students back onto campus, did they have any numbers, everyone but seniors?

Rich Lloyd, Hastings College, 710 N Turner Ave, Hastings NE, answered the Commission's question. Lloyd stated as they look at the housing on campus and work with the City and the housing needs in Hastings, more students want to remain on campus. The College's goal is to improve the inventory of their existing housing and the new buildings. Their goal is to become a residential campus with their Juniors and Seniors.

Rosenberg said as zoning goes, this should have been a Campus Institutional District before now and will be good for the future of the College.

Hoffman stated Hastings College is doing a great job and partnering with the Suzanne and Walter Scott Foundation, as well, to make this project a success. It's going to be great for the community.

The First Vice-Chair Hinton called for a motion to recommend approval for the change of zoning from R-3 and R-2 Districts, to CMP, Campus Institutional District, and amend the Zoning Map and recommended approval to the City Council. Srivastava moved to approve the rezoning request based on the findings in the staff report. Hoffman Seconded. Voice Roll Call: Ayes: Srivastava, Rosenberg, Lewis, Hoffman, Sinner, Kindig, and Hinton. Nays: None. Motion carried: 7-0.

- e. **2024-59 Public hearing to consider a request for Plan Modification No 2024-2 to Redevelopment Area # 17, for Hastings College Dormitory Project. The area of redevelopment is a 4.65 tract of land, generally to the north of the intersection of Pine Knoll Road and E. 9th Street in the City of Hastings, Adams County Nebraska.**

The First Vice-Chair Hinton declared the Public Hearing open.

Rich Lloyd, Hastings College, 710 N Turner Ave, Hastings NE, stated they are grateful for the support and are excited as they continue to focus on offering an amazing residential environment to the students. Hastings College is grateful to the Suzanne and Walter Scott Foundation for their partnership with Hastings College over the decades and their significant investment now. Their goal is to continue being a good community neighbor. Their efforts align with the City's efforts to increase housing options across Hastings.

Gary Freeman, with the Suzanne and Walter Scott Foundation, 10340 N 84th St, Omaha NE, partnering with Hastings College, discussed the general idea of what the Foundation wishes to partner on. The new build that Chad outlined is one piece, in addition to that, working with the College to do a full renovation of the existing residence Gary explained the relationship between Walter Scott and Hastings College and discussed the reasons why for this project.

The First Vice Chair closed the Public Hearing.

The First Vice-Chair Hinton called for a motion to recommend approval to consider a request for Plan Modification 2024-2 to Redevelopment Area Number 17 and recommend approval to the City Council. Sinner moved to approve the Redevelopment Plan Modification, based on the findings in the staff report. Rosenberg Seconded. Voice Roll Call: Ayes: Srivastava, Hinton, Sinner, Rosenberg, Lewis, Hoffman and Kindig. Nays: None. Motion carried: 7-0.

- f. **2024-70 Public hearing for a change of zoning for property generally located to the southwest of the intersection of East 26th Street and North Elm Street, City of Hastings, Adams County, Nebraska, from R-1A, Single-Family Residential Large Lot to R-3, Multiple-Family Residential District, and to amend the Official Zoning District Map.**

Bunger proposed combining this item with Case #2024-64 and Case #71, as they are all related to the same development project. Hinton agreed.

Bunger provided a summary of the staff reports for the proposed rezoning of a portion of the development site to R-3 District, the proposed Redevelopment Plan Modification, and the Preliminary Plat.

The First Vice-Chair Hinton opened the Public Hearing.

The First Vice-Chair asked if the developer would like to speak.

Scot Rief, Innate Concepts, 3481 W Schimmer Dr, Grand Island, NE 68803, explained more about Innate Concepts and the proposed project. In Grand Island, Talon Apartments, 208 Units, was a great success for Grand Island. They are currently doing another development in Grand Island. This product in Hastings will be similar, yet different from that project. This product has been done in multiple cities and is a proven product. Rief spoke on his love of central Nebraska and having Hastings residents as tenants in the Grand Island Development. These residents could live in our community. Rief said this project is in a great location, connecting the commercial area, the College, the bypass, and the City. Rief also pointed out his availability as he lives only twenty minutes away and they self-manage their sites. This is a workforce-housing project, reaching the \$40-50,000 medium-income families.

Terry Anstine, President of Five Points Bank, 1011 Lochview Dr, Hastings NE, offered support for the

requests. He discussed how his entry-level college employees do not have enough housing. The houses are over 1100-1200 dollars a month. He sees the need to get investors in Hastings to build this kind of housing, which is desperately needed. As the President of the Economic Development Corporation, and visiting with employers throughout the community, they have the same housing concerns. Hastings as a community needs to support private investors coming into Hastings to address our housing issue.

Shana Smith, 3504 Laredo Lane, Hastings NE, gave support saying she has worked for five years in the Professional Recruiting Industry. The biggest challenge in bringing young talent into the community is housing. Some have had to wait a year to lease an apartment. Other employees have needed to stay with their parents. This type of development, with similar amenities that can be found in the Omaha or Lincoln Metro areas, is vital.

Travis Augustin, 13750 W 70th, Juniata NE, felt this was an important opportunity to keep young talent here in Hastings. This type of housing is desirable to young professionals. This is a great place to live, and he would appreciate their support.

Shawn Hartmann, Ward 4, President of HBAC, 150 E 12th Street, City Council person, spoke as a citizen. His wife owns and operates a business downtown. Hartmann stated a lot of the council members also own businesses, and are aware of the labor shortages in Hastings, directly linked to not enough affordable housing. He stated when a developer wants to bring money into our town, invest in our community, and put a project together like this one, he has a hard time understanding why anyone would find a reason not to allow the project. He strongly urged the Planning Commission to vote for this.

Shannon Landauer, The Chamber, and HEDC, 1117 Highland, Hastings NE, also support this project. Hastings Economic Development Corporation took on a large housing project, the North Park Commons. Midway through that project, they started to evaluate what properties made sense for the next round of residential development. Being within City Limits, and having available utilities, they felt this project was an excellent opportunity. Landauer stated that only 40% of Hastings' workforce lives within a 10-minute radius of the City. That means the community loses out from not having those residents in many ways. Mary Lanning provided a signed statement for the project which Landauer provided. Landauer stated not only does this affect the city economically, but also our property taxes, and with property tax reduction being important to residents, these projects are important. Landauer believes if we want aspiring talent and professionals to join our community, we should provide them with an environment and housing that fits their desires.

Lauren Mathas, 1313 N 7th Ave., Hastings NE, spoke as a citizen and HR Professional in the community, who has brought new members to our community and continues to struggle to find housing. Mathas also spoke on the young talent and what they look for in housing. Mathas talked about creating a stable workforce by keeping them in the community, and building roots, spending their dollars here. Not only attract them to the community but retain them. Mathas encouraged supporting this project.

With no other attendees coming forward to provide a statement, Hinton closed the Public Hearing.

Sinner asked Bunger and Vrooman about the traffic study done for the project. Vrooman that Steve Riehle, the Lead Design Engineer from Public Works, reviewed the traffic analysis from Olsson's and agrees there is no impact on the surrounding roadways with this development. There is potential

that the City will be looking at the speed limit on 26th Street to see if lowering that speed limit can help improve safety and traffic flow.

Kindig wanted to mention he is a neighbor across the street, and his vote is not on a personal basis, but from a community-only standpoint. Being a soundboard for his neighbors, he asked the question for them, and himself. Vrooman, when was the traffic study done, was it when Hastings College was out of school? The community members feel the traffic would be lessened due to the school being out.

Vrooman said he was not sure when the traffic counts were conducted. The traffic counts of 4,000 daily traffic are much less than before we had the Northeast Bypass on 42nd Street, it's higher, as 6,000 average vehicles a day when the State did a similar traffic count study for that area in 2013/2014.

Kindig asked how tall the buildings could potentially be, and mentioned some residents are concerned about being impacted by Butler Volland Crematory.

Bunger replied that the R-3 maximum height is 35 feet, three stories, which is what they are intended to be. Concerning the Crematorium, that would not be the first thing to pop into his mind impacting the neighborhood.

Srivastava thanked Reif and is very supportive of the Project. It's good seeing new investors coming to town, not only the housing, but complaints about the food and restaurants, without the people, we can't support those industries.

Rosenberg was a little concerned about traffic but the City can adapt to that area if we need a signal or speed limit reductions. This is a huge opportunity for Hastings and have never seen this much housing presented to the community.

Sinner commented to the developer that he likes their use of green space for this development.

Hoffmann said one of the things he runs into working with Professors and Colleges is it's hard to find housing. A project that comes in and reaches the \$40-\$50,000 a year employee, that's a niche market for this community.

Kindig asked the applicant why the corner of Elm and 26th Street was chosen instead of more towards the West.

Rief said they are proud of their product and want it front and center. They want people to see it, know where they are located, and what it looks like. It's easier not to have too many vehicles driving through a neighborhood. From experience, they found issues when the multi-family units were in the back.

Kindig said that he and his wife never dreamed that a project like this would be across the street, but from a community standpoint, it needs to happen. They have a quality product that will positively impact the community. Owning two businesses within blocks of the project, he is excited to get the project pushed through at the City Council.

The First Vice-Chair Hinton called for a motion to recommend approval to the City Council for the Change of Zoning and amend the Official Zoning District Map. Srivastava moved to approve the rezoning request, based on the findings in the staff report. Sinner Seconded. Voice Roll Call: Ayes:

Srivastava, Hinton, Sinner, Rosenberg, Lewis, Hoffman, and Kindig. Nays: None. Motion carried: 7-0

- g. **2024-64 Public hearing to consider a request for Plan Modification No. 2024-3 to Redevelop Area Number #18, for the Elm 26 Residential Project. The area to be redeveloped is approximately 44.31 acres and is generally to the southwest of the intersection of East 26th Street and North Elm Street in the City of Hastings, Adams County, Nebraska.**

First Vice-Chair Hinton opened the Public Hearing. With no one speaking on the item, Hinton closed the Public Hearing.

The First Vice-Chair Hinton called for a motion to recommend the approval of Redevelopment Plan Modification #2024-3 and a recommendation for approval to the City Council. Lewis moved to approve the Redevelopment Plan Modification, based on the findings in the staff report. Kindig Seconded. Voice Roll Call: Ayes: Srivastava, Hinton, Sinner, Rosenberg, Lewis, Hoffman, and Kindig. Nays: None. Motion carried: 7-0.

- h. **2024-65 Public hearing to consider the request from Griess Family Holdings for a conditional use permit for self-service storage facilities for property commonly addressed as 100 West J Street, City of Hastings, Adams County, Nebraska.**

First Vice-Chair Hinton opened the Public Hearing.

Batelaan provided a summary of the staff report to consider the request from Griess Family Holdings. Staff recommends the Planning Commission approve the request for the Conditional Use Permit and recommend approval to the City Council.

Srivastava noted that these are not storage units, but containers.

Batelaan confirmed they are containers.

Srivastava wanted to know the size of the containers.

Bunger stated the containers are size 10 x 20.

With no one speaking on the item, First Vice-Chair Hinton closed the public hearing and called for a motion to recommend approval of the Conditional Use Permit and recommended approval to the City Council. Rosenberg motioned to approve the Conditional Use Permit request, based on the findings in the staff report. Sinner Seconded. Voice Roll Call: Ayes: Srivastava, Hinton, Sinner, Rosenberg, Lewis, Hoffman, and Kindig. Nays: None. Motion carried: 7-0.

SUBDIVISIONS

- a. **2024-68 Preliminary Plat for Fairway Subdivision, in the Northeast Quarter of Southwest one-third of Section 13, Township 7 North, Range 10 West of the 6th P.M., in the City of Hastings, Adams County, Nebraska.** First Vice-Chair Hinton stated staff had already presented and called for a motion to recommend the approval of the Preliminary Plat for Fairway Subdivision. Sinner moved to approve the Preliminary Plat, based on the findings in the staff report. Srivastava Seconded. Voice Roll Call: Ayes: Srivastava, Hinton, Sinner, Rosenberg, Lewis, Hoffman, and Kindig. Nays: None. Motion carried: 7-0.
- b. **2024-60 Preliminary Plat for Hastings College Second Subdivision Replat One, a replatting of Lot 1, Block 1, Hastings College Second Subdivision, and Lots 1 through 12, The First Vice-Chair**

mentioned the name change to Second Subdivision. The First Vice-Chair Hinton called for a motion to recommend the approval of the Preliminary Plat for Hastings College Second Subdivision and recommend approval to the City Council. Hoffman moved to approve the Preliminary Plat, based on the findings in the staff report. Rosenberg Seconded. Voice Roll Call: Ayes Srivastava, Hinton, Sinner, Rosenberg, Lewis, Hoffman, and Kindig. Nays: None. Motion carried: 7-0.

- c. **2024-71 Preliminary Plat for Elm 26 Subdivision, in the Northeast Quarter of the North Half of Fractional Section Six, Township Seven North, Range Nine, West of the 6th P.M. in the City of Hastings, Adams County, Nebraska.** First Vice-Chair Hinton stated staff had already presented and called for a motion to recommend approval of the Preliminary Plat for Elm 26 Subdivision and recommend approval to the City Council. Srivastava moved to approve the Preliminary Plat Elm 26 Subdivision, based on findings in the staff report. Sinner Seconded. Voice Roll Call: Ayes: Srivastava, Hinton, Sinner, Rosenberg, Lewis, Hoffman, and Kindig. Nays: None. Motion carried: 7-0.

- d. **2024-83 FINAL 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 reminded the Commission this development was brought to the Planning Commission last month as part of a rezoning and preliminary plat requests. The Hoss Subdivision removes the farmhouse from the farm ground by creating two separate lots.

First Vice-Chair Hinton called for a motion to approve the Final Plat for Hoss Subdivision and recommend approval to the City Council. Rosenberg moved to approve the Final Plat of Hoss Subdivision, based on findings in the staff report. Lewis Seconded. Voice Roll Call: Ayes: Srivastava, Hinton, Sinner, Rosenberg, Lewis, Hoffman, and Kindig. Nays: None. Motion carried: 7-0.

REPORTS

- a. **Committee Reports:**

Sinner stated he had been in contact with Bunger and is working to see if committees are viable and should be attended by commissioners. Be prepared to discuss this and be willing to be on a committee at the next meeting.

- b. **Chairman Comments:**

None

- c. **Staff Reports:** Bunger made it brief. The last set of revisions has been submitted for the Comprehensive Plan, then he will bring it before the Commission. Working on Zoning Code updates and Division Regulation updates. Bunger also plans on bringing affordable housing and housing plans before the Commission in July.

Kubo said we continue to issue single-family home permits and a couple of duplexes in the system. The Heartwell Renewable Project is working on its water mains and stormwater inlets. The 78-Plex is coming to fruition. The little strip mall at 1113 only has one empty unit. We have a submission from Perry Reid for a 56-plex that will go on the South side of the 78-plex. Sinner inquired about downtown. Kubo said Small Town Famous is doing well. The Batting Cage Business is open, and the owner is pleased with the amount of business. Bunger mentioned the ribbon cutting at the Garage Flats last month.

ADJOURN

The First Vice-Chair Hinton called for a motion to adjourn at 6:11 p.m. Moved by Rosenberg. Seconded by Sinner. Voice Roll Call: Ayes: Srivastava, Hinton, Sinner, Rosenberg, Lewis, Hoffman, and Kindig. Nays: None. Motion carried: 7-0.

First Vice-Chair