

CITY OF HASTINGS,
NEBRASKA MINUTES OF
PLANNING COMMISSION
TUESDAY, AUGUST 20, 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 August 20, 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, Greg Sinner, Chuck Rosenberg, Lou Kully, Michelle Lewis, Shawn Rossi, and Rakesh Srivastava.

The following City Officials were present: City Attorney, Jesse Oswald, Director/City Engineer, Lee Vrooman, Director of Development Services, Chad Bunker, 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.

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 August 20, 2024, meeting. Moved by Sinner, seconded by Rosenberg, to adopt the current agenda. Ayes: Hoffman, Stutzman, Hinton, Sinner, Rosenberg, Kully, Lewis, Rossi, and Srivastava. Nays: None. Motion carried: 9-0-0.

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

Meeting of July 16, 2024

First Chair Hinton called for a motion to approve the July 16, 2024, minutes with one correction from the last meeting. The question was about the car wash on Second Street, it was a question about the car wash on North Burlington. That has been corrected in the official minutes. Moved by Hoffman with an amendment to the changes to approve the July 16, 2024, minutes, seconded by Kully. Roll Call: Ayes: Hoffman, Stutzman, Hinton, Rosenberg, Kully, Lewis, Rossi, and Srivastava. Nays: None. Abstain: Sinner. Motion Carried: 8-0-1.

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

Public Hearings

First Chair Hinton opened the Public Hearing.

a. 2024-220 Public hearing to consider a request for Plan Modification No. 2024-5 to Redevelop Area # 1 for the Magee Corner, L.L.C. Redevelopment Project. The area of redevelopment is approximately 0.13 acres and is generally located to the northwest of the intersection of W. 2nd Street and N. Hastings Avenue in the City of Hastings, Adams County, Nebraska.

Batelaan gave the Staff Report to consider the request to Redevelop Area # 1 for the Magee Corner, L.L.C. Redevelopment Project. Staff recommends that the Planning Commission recommend approval to the City Council for the request for a Redevelopment Plan Modification for the Magee Corner, L.L.C. Redevelopment Project, based on the findings in the staff report.

Sinner stated he would abstain from the vote since he owns the next two buildings adjacent to this and is directly affected.

Rosenberg reviewed the drawings and thinks this would be a huge improvement to the downtown area.

With no one speaking, First Chair Hinton declared the public hearing closed and called for a motion to consider the request for Plan Modification No. 2024-5 to Redevelop Area # 1 for the Magee Corner, L.L.C. Redevelopment Project and recommend it to the City Council. Rosenberg moved to approve Plan Modification No 2024-5, seconded by Kully. Roll Call: Ayes: Kully, Rosenberg, Rossi, Hoffman, Lewis, Stutzman, Srivastava and Hinton. Nays: None. Abstain: Sinner. Motion carried: 8-0-1.

First Chair Hinton opened the Public Hearing.

b. 2024-221 Public hearing for a change of zoning for Lot 1, Anderson Second Subdivision, generally located approximately 350 feet north of the intersection of Cardinal Lane and South Shore Drive, from R-1, Urban Single-Family Residential District to C-1, Local Business District, and to amend the Official Zoning District Map. Bunger provided the Staff Report for a change of zoning for Lot 1, Anderson Second Subdivision. The Staff is recommending approval for a change of zoning for Lot 1, Anderson Second Subdivision from R-1, Urban Single-Family Residential District to C-1, Local Business District, and to amend the Official Zoning District Map, and recommend approval to the City Council, based on the findings in the staff report.

David Stuehrenberg at 2505 Osborne Drive West, owns the Commercial Building South of this property. He attended mainly for information, and his main concern was Cardinal Lane behind their office building. If that needed to be changed, it could be an expense on their part. David just wanted to express his concern, he is not against the project, more interested in information.

Rosenberg asked if that area was built up to the North, would it still be in the flood plain?

Bunger said they would technically be able to fill in that area, however, he would advise against it, due to the significance of that area.

Sinner discussed Cardinal Lane access and Vrooman verified the State already approved access onto Osborne Drive West which is the preferred access

Hoffman asked what intention Cardinal Lane had for the future of this property. Is this something the property owner should maintain, as it is a dead-end use for the city?

Vrooman stated that it depends on the property being developed, possibly becoming the property issue.

Hoffman asked about the ownership of Lot 2 to the north of the subject site.

Vrooman stated the Lot 2 property is owned by the City.

Hoffman was wondering about parking, and under the application it does show a possible name for a business, is that just an idea for that project? Hoffman said it is called Lakeside Wine, Spirits, and more.

Bunger agreed that would lean towards the project being a retail liquor store.

Hoffman asked about parking and Bunger said that would be a part of the Building Permit when they bring that to Development Services.

Hoffman asked if Jeff Schultz was asking for an extension of Cardinal Lane.

Discussion continued about Cardinal Lane, Osborne Drive West, and the building permit process.

Hinton brought up that at this point they are only changing the zoning. Is there a way to place a requirement for the entrance to be on Osborne Drive versus Cardinal Lane, or will that be with the building permit?

Bunger said they could not condition the re-zoning.

Sinner asked Mr. Murphy if he had visited with the owner.

Anthony Murphy stated yes, Bunger, Kubo, Vrooman, Oswald, and himself spoke with the owner. He understands the challenges. They explained the need for

emergency response, which also helps with the garbage trucks and those services. He has a firm and accurate understanding of the requirements.

Rosenberg stated we are only voting on the zoning and the property to the South is already commercial, so he doesn't see a residential wanting to overcome all those obstacles. We will be helping this property get developed in the future.

First Chair Hinton closed the Public Hearing and asked for a motion to recommend approval for the Change of Zoning for Lot 1, Anderson Second Subdivision. Lewis moved to approve #2024-221 for a Change of Zoning for Lot 1, Anderson Second Subdivision, seconded by Sinner. Roll Call: Ayes: Kully, Rosenberg, Rossi, Hoffman, Stutzman, Lewis, Sinner, Srivastava and Hinton. Nays: None. Motion carried: 9-0-0.

Subdivisions

a. 2024-251 Final Plat of Skye Loch 18th Subdivision, located in the northwest quarter of Section 25, Township 8 North, Range 10 West of the 6th P.M. in the City of Hastings, Adams County, Nebraska. Bunger gave the Staff Report for the Final Plat of Skye Loch 18th Subdivision. Staff recommends that the Planning Commission recommend approval to the City Council for the Final Plat of Skye Loch 18th Subdivision, based on the findings in the staff report.

Bunger had one condition of approval, the ordinance to vacate Charlotte Drive be approved by the City Council.

First Chair Hinton asked for a motion to recommend approval for the Final Plat of Skye Loch 18th Subdivision and to recommend approval to the City Council with the one condition to vacate Charlotte Drive being approved by the City Council. Sinner moved to approve the Final Plat of Skye Loch 18th Subdivision, with the one condition mentioned, seconded by Kully. Roll Call: Ayes: Kully, Rosenberg, Rossi, Hoffman, Stutzman, Lewis, Sinner, Srivastava and Hinton. Nays: None. Motion carried: 9-0-0.

Reports

a. Committee Reports: Hoffman said he has had conversations with the Comprehensive Plan Committee regarding Chapters 6 and 9 in the draft. He would like to see more data to support the need for increases in public facilities and emergency services.

b. Chairman Comments: None

c. Staff Reports: Bunger said that Batelaan, the staff, and he have been busy with projects. They have been working on the Comprehensive Plan and hope to have it adopted by the end of the year. The Plan has been drafted and sent to the Ad Hoc Committee and appreciates their time and energy towards this. They

are meeting this week with the Consultant Team to finalize it. Bunger spoke about a possible work session for the Planning Commission this September, community open houses in September and October, a City Council work session in October, the ultimate goal to adopt the plan by the end of the year., Staff will use the Engage Hastings site to provide information about the Plan to support the community meetings and work sessions.

Bunger also let the Commission know that they have been working on updating the Zoning Regulations and have recently held an ad hoc meeting to discuss drafts of the Sign Regulations and Nonconformity Section.

On the housing front, Bunger mentioned Batelaan, and he attended a training workshop in Lincoln by the Nebraska Investment Finance Authority (NIFA) for supportive housing.

Hoffman asked if the Community Redevelopment Authority is still working together to look at Micro-TIF. Bunger replied that they are exploring Micro-TIF and had a couple of internal meetings with the CRA and the county. Bunger explained Micro-TIF processing and how that works for houses or rental properties, and the criteria involved.

Anthony Murphy said they have been doing inspections and have had a couple of bigger structure fires.

Adjourn

First Vice Chair Hinton called for a motion to adjourn at 4:55 p.m. Moved by Rosenberg to adjourn, seconded by Kully. Roll Call: Ayes: Kully, Rosenberg, Rossi, Hoffman, Hinton, Srivastava, Lewis, Sinner and Stutzman. Nays: None. Motion carried: 9-0-0.

Chair