

CITY OF HASTINGS,
NEBRASKA MINUTES OF
PLANNING COMMISSION
TUESDAY, JUNE 18, 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 June 18, 2024.

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

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, Chief Building Official, Kevin Kubo, Community Risk Reduction Officer, Anthony Murphy, Information Technology Director, Erik Nielsen, Public Information Manager, Tony Herrman, and Melissa Woodard, Administrative Assistant.

Chair Sinner led the Commission in the 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 June 18, 2024, meeting. Moved by Kully, seconded by Hinton, to adopt the current agenda. Ayes: Rosenberg, Kully, Hoffman, Sinner, Rossi, and Hinton. Nays: None. Abstain: Stutzman. Motion carried: 6-0-1.

PUBLIC NOTICE - Official Notice of the Regular Meeting was published in the Hastings Tribune on Saturday, June 8, 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 May 21, 2024

Chair Sinner called for a motion to approve the May 21st, 2024, minutes. Moved by Rosenberg to approve the May 21, 2024, minutes, seconded by Hoffman. Roll Call: Ayes: Rosenberg, Kully, Hoffman, Hinton, and Kindig. Nays: None. Abstain: Stutzman and Rossi. Motion Carried: 5-0-2.

Public Hearings

Chair Sinner read The Public Hearing Rules Statement prior to the Public Hearings.

Chair Sinner opened the Public Hearing.

a. 2024-111 Public hearing to consider the request of Mother Lake, LLC for a Conditional Use Permit for a medical clinic for property commonly addressed as 2120 North Kansas Avenue, City of Hastings, Adams County, Nebraska. Batelaan gave the staff report on the applicant Mother Lake LLC where they wish to convert the old Ponderosa Bowling Alley at 2120 N Kansas Avenue into a medical clinic. Batelaan mentioned they will keep the same access points off Kansas and 22nd Street. Staff recommends the Planning Commission recommend approval of the Conditional Use Permit for a medical clinic at 2120 N Kansas Avenue.

Rossi asked about the bike path, pointing out it wasn't a sidewalk, and the access point on 22nd Street. Rossi said people use the bike path, asking for other options for another entry point for traffic. Vrooman said they have not looked at that issue but will work with the applicant to see if they can move a driveway. It would be a concern for the bike trail. Rossi said he thinks this would be a great improvement.

Hoffman suggested the Hastings Museum document some of the items inside Pastime and keep that sign for the history of Hastings. He said he is thankful for that property to be updated and renewed.

Chair Sinner declared the public hearing closed and called for a motion to recommend approval of the request of Mother Lake, LLC for a Conditional Use Permit for a medical clinic for approval to the City Council. Kully moved to approve the request of Mother Lake, LLC for a Conditional Use Permit, based on the findings of the staff report. Hoffman seconded. Roll Call: Ayes: Kully, Rosenberg, Rossi, Hoffman, Sinner, Kindig and Hinton. Nays: None. Motion carried: 7-0.

Subdivisions

a. 2024-112 Final Plat of the Fairway Subdivision, of part of the Northeast Quarter of Southwest Quarter of Section 13, Township 7 North, Range 10 West of the 6th P.M., in the City of Hastings, Adams County, Nebraska. Bunger stated staff had already presented the Preliminary Plat in May, and this Final Plat is identical and recommends approval of the Final Plat for Fairway Subdivision.

Chair Sinner called for a motion to approve the Final Plat of the Fairway Subdivision. Rosenberg moved to approve the Final Plat of the Fairway Subdivision, based on the findings of the staff report. Hoffman seconded. Roll Call: Ayes: Kully, Rosenberg, Rossi, Hoffman, Sinner, Kindig and Hinton. Nays: None. Motion carried: 7-0.

b. 2024-120 Final Plat of the Hastings College Second Subdivision, a replatting of Lot 1, Block 1, Hastings College First Subdivision, and Lots 1 through 12, Pine Knoll Place Subdivision, the adjacent private drives associated with Pine Knoll Place Subdivision, and the vacated Pine Knoll Road right-of-way, all in the City of Hastings, Adams County, Nebraska. Bunger stated it is an identical layout to the Preliminary Plat presented in May. The applicant has provided easements along Pine Knoll Rd, the Vacation of Easement was approved last week, and recommends approval of the Final Plat of the Hastings College Second Subdivision.

Chair Sinner called for a motion to approve the Final Plat of the Hastings College Second Subdivision. Kully moved to approve the Final Plat of the Hastings College Second Subdivision, based on the findings of the staff report. Hinton seconded. Roll Call: Ayes: Kully, Rosenberg, Rossi, Hoffman, Sinner, Kindig and Hinton. Nays: None. Motion carried: 7-0.

c. 2024-121. Final Plat of Elm 26 Subdivision, a part of Northeast Quarter of the North one-third of Fractional Section Six, Township 7 North, Range 9, West of the 6th P.M. in the City of Hastings, Adams County, Nebraska. Bunger stated it is very similar to the Preliminary Plat approved in May, and an addition of an existing easement running North to South, and it will be addressed to the City Council to Vacate the easement.

Sinner asked Vrooman where the outlet is to the East on 26th Street, that road is pretty wide, and if traffic counts merit, putting a turning lane both ways to go into the development. Lee stated it is wide enough to put a turn lane there, Olsson's determined through their traffic study that at this point, nothing is warranted. As it develops, the City will continue to look at this.

Rosenberg stated at the last Planning Committee, and City Council Meeting, he saw overwhelming support for this project. He heard some negative comments that didn't make sense and felt the Commission should approve this project.

Sinner called for a motion to recommend approval of the Preliminary Plat for Elm 26 Subdivision and recommend approval to the City Council. Rosenberg moved to approve the Final Plat Elm 26 Subdivision, based on the findings of the staff report. Hoffman seconded. Roll Call: Ayes: Kully, Rosenberg, Rossi, Hoffman, Sinner, Kindig and Hinton. Nays: None. Motion carried: 7-0.

Reports

a. Committee Reports: Kully asked Oswald about nominating a second alternate member for the Planning Commission, as the Commission used to have two. Bunger reviewed State Statute 19-926 which limits any Planning Commission to having only one alternate member to the Planning Commission. Kully thought it was cities decision, however, Oswald stated that if it's a State Statute, the State Legislature controls it.

b. Chairman Comments:

None

c. Staff Reports: Bunger was asked to discuss the smaller groups by Chair Sinner. This week, the Chair and Bunger discussed adding small committees to help staff and the community with upcoming projects.

1. The Comprehensive Plan Committee- The final edits for the Comprehensive Plan were sent to the consultants. Bunger stated it would be efficient to have a couple of Commissioners help review and offer guidance on engaging the community. Hoffman and Rosenberg volunteered.

2. Zoning Regulations Committee- Bunger said that staff is beginning to update the Zoning and Subdivision Regulations, the assistance from Commissioners to provide input, review staff drafts, and provide direction for public engagement. Hinton and

Sinner will assist with this committee.

3. Housing Committee- Bunger said there is a lot of work ahead with affordable and appropriate housing. Stutzman would like to help bring diverse voices and Rosenberg will also assist.

Sinner told Bunger, that any time he feels the Commission needs to be at a meeting or a gathering, please go through the Chair and ensure they are adequately represented.

Kubo stated they did issue a temporary Certificate of Occupancy for the Theatre District, the 78-plex, and people are moving in. They noticed that their coffee shop had six or more people waiting and had been a successful opening. The gymnasium going into the old K-Mart building has set the two new rooftop units and should come to fruition soon. We worked with the YMCA and it is now open. New homes and new duplexes are coming into West Laux. Only a few lots are left to be built in the Trail Ridge Addition. Alan Anderson is building in the Lakeview 10th Addition off 33rd Street. We have four homes started there.

Sinner said that sounded encouraging and acknowledged our City Administrator Shawn Metcalf. Metcalf expressed his excitement with what is going on in the City with these housing developments, and this presentation hits on every angle on housing. He feels confident we are going in the right direction.

1. Discussion of Annexation Policy for the 2024 Comprehensive Plan Update - Bunger apologized that the staff memo for the annexation policy was not provided in the Commission packet. He suggested that the item be discussed further at the next Commission meeting.

2. Discussion of Comprehensive Housing Plan- Bunger gave a presentation and an overview of the housing topic with many suggestions and ideas and gave this presentation to the City Council. Stutzman told Bunger she appreciated the presentation and was glad to hear that Development Services are working with people trying not to demo houses, but to assist the community with funding for other purposes. Bunger elaborated on that saying there is a Capital Fund of \$200,000.00 to address homes and commercial buildings that have not been taken care of. When that budget item was approved, it was to ticket them, and if they didn't get it fixed their property would get demolished. They have had two examples, days away from being demolished and the properties sold, and one entry-level home where a builder came in and completely rebuilt the house. We realized that maybe doing other programs with this fund and provide support.

Rosenberg asked how many new homes were built last year. Bunger stated he would e-mail everyone that information. Sinner complimented Bunger on the informative housing article in the Tribune.

Adjourn

Chair Sinner called for a motion to adjourn at 4:56 p.m. Moved by Hinton and seconded by Kully. Roll Call: Ayes: Kully, Rosenberg, Rossi, Hoffman, Sinner, Kindig and Hinton. Nays: None. Motion carried: 7-0.

Chair