

HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Monday, October 16, 2017 at 4:00 PM in the City Building, 220 North Hastings Avenue.

AGENDA:

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Motion to adopt the current agenda for the Planning Commission Meeting
5. Public Notice - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, October 13, 2017. 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 located at the back of the Council Chambers. Also, a current copy of the Nebraska Open Meetings Act is posted on the south wall of the Council Chambers which is accessible to members of the public.
6. Approval of Minutes
 - a. Meeting of September 18, 2017
7. Special Order of Business
 - a. Waiver of advanced notice and motion to amend the City of Hastings Planning Commission Rules of Procedure.
 - b. Election of Officers; Chair, First Vice-Chair, Second Vice-Chair.
 - c. Review of Resolution No. 2017-045 for a Plan Modification 9.19.17.1 to Redevelopment Area VII for Redline Properties, LLC Phase II Redevelopment project in Lot Two (2) of Redline Properties Subdivision, a replat of Lot Two (2) Garden Subdivision in the City of Hastings, Adams County, Nebraska.
 - d. Review of Resolution 2017-046 at the request of 4G Properties, LLC for Plan Modification No. 9.19.17 to Redevelopment Area VII for a property located in Lots One (1) through Six (6) of Dawes and Foss 1st and 2nd Addition to the City of Hastings, Adams County, Nebraska, commonly known as 806 West 16th Street.
8. Unfinished Business
 - a. Continued Applications - None
 - b. Tabled Applications - None
 - c. Postponed Applications - None
 - d. Unfinished Applications - None
9. Public Hearings.
 - a. **2017-032.** Public hearing at the request of the Community Redevelopment Authority to recommend approval of Resolution No. 2017-044 for a Blight and Substandard Study for Area I as well as a General Plan for the redevelopment of the area.

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- b. **2017-033.** Public hearing at the request of applicant Joan Shaw for Resolution No. 2017-043, a Conditional Use Permit for a Bed and Breakfast use at 827 North Lincoln Avenue, more particularly described as the East 156 feet and South 82 feet of Block 6, Alexander's First Addition to the City of Hastings, Adams County, Nebraska.
 - c. **2017-034.** Public hearing at the request of the City of Hastings Utilities Department for Resolution No. 2017-041, a Conditional Use Permit for Well 30, located in a portion of Well Field Second Addition to the City of Hastings, generally located 119 feet south of 26th Street and 670 feet west of North Baltimore.
 - d. **2017-035.** Public hearing at the request of the City of Hastings Utilities Department for Resolution No. 2017-042, a Conditional Use Permit for Municipal Well 36, located at the Southwest corner of 12th Street and North Baltimore Avenue.
 - e. **2017-036.** Public hearing on the request of the Development Services Department for Ordinance No. 4527 to amend Section 29-106 of the Hastings City Code, clarifying electrical service meter location requirements.
 - f. **2017-037.** Public hearing on the request of Johnson Imperial Homes for Ordinance No. 4528, a change of zoning from "R-3G Garden Apartment Residential" and "C-3 Commercial Business" to "C-O Commercial Office" for Lochland Meadows Subdivision Number 12, a parcel of land located in the Southeast Quarter (SE1/4) of Section 24, Township 8 North, Range 10 West of the 6th P.M. in the City of Hastings, Nebraska, comprising 4.21 acres more or less.
 - g. **2017-039.** A public hearing at the request of the Development Services Department for Ordinance No. 4530, a zoning change of portions of Westbrook Village 16th Addition and Westbrook Village 11th Subdivision, from "A-Agricultural" and "C-1 Local Business" to "R-1 Single-family Residential."
 - h. **2017-040.** Public hearing at the request of the City Engineer for Ordinance No. 4531, adopting the Stormwater Management Plan (SWMP) and amending Sections 42-102, 42-112, 42-114, and 42-117 of Hastings City Code.
 - i. **2017-041.** Public hearing at the request of Brad Beck, regarding Ordinance No. 4532 vacating a 60 foot public use/right-of-way easement located north of Lot 9, south of Lot 10, east of the west subdivision boundary and west of Wendell Drive in Shadow Ridge Subdivision, containing 0.199 acres more or less.
10. Subdivisions
- a. **2017-043.** Consideration of a final plat for Madi-Park Subdivision, a replat of Brad Beck Subdivision, a portion of Shadow Ridge 3rd Subdivision, and a vacated 60-foot Right-of-way and public use easement of the City of Hastings, Nebraska, containing 2.28 acres more or less.
11. Reports
- a. Committee Reports
 - b. Chairman Comments
 - c. Staff Reports

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- i. NPZA District Meeting Nov. 3 at the new Library. 9am - 4pm. Speakers, lunch, and invaluable training.
- ii. South Street East District Rezone update.

Adjourn