

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
TUESDAY, SEPTEMBER 17, 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, Michelle Lewis, Lou Kully, Ann Hinton, Chuck Rosenberg. and Shawn Rossi. Absent: Greg Sinner, Joe Kindig, and Rakesh Srivastava.

The following City Officials were present: Director/City Engineer, Lee Vrooman, Director of Development Services, Chad Bunger, City Planner, Ember Batelaan, Fire Inspector, Travis Nolan, 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 September 17, 2024, meeting. Moved by Kully, seconded by Hoffman, 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, September 7, 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 August 20, 2024

First Chair Hinton called for a motion to approve the August 20, 2024, minutes. Moved by Rosenberg, seconded by Stutzman. Roll Call: Ayes: Hoffman, Stutzman, Hinton, Rosenberg, Kully, Lewis, and Rossi. Nays: None. Motion Carried: 7-0.

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

Public Hearings

First Chair Hinton opened the Public Hearing.

a. 2024-278 Public hearing for a change of zoning for vacant property

generally located 850 feet south of the intersection of North Elm Avenue and East 26th Street on the west side of North Elm Avenue, City of Hastings, Adams County, Nebraska, from R-1A, Single-Family Residential Large Lot District to R-1, Urban Single-Family Residential District, and to amend the Official Zoning District Map. Bunger gave the Staff Report to consider the request for a change of zoning from R-1A, Single-Family Residential Large Lot District to R-1, Urban Single Family Residential District, and to amend the Official Zoning District Map. Bunger said the Final Plat looks slightly different from the packet, as the northern access road was added off 23rd Street, as Elm 26 had left it short. It connects the private accessway from the apartment complex into the single-family neighborhood. Staff recommends that the Planning Commission recommend approval to the City Council for the request for a change of zoning for vacant property generally located 850 feet south of the intersection of North Elm Avenue and East 26th Street on the west side of North Elm Avenue, from R-1A, Single-Family Residential Large Lot District to R-1, Urban Single-Family Residential District, and to amend the Official Zoning District Map based on the findings in the staff report.

Maria Lagunas, Lagunas Home Construction, 926 S Colorado Avenue. Four years ago, her husband Miguel and she started Lagunas Home Construction. To date, they have built twelve homes out at North Park Commons. They are currently building four in the Lakeview Area. Their business is proposing to create the single-family development and seeking the rezoning, redevelopment plan modification for tax increment financing, and the final plat. They are proposing the development to keep their business growing and have more housing available for the community. Their typical buyers are young families purchasing their second home, which opens their first home for someone else in the community. Maria thanked the commission for their consideration and support of small local businesses, helping them build homes and grow the community.

Stutzman thanked the developers for what they have done for Hastings. The homes built are an asset to the community, and opening homes for first-time buyers.

Hoffman thanked the developers. He lives very close to the homes they are building by the lake and said they are very nice-looking, quality homes. The City needs more housing and as Stutzman said, getting someone in their second home opens up first-time homes.

First Chair Hinton declared the public hearing closed and called for a motion to consider the request for a change of zoning from R-1 A Single-Family Residential Large Lot District to R-1, Urban Single-Family Residential District,

and to amend the Official Zoning District Map and recommend it to the City Council. Kully moved to recommend approval of the rezoning. The motion was seconded by Hoffman. Roll Call: Ayes: Kully, Rosenberg, Rossi, Hoffman, Lewis, Stutzman, and Hinton. Nays: None. Motion carried: 7-0.

First Chair Hinton opened the Public Hearing.

b. 2024-300 Public hearing to consider a request for Plan Modification No. 2024-6 to Redevelopment Area #18 for the Lagunas Home Construction Elm Meadows project. The area of redevelopment is approximately 25.99 acres. The Plan Modification area is generally located 850 feet south of the intersection of North Elm Avenue and East 26th Street on the west side of North Elm Avenue, City of Hastings, Adams County, Nebraska. Bunker provided the Staff Report to consider a request for Plan Modification No 2024-6 to Redevelopment Area #18. The Staff is recommending that the Planning Commission recommend approval to the City Council based on the findings in the staff report and the Redevelopment Plan Modification materials.

Maria Lagunas, Lagunas Home Construction 926 S Colorado Avenue, stated that without the redevelopment plan modification and tax increment financing, the lots come out now to \$80,000.00 per lot, and when land purchase, sewer, streets, and water are totaled. This project is not feasible at that average price per lot. Maria appreciates the Commission's consideration for their application for the plan modification and tax increment financing, which makes the cost per lot more feasible.

Rosenberg questioned the Tax Increment Financing, on the tax value of the new home after purchasing.

Randy Chick, 520 W 1st Street, said any homes built are assessed like any other homes. The difference is that they will receive two tax bills from the Adams County Treasurer. The first bill is based on the base amount established when the project begins. The second tax bill will be for the difference between the base assessment and the final home's assessed value for each lot. Randy described how Tax Increment Financing works in that respect.

First Chair Hinton declared the public hearing closed and called for a motion to consider the request for Plan Modification No. 2024-6 to Redevelopment Area #18 and recommend it to the City Council. Kully moved to approve Plan Modification No 2024-300, seconded by Rosenberg. Roll Call: Ayes: Kully, Rosenberg, Rossi, Hoffman, Lewis, Stutzman, and Hinton. Nays: None. Motion carried: 7-0.

First Chair Hinton opened the Public Hearing

c. 2024-302 Public hearing to consider the request from Hastings Property Holdings, LLC for a Conditional Use Permit for the Noah's Ark Processors Expansion Project. The plant expansion is commonly addressed as 1009 West M Street, City of Hastings, Adams County, Nebraska. Bunger provided the Staff Report to consider the request from Hastings Property Holdings, LLC for a Conditional Use Permit for the Noah's Ark Processors Expansion Project. The Staff is recommending approval for the Conditional Use Permit request, with four conditions.

1. The Site plan be constructed as proposed.
2. The Conditional Use Permit would apply to the possible purchase of City Land.
3. All Permits be acquired.
4. This would have a 180-day validation period.

Joel Freeman, Facility Engineer, 1009 W M Street, Noah's Ark Processors. Freeman said the current situation is they are at maximum capacity, 520 head a day. He spoke about their high-quality product, which is in high demand, and they would appreciate the Commission's assistance with their expansion.

Rosenberg asked Bunger about the fourth condition, 180-day validation period, wondering if the City had ever done that before and if they could get the permits done in six months.

Kully brought up how in six months we will be going into winter.

Bunger said he did not believe Hastings has done this; however, he has familiarity with this from past jobs. The reason for the proposed condition is to ensure that the project is constructed, and the approval does not languish for years, which could cause issues for the neighborhood, if circumstances changed in the area.

Hoffman asked Bunger if in his experience it ever ended up coming back to the Planning Commission, or if that was enough time.

Bunger views the Conditional Use Permits as the project is ready to proceed with building permits.

Hinton added when she read the 180 days, she didn't think that meant everything was completed, that was for the process of permits issued to get going, correct? Bunger agreed.

Stutzman voiced her appreciation for the business and the impact it has on the community and the region's economy. She said she appreciates having a local company producing high quality beef, rather than a large corporation. She said she is excited about this opportunity for Hastings and increasing our workforce.

Hoffman said it is great that the company is considering adding forty jobs in Hastings. He said that growth is happening and it's exciting.

First Chair Hinton declared the public hearing closed and called for a motion to consider the request from Hastings Property Holdings, LLC for a Conditional Use Permit for the Noah's Ark Processors Expansion Project and recommend it to the City Council. Kully moved to approve the Conditional Use Permit request, which was seconded by Lewis. Roll Call: Ayes: Kully, Rosenberg, Rossi, Hoffman, Lewis, Stutzman, and Hinton. Nays: None. Motion carried: 7-0.

First Chair Hinton opened the Public Hearing

d. 2024-301 Public hearing to consider a request for Plan Modification No. 2024-7 to Redevelopment Area #5 for the Noah's Ark Processors, LLC Project. The area of redevelopment is approximately 11.89 acres. The Plan Modification area is commonly addressed as 1009 West M Street, City of Hastings, Adams County, Nebraska. Batelaan provided the Staff Report to consider a request for Plan Modification No. 2024-7 to Redevelopment Area #5 for the Noah's Ark Processors, LLC Project. The Staff recommends approval for the request for Plan Modification No. 2024-7 for Noah's Ark Processors, LLC, and recommends approval to the City Council, based on the findings in the staff report.

Joel Freeman-Facility Engineer, 1009 W M Street, Noah's Ark Processors. The facility had met its life expectancy. One key factor is they are a Kosher facility and the only facility in the country that is certified to ship to Israel. The money from the Tax Increment Financing will help move the sewer and water line that runs down the East side of the building.

Lewis said working with grants before, the grantors want to see local buy-in. It is important to see the City cares and is willing to put money into it, that's important. First Chair Hinton declared the public hearing closed and called for a motion to consider the request from Hastings Property Holdings, LLC for the Redevelopment Plan Modification for the Noah's Ark Processors Expansion Project and recommend it to the City Council. Rosenberg moved to approve the Redevelopment Plan Modification, seconded by Lewis. Roll Call: Ayes: Kully, Rosenberg, Rossi, Hoffman, Lewis, Stutzman, and Hinton. Nays: None. Motion carried: 7-0.

Subdivisions

a. 2024-279 Final Plat for Elm Meadows First Subdivision, a part of the Northeast Quarter, 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. Bunger gave a summary of the Final Plat of Elm Meadows First Subdivision. Staff recommends that the Planning Commission recommend

approval to the City Council for the Final Plat for Elm Meadows First Subdivision, based on the findings in the staff report.

First Chair Hinton asked for a motion to recommend approval for the Final Plat for Elm Meadows First Subdivision and recommend approval to the City Council. Hoffman moved to approve the Final Plat for Elm Meadows First Subdivision, a part of the Northeast Quarter, 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., seconded by Kully. Roll Call: Ayes: Kully, Rosenberg, Rossi, Hoffman, Stutzman, Lewis, and Hinton. Nays: None. Motion carried: 7-0.

Work Session

- a. **Review the Final Draft of the On Horizon Hastings Comprehensive Development Plan.** Bunger provided a brief overview of the draft plan and the anticipated adoption timeline. He said the Public Draft meets the minimum requirements by State statutes and appreciates Marvin Planning Consultants' work.

Bunger mentioned the Engage Hastings page and a newsletter feature on the website.

Bunger also mentioned the Community Open House on Tuesday, September 24th at the Hastings Library at 5:30 p.m. Marvin Planning Consultants will be there.

Bunger thanked the members of the Planning Commission who volunteered their time to read through the earlier draft giving us feedback and helping guide us through this project.

Hoffman brought up zoning differences in the area around the meat packing plant and they discussed how that would be handled.

Kully asked about any state or city regulations or laws requiring the City of Hasting to put negative comments in the report. The Commission discussed how to provide details from the plan's initial survey and stakeholder group meetings to appropriately note positive statements and issues or concerns raised by the public. Rosenberg mentioned that Marvin Planning would be at the Open House next Tuesday, September 24th and they can talk to them about other communities for their Comprehensive Plans. Bunger stated there are no state statutes, it's the community document. It is in there for transparency's sake.

Reports

- a. **Committee Reports:** Bunger said the Comprehensive Plan group met a couple of weeks ago to review the latest draft. The Zoning Update ad hoc group hasn't met since the last Commission Meeting, but he anticipates that they will meet in mid-October ahead of upcoming community meetings and a Commission work session to review the Sign Code update. The housing group has not met.
- b. **Chairman Comments:** None
- c. **Staff Reports:** None.

Adjourn

First Vice Chair Hinton called for a motion to adjourn at 5:37 p.m. Moved by Kully to adjourn, seconded by Rosenberg. Roll Call: Ayes: Kully, Rosenberg, Rossi, Hoffman, Hinton, Lewis, and Stutzman. Nays: None. Motion carried 7-0.

First Vice Chair