

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
TUESDAY, DECEMBER 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 December 17, 2024.

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

The following City Officials were present: City Administrator Mark Funkey, Director/City Engineer, Lee Vrooman, City Attorney, Jesse Oswald, 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.

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

Chair Sinner called for a motion to adopt the current agenda for the December 17, 2024, meeting. Moved by Hinton, seconded by Lewis, to adopt the current agenda. Ayes: Kindig, Srivastava, Hinton, Rosenberg, Sinner, 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, December 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 October 15, 2024

Chair Sinner called for a motion to approve the October 15, 2024, minutes.

Moved by Rosenberg, seconded by Rossi. Roll Call: Ayes: Kindig, Sinner, Hinton, Rosenberg, and Rossi. Nays: None. Abstain: Lewis Motion Carried: 6-0-1.

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

Public Hearings

Chair Sinner opened the Public Hearing.

- a. **2024-613 Public hearing for a change of zoning for a 3.91-acre tract of land commonly addressed as 410 North Adams Central Avenue, Adams County, Nebraska, from A, Agricultural District to I-1, Light Industrial District, and to amend the Official Zoning District Map.**

Bunger gave the Staff Report to consider the request for a change of zoning from A, Agricultural District, to I-1, Light Industrial District, and to amend the Official Zoning District Map. Bunger asked to include item 2024-614 for the Preliminary/Final Plat for Kevin Burr Subdivision, in the Southwest Quarter of Section 9, Township 7 North, Range 10 West of the 6th P.M., within the extraterritorial jurisdiction of the City of Hastings, Adams County, Nebraska, stating they were related. Sinner noted that would be fine. Staff recommended that the Planning Commission recommend approval to the City Council for the request for a change of zoning for the 3.91-acre tract of land commonly addressed as 410 North Adams Central Avenue and recommends approval for the Preliminary/Final Plat for Kevin Burr Subdivision, in the Southwest Quarter of Section 9, Township 7 North, Range 10 West of the 6th P.M., within the extraterritorial jurisdiction of the City of Hastings, Adams County, Nebraska and to amend the Official Zoning District Map based on the findings provided in the staff report.

Hinton thought she misunderstood something because Bunger mentioned residential lots. Her understanding was this was to remain I-1 Industrial building. Bunger replied yes, that is correct, apologized for misspeaking. They are rezoning to the light industrial district. This business will remain on site, and the rezone is made to accommodate that.

Sinner asked Murphy when something comes in like this, two-mile jurisdiction, does the Fire Department reach out to the Rural Fire Department for any comments or concerns? Murphy replied that typically when they reach out is when it affects a building plan, or site plan, since there are no physical changes to the site, and it's not a building permit, they do not reach out.

Chair Sinner declared the public hearing closed and called for a motion to consider the request for a change of zoning from A, Agricultural District, to I-1, Light Industrial District, to amend the Official Zoning District Map and recommend it to the City Council. Rosenberg moved to recommend approval of the rezoning based on findings in the staff report, seconded by Srivastava. Roll Call: Ayes: Kindig, Rosenberg, Rossi, Sinner, Lewis, Srivastava and Hinton. Nays: None. Motion carried: 7-0.

Subdivisions

- a. **2024-614 Preliminary/Final Plat for Kevin Burr Subdivision, in the Southwest Quarter of Section 9, Township 7 North, Range Ten West of the 6th P.M. within the extraterritorial jurisdiction of the City of Hastings, Adams County, Nebraska** Bunger gave a summary of the Preliminary/Final Plat for Kevin Burr Subdivision with Case #2024-613.

Chair Sinner asked for a motion to recommend approval for the Preliminary/Final Plat for Kevin Burr Subdivision to the City Council. Hinton moved to approve the Preliminary/Final Plat for Kevin Burr Subdivision, in the Southwest Quarter of Section 9, Township 7 North, Range Ten West of the 6th P.M. in the City of Hastings, Adams County, Nebraska., based on findings in the staff report, seconded by Lewis. Roll Call: Ayes: Kindig, Rosenberg, Rossi, Sinner, Srivastava, Lewis, and Hinton. Nays: None. Motion carried: 7-0.

- b. **2024-615 Preliminary/Final Plat for Gartner Farms Third Subdivision, in the Southwest Quarter of the Southeast Quarter of Section 20, Township 8 North, Range 9 West of the 6th P.M., within the extraterritorial jurisdiction of the City of Hastings, Adams County, Nebraska. Nebraska** Bunger gave a summary of the Preliminary/Final Plat for Gartner Farms Third Subdivision. Staff recommended that the Planning Commission recommend approval to the City Council for the Preliminary/Final Plat for Gartner Farms Third Subdivision.

Chair Sinner asked for a motion to recommend approval for the Preliminary/Final Plat for Gartner Farms Third Subdivision to the City Council. Rossi moved to approve the Preliminary/Final Plat for Gartner Farms Subdivision, in the Southwest Quarter of the Southeast Quarter of Section 20, Township 8 North, Range 9 West of the 6th P.M. in the City of Hastings, Adams County, Nebraska., based on the findings presented in the staff report, seconded by Rosenberg. Roll Call: Ayes: Kindig, Rosenberg, Rossi, Sinner, Srivastava, Lewis, and Hinton. Nays: None. Motion carried: 7-0.

Reports

- a. **Committee Reports:** Bunger noted the Sign Regulations Non-Conformities and Small Energy Wind Systems will be brought to a Work Session in the next month. He hopes to get it adopted by the City Council in February or March. The staff has transitioned to updating the Administration and Accessory Use

sections. These are two areas that staff recognize need work to make the development process simpler to understand and use. Staff will finalize the section outlines and get them to the committee for review.

Regarding the Comprehensive Plan, we are looking forward to presenting it to the City Council in January. If everything goes well with that work session, we expect the adoption process to begin in February.

- b. **Chairman Comments:** Sinner thanked the Planning Commission for their patience and time through his illness and hopes to return to speed in January.

Sinner thanked Brian Hoffman for his time on the Commission. They all enjoyed his comments and different perspectives, and Sinner knows Brian will keep an eye on the Commission now that everything gets pushed up to the City Council.

Sinner introduced and welcomed Joe Kindig, who was our alternate and is now a full-time planning member. Kindig is happy to be back and appreciates that.

Sinner, on behalf of the Commission, thanked and welcomed back Jesse Oswald for another four years. Sinner congratulated Vrooman on his reappointment and Mark Funkey on his permanent appointment. He passed on that the Commission likes seeing their presence at the meetings and the support from all the staff, so if a question arises, it can be answered before it goes before the City Council.

Mark Funkey stated he is happy to be here and enjoys hearing their thoughts and comments on these projects. He feels it's important to hear what is said, so if there are any comments from the City Council, he can answer them. Funkey recognized the staff saying they do a tremendous job of preparing and bringing them forward. It's greatly appreciated.

- c. **Staff Reports:** Vrooman is in the middle of the highway project design. Murphy mentioned that Buffalo Wild Wings is open now and has other active permits for that same building; things are continually going on at Heartwell Renewables. Landmark Implement is very close, as are several other big projects. The Theatre District apartment building is cruising and going much smoother, and other smaller projects are keeping everyone busy.

Bunger told everyone that Kevin Kubo moved to a different position with the City of Fremont. His last day was November 2nd. We missed him in the office and what he did for the building community, but he wanted to be closer to family. He will be greatly missed. We are actively recruiting for that position, and it closes this Thursday. The Department has created a plan B to ensure

we meet the community's permits and inspections needs. Bunger said he appreciated his crew in the building division. It has been a relatively smooth transition after Kevin moved on, and we appreciate their work.

Bunger mentioned the City's recent success in receiving three grants from the State's Community Development Block Grant. Our Downtown, through the Community Redevelopment Authority, received another round of Downtown Revitalization funding to help rehabilitate buildings in the Business Improvement District. REVIVE, Inc. also received a big grant to support its substance abuse program and renovation project. The City received around 300,000 to install a new water line for the K & K Plaza Manufactured Home Park.

The Planning Division had an exceptionally busy year. Bunger stated he appreciates the Planning Commission's role in these projects—nearly 700 new dwelling units through the process of planning, subdivision, and redevelopment plan modifications. Several projects are underway, including the low to moderate-income homes on F and Franklin, the apartments at the Elm 26 development, and the new dorms at Hastings College, 55 units. Housing in Hastings has been a busy and exciting year.

Sinner thanked Bunger on behalf of the Planning Commission for his work, which has made their lives easier.

Sinner reminded the Commission that the January meeting has been moved to the 28th, and it could be lengthy, so he would appreciate everyone being there.

Adjourn

Chair Sinner called for a motion to adjourn at 4:39 p.m. Moved by Rosenberg to adjourn, seconded by Rossi. Roll Call: Ayes: Kindig, Rosenberg, Rossi, Sinner, Srivastava, Lewis, and Hinton. Nays: None. Motion carried: 7-0

Chair Greg Sinner