

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
TUESDAY, OCTOBER 15, 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.

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

The following City Officials were present: City Attorney, Jesse Oswald, Director/City Engineer, Lee Vrooman, Director of Development Services, Chad Bunger, 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 Vice Chair Hinton led the Commission in the recital of the Pledge of Allegiance to the United States of America.

First Vice Chair Hinton called for a motion to adopt the current agenda for the October 15, 2024, meeting. Moved by Sinner, seconded by Srivastava, to adopt the current agenda. Ayes: Hoffman, Sinner, Stutzman, Hinton, Rosenberg, Srivastava and Rossi. Nays: None. Motion carried: 7-0.

PUBLIC NOTICE - Official Notice of the Regular Meeting was published in the Hastings Tribune on Saturday, October 12, 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 September 17, 2024, minutes. Moved by Hoffman, seconded by Rosenberg. Roll Call: Ayes: Hoffman, Stutzman, Hinton, Srivastava, Rosenberg, and Rossi. Nays: None. Abstain: Sinner. Motion Carried: 6-0-1.

First Chair Hinton read the Public Hearing Rules.

First Chair Hinton opened the Public Hearing.

a. 2024-394 Public hearing for a change of zoning for Lot 1, Block 4, Lochland Meadows Subdivision Number Two, generally located to the

northwest of the intersection of West Lochland Road and Pintail Avenue, from R-1, Urban Single-Family District to R-2, Mixed Density Neighborhood District, and to amend the Official Zoning District Map. Batelaan gave the Staff Report to consider the request for a change of zoning from R-1, Urban Single-Family Residential District to R-2, Mixed Density Neighborhood District on Lot 1, Block 4, of Subdivision Number 2, and to amend the Official Zoning District Map. The Staff is recommending that the Planning Commission recommend approval to the City Council based on the findings in the staff report.

With no one speaking, 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 Urban Single Family Residential District to R-2, Mixed Density Neighborhood District, and to amend the Official Zoning District Map and recommend it to the City Council. Sinner moved to recommend approval. Hoffman seconded the motion. Roll Call: Ayes: Rosenberg, Rossi, Hoffman, Stutzman, Sinner, Srivastava and Hinton. Nays: None. Motion carried: 7-0.

First Chair Hinton opened the Public Hearing.

b. 2024-407 Public hearing to consider a request for Plan Modification No. 2024-8 to Redevelopment Area #5 for the Cedar Park Redevelopment project. The area of redevelopment is approximately 3.67 acres and is generally located to the southeast of the intersection of East D Street and South Cedar Avenue in the City of Hastings, Adams County, Nebraska. Batelaan provided the Staff Report to consider a request for Plan Modification No. 2024-8 to Redevelopment Area #5. This project is in the long-term best interest of the community. The Staff is recommending that the Planning Commission recommend approval to the City Council based on the findings in the staff report for the Redevelopment Plan Modification.

Ed Fleharty, 511 S. Rhode Island, asked if there was an artist rendering of the project and what it would look like. Will they look like properties on E Street and H Street, it seems like they are the same owners as those townhomes, and would they be locally managed?

Evan Clark, Developer-Hoppe Development, 3224 Greta Dr, Roca, NE. The development on Cedar and D Street will be a mixed-income project. There will be 58 total units and two co-located projects. One individual must be 55 or older. Clark also discussed the second project on the right, the workforce housing project. The majority would be without any income requirements. Clark gave a general overview of the project and appreciated the questions. Clark answered Fleharty's question by saying they do not have any projects or properties in the City of Hastings. They do have similar projects in the area, being a developer out of Lincoln, most of their projects are statewide. Some are in Grand Island and Lexington. Clark stated their projects have their own property management

and construction team, so they are involved from day one through construction, management, and compliance, having management on-site with maintenance for any issues. Clark said they take pride in their projects and their looks as well.

Hinton asked Clark if they would have basements. Clark said no, just slabs. Hinton said Clark mentioned a clubhouse, will it have a basement? Clark said there are no basements, they typically have a safe area in their developments. With the Commission's recommendation, they can incorporate something like that. Hinton said her concern was a safe area, living in Nebraska.

Rosenberg said there is some paving in your budget and asked Clark would South Cedar Avenue be paved as well. Clark said yes, it will be paved.

Hoffman asked what the timeline was for Project A and B. Clark said Project A and B would be done at the same time. Construction will start in the Spring of 2025 and then probably a 12–14-month completion, available for occupancy in the Spring of 2026.

Stutzman's question to either Chick or Bunger, was can you explain what the standard is for how many Tax Increment Financing Projects the community could sustain? She feels it's a piece that leads to misunderstanding.

Randy Chick, 520 W 2nd St #200, on behalf of the Community Redevelopment Authority, Director. Chick thanked the Commission for the opportunity to talk about Tax Increment Financing again, saying it's interesting, how occasionally, we have a flurry of activity, and this year has been a flurry. 2024-8 represents the 8th TIF Project we brought to the Commission in 2024. Last year, there was one. Over 36-plus years, they averaged about three a year, and in 1994, there were twelve. Chick spoke on the percentages for each community, Hastings using the least. As a community we always talk about growth, and communities around us are utilizing TIF more than we are, or at least at a higher percentage, maybe that is one of the reasons we aren't growing, we haven't been utilizing it enough. This year is an exception, he doesn't anticipate this same kind of activity next year.

Hoffman asked Vrooman if there were any reasons to look at traffic with this development. Vrooman stated that with the highway project coming through, there is no way to know which direction people will leave from the development. If they see something, they will address it then.

Sinner said he knew where Mr. Fleharty was going, and asked Clark if they contract the management or do, they have it in-house. Clark answered that it was in-house. Sinner said so, you know what is going on in Hastings, on any given day through your manager. Clark clarified yes.

Rosenberg asked Vrooman about the State project that is going to happen at D and Elm, has the state considered a traffic signal there with Good Samaritan and

everything?

Vrooman said to his understanding, until it warrants the need for a traffic signal, the State would be reluctant to put one up.

First Chair Hinton declared the public hearing closed and called for a motion to consider the request for Plan Modification No. 2024-8 to Redevelopment Area #5 and recommend it to the City Council. Rosenberg moved to approve Plan Modification No 2024-8, seconded by Sinner. Roll Call: Ayes: Rosenberg, Rossi, Hoffman, Stutzman, Sinner, Srivastava and Hinton. Nays: None. Motion carried: 7-0.

Work Session

- a. **Work Session to discuss draft of Zoning Regulations Updates. The draft regulations include a rewrite of Sec. 34-309.Signs., Sec. 34-314. Small wind energy systems, and Article VI-Nonconformities.** Bunger discussed the staff's work of updating three of areas of the Zoning Code, including the Sign Code (Sec. 34-309), Nonconformities (Art. VI), and Small Wind Energy Systems (Sec. 34-314). The Commission provided feedback for each the proposed draft regulations.

- b. **Presentation of One and Six-Year Street Improvement Plan.**

Vrooman provided a brief overview of the One and Six-Year Street Improvement Plan. The Commission asked questions about upcoming projects and provided feedback on the engineering project plan.

Reports

- a. **Committee Reports:** Hoffman asked how Bunger felt recent open house for the Comprehensive Plan. Bunger said that they received good comments and feedback from those in attendance. Bunger also mentioned that the adoption of the Comprehensive Plan will be delayed until after the first of the year to allow the new City Council to be seated and informed.
 - b. **Chairman Comments:** None.
 - c. **–Staff Reports:** Bunger said we are busy with Grants, including grant applications for an EPA Brownfields Cleanup Grant for the former Hastings Middle School, a US DOT grant for multi-modal connectivity, and the City should hear back soon about the CDBG Infrastructure grant for K & K Manufactured Home Park.

Bunger noted that several of the planning projects approved this spring and summer have applied for building permits and construction is set to begin in the upcoming month.

Hoffman asked if the school districts were informed of the recent residential developments approved? Bunger noted the public hearing requirements for the redevelopment plan modification process for tax increment financing includes notifying the school district the site is within, as well as other taxing entities. Bunger also noted recent comments made by a School Superintendent at a recent public hearing about the plan modification.

Rosenberg asked about the delay of the Elm 26 rezoning ordinance at the City Council. Bunger responded that there was a technical issue with the legal description that needed time to get corrected. The item should pass at the next Council meeting.

Hoffman noted that the City Council Meeting seemed receptive to the 180-day validation period for conditional use. Hoffman reiterated his support for the validation period to make sure projects move along.

Batelaan spoke about the Downtown Creative District Project that is nearing completion, hoping to submit it in the upcoming week.

Murphy reported a brief update on Delegated Authority and construction projects happening throughout the City.

Bunger let the Commission know that after 32 ½ great years working for the City of Hastings, Teri Schelkopf retired on October 4th. Bunger thanked her dedication to the City of Hastings and the Development Services Department. Sinner also thanked Teri as he worked with her from day one, and she was very dedicated.

Adjourn

First Chair Hinton called for a motion to adjourn at 5:15 p.m. Moved by Sinner to adjourn, seconded by Hoffman. Roll Call: Ayes: Rosenberg, Rossi, Hoffman, Hinton, Sinner, Srivastava, and Stutzman. Nays: None. Motion carried 7-0.

First Vice Chair Hinton