

CITY OF HASTINGS,
NEBRASKA MINUTES OF
PLANNING COMMISSION
TUESDAY, JULY 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 July 16, 2024.

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

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

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

First Chair Hinton called for a motion to adopt the current agenda for the July 16, 2024, meeting. Moved by Rosenberg, seconded by Lewis, to adopt the current agenda. Ayes: Hoffman, Stutzman, Hinton, Rosenberg, Kully, Lewis, and Rossi. Nays: None. Motion carried: 7-0.

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

Meeting of June 18, 2024

First Chair Hinton called for a motion to approve the June 18, 2024, minutes. Moved by Kully to approve the June 18, 2024, minutes, seconded by Rossi. Ayes: Rosenberg, Kully, Hoffman, Hinton, Rossi, and Stutzman. Nays: None. Abstain: Lewis. Motion Carried: 6-0-1.

Joe Kindig arrived at 4:04 p.m.

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

Public Hearings

First Chair Hinton opened the Public Hearing.

a. 2024-133 Public hearing to consider a request for Plan Modification No. 2024-4 to Redevelop Area # 7 for the Ponderosa Park Redevelopment. The area of redevelopment is approximately 2.44 acres and is generally located at the intersection of West 22nd Street and North Kansas Avenue in the City of Hastings, Adams County, Nebraska. Batelaan gave her report to consider the request for Plan Modification No. 2024-

4 to Redevelop Area # 7 for the Ponderosa Park Redevelopment. Staff recommends the Planning Commission recommend approval to the City Council to consider the Redevelopment Plan Modification of Area # 7 for the Ponderosa Park Redevelopment project.

Randy Chick, 520 W 1st St, #200 on behalf of the Community Redevelopment Authority, as the developer couldn't attend. From the CRA's perspective, they have been working with Dr. Adam for four years in a variety of locations for a medical clinic. A new medical building along with the rehabilitation of an empty building that has sat empty for years. He appreciated Batelaan's presentation on Tax Increment Financing information.

Hoffman asked Chick when the Tax Increment Financing comes into play, does it happen the day the applicant submits and is approved for financing or do they get approval and can then wait three years, and not develop the property? When do the fifteen years kick in? As he understands, a lot of them do not take the entire fifteen years, and do they have an option of twenty years now?

Chick stated a couple of years ago the Legislature created an option for extremely blighted areas, none of our areas have been declared extremely blighted. Extremely blighted areas can last up to twenty years. All the CRA projects are a maximum of fifteen years. The second question is whether some projects take less time, and yes, a couple of projects have taken five years, and one took six. A project called Village Gardens will be coming off after thirteen years and will bring around \$52,000 more in taxes for the city.

Hoffman said so when does the applicant receive confirmation for the TIF money? And how long before they start construction?

Chick said in the Plan Modification, they identify a time frame, probably the end of 2025, so usually, 12, 18, or 24 months, depending on the type and size of the project.

First Chair Hinton declared the public hearing closed and called for a motion to consider the request for Plan Modification No. 2024-4 to Redevelop Area # 7 for the Ponderosa Park Redevelopment and recommend to the City Council. Kully moved to approve Plan Modification No 2024-4, seconded by Rossi. Roll Call: Ayes: Kully, Rosenberg, Rossi, Hoffman, Lewis, Kindig, Stutzman and Hinton. Nays: None. Motion carried: 8-0.

First Chair Hinton opened the Public Hearing.

b. 2024-183 Public Hearing for a request by the owner, Johnson Imperial Home Co. of Hastings, to annex Lochland Meadows Subdivision Number 17. The area to be annexed is a 20.54-acre, undeveloped tract of land north of the dead ends of Quail Ridge Avenue and Mallard Way Avenue. Bunger provided a summary of the Staff Report, requesting that his comments be included in the Final Plat.

Bunger gave the Staff Report for the Final Plat of Lochland Meadows, and the Staff is recommending approval of the Final Plat of Lochland Meadows Subdivision Number 17.

Chris Wissing, 6204 Quail Ridge Avenue, Johnson Imperial Homes, owner. This project is another extension of what there already is. The common area will be taken care of by the Homeowners Association.

Stutzman appreciates Johnson Imperial Homes and their adding more housing options and a more diverse mix and thanked Johnson Imperial Homes for all they have done.

Hoffman asked Bunger about the lack of sidewalks in the Lochland area, and general parks, has this been a discussion?

Bunger stated the sidewalk issue is being discussed internally and feels it's important for walkable neighborhoods.

First Vice-Chair Hinton closed the Public Hearing and called for a motion at this time only for the annexation of Lochland Meadows Subdivision Number 17 into the City of Hastings. Rosenberg moved to approve #2024-183 to annex Lochland Meadows Subdivision Number 17, seconded by Kully. Voice Roll Call: Ayes: Kully, Rosenberg, Rossi, Hoffman, Stutzman, Lewis, Kindig, and Hinton. Nays: None. Motion carried: 8-0.

Subdivisions

a. 2024-185 Final Plat of Lochland Meadows Subdivision Number 17, a part of the North half of the Southeast quarter of Section 24, Township 8 North, Range 10 West of the Sixth P.M., Adams County, Nebraska. The First Chair stated the Staff Report had already been given and called for a motion to recommend approval to the City Council for the Final Plat of Lochland Meadows Subdivision. Hoffman moved to approve the Final Plat of Lochland Meadows Subdivision Number 17, seconded by Lewis. Roll Call: Ayes: Kully, Rosenberg, Rossi, Hoffman, Stutzman, Lewis, Sinner, Kindig and Hinton. Nays: None. Motion carried: 8-0.

Reports

a. Committee Reports: Bunger mentioned the Comprehensive Plan Review Committee meeting earlier that morning, consisting of Rosenberg, Stutzman, Kully, and Hoffman. In the meeting, they discussed engaging the community for the comprehensive plan with videos, handouts, and on the Engage Hastings website, including holding open forums and meetings. Once reviewed by the committee and discussed, the final draft of the Comprehensive Plan will then be brought to the Planning Commission. Bunger mentioned the upcoming meetings for Zoning and Subdivision Regulations to Update the Committee in a few weeks and a housing meeting held in the first part of August.

b. Chairman Comments: The First Vice Chair is pleased seeing all the housing development happening, including seeing a large dirt truck pulling into the old mall site, with the City's new development there, and knowing they are making progress on the new buildings at this site.

c. Staff Reports: Anthony Murphy said the biggest item was Chief Starling and himself meeting with the State Fire Marshall and his assistant last Thursday, July 11th in Lincoln. They walked out with the Delegation of Authority letter in hand. Currently, a one-year pilot project to streamline development needs. A lot is going on with different projects right now.

Mark Funkey and Development Services have had a lot of meetings working on the Code information and aligning processes to be more efficient.

Stutzman had two questions, one was the status of the building downtown next to Bert's, are there updates and the second was the Car Wash on 2nd Street?

Bunger said he could answer both questions for the Dewitt Building downtown, formerly

Berts, they are working through processes towards a new building improvement and new façade and believe that at the next City Council meeting they will bring a grant request. Regarding the car wash, plans have been reviewed, and permits have been or are ready to be issued, but utility items need to be taken care of first, so that is in the hands of the developers and construction crews.

1. Discussion of Annexation Policy for the 2024 Comprehensive Plan Update. Bunger said as discussed, there's a new process being followed when a developer wants to bring a property into the City limits to develop so they can have the amenities such as utilities, and protection for Fire/Police/Medical. The policy states the City will support those requests, but largely states when people are adjacent and would be eligible for annexation, and do not want to come into the City, as clarification of when the City will take those steps to continue to grow, a policy was created, and he would like the Commission's feedback.

The First Vice Chair asked if the State Statute requires this every certain number of years. Bunger replied it was the City Code of Ordinance.

Oswald said it states with the City Code that the Planning Commission can review it every three years for annexation.

Hoffman said that was good they had to review that information because there were some properties discovered that had to come into the City from the Industrial Park and other properties as well.

Rosenberg thinks the policy looks good. Stutzman said it is good for community members to know there is a process and not just a land grab. There is equity and it is done fairly. Bunger said he would like to take it as a draft into the Comprehensive plan and at that point do the formal policy discussion and adoption. The Commission agreed this was a good idea.

Adjourn

First Vice Chair Hinton called for a motion to adjourn at 4:49 p.m. Moved by Rosenberg to adjourn, seconded by Hoffman. Roll Call: Ayes: Kully, Rosenberg, Rossi, Hoffman, Hinton, Kindig, Lewis and Stutzman. Nays: None. Motion carried: 8-0.

Chair