

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
TUESDAY, MARCH 4, 2025

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 March 4, 2025

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

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

Joe Kindig arrived at 4:02 p.m.

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 March 4, 2025, meeting. Moved by Hinton, seconded by Rosenberg, to adopt the current agenda. Ayes: Kindig, Stutzman, 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, February 22, 2025. 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 December 17, 2024

Chair Sinner called for a motion to approve the December 17, 2024, minutes. Moved by Rossi, seconded by Hinton. Roll Call: Ayes: Kindig, Sinner, Hinton, Rosenberg, Lewis, and Rossi. Nays: None. Abstain: Stutzman. 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. **2025-50 Public hearing for a change of zoning for property commonly addressed as 913 W J Street, from R-1, Urban Single-Family Residential District to C-3, Commercial Business 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 C-3, Commercial Business District, and to amend the Official Zoning District Map. Staff recommended that the Planning Commission recommend approval to the City Council for a change of zoning for property commonly addressed as 913 W J Street, from R-1, Urban Single-Family Residential District to C-3, Commercial Business District, and to recommend approval to amend the Official Zoning District Map based on the findings provided in the staff report.

With no one speaking, Chair Sinner declared the public hearing closed. Chair Sinner asked for a motion to recommend approval for a change of zoning for the property commonly addressed as 913 W J Street. Rosenberg moved to recommend approval based on findings in the staff report, seconded by Lewis. Roll Call: Ayes: Kindig, Rosenberg, Rossi, Sinner, Stutzman, Lewis, and Hinton. Nays: None. Motion carried: 7-0.

Chair Sinner opened the Public Hearing.

- b. **2025-60 Public Hearing to consider a resolution for the adoption of the City of Hastings' Comprehensive Plan Update, titled City of Hastings, Nebraska Comprehensive Plan 2025.** Bunger summarized the adoption of the City of Hastings' Comprehensive Plan Update, as it had been reviewed several times. Bunger thanked our consultant, Marvin Planning Consultants, the Development Staff, the Planning Commission, and the City Council for bringing us to this point. Staff recommended that the Planning Commission recommend approval to the City Council to adopt the City of Hastings' Comprehensive Plan Update, titled *City of Hastings, Nebraska Comprehensive Plan 2025*.

The Planning Commission and staff discussed parts of the plan and possible edits and revisions to the draft.

Chair Sinner thanked Chad and the Department of Development staff, all City Department staff, and the Commissioners who attended community meetings and events.

Chair Sinner declared the public hearing closed.

Chair Sinner asked for a motion to recommend approval for the adoption of the City of Hastings' Comprehensive Plan Update. Rossi moved to recommend approval for the adoption of the City of Hastings' Comprehensive Plan Update, Titled **City of Hastings, Nebraska Comprehensive Plan 2025**, seconded by Stutzman. Roll Call: Ayes: Kindig, Rosenberg, Rossi, Sinner, Stutzman, Lewis, and Hinton. Nays: None. Motion carried: 7-0.

Special Order of Business

- a. Election of Chairperson: Rosenberg asked for a motion to recommend Greg Sinner as the Chairperson, seconded by Rossi. Roll Call: Ayes: Kindig, Rosenberg, Rossi, Sinner, Stutzman, Lewis and Hinton. Nays: None. Motion carried 7-0.
- b. Election of Vice-Chairperson: Sinner asked for a motion to recommend Chuck Rosenberg as the Vice-Chairperson, seconded by Hinton: Roll Call: Ayes: Kindig, Rosenberg, Rossi, Sinner, Stutzman, Lewis, and Hinton. Nays: None. Motion carried: 7-0.
- c. Election of Second Vice-Chairperson: Rosenberg asked for a motion to recommend Michelle Lewis as the Second Vice-Chairperson, seconded by Sinner. Roll Call: Ayes: Kindig, Rosenberg, Rossi, Sinner, Stutzman, Lewis and Hinton. Nays: None. Motion carried: 7-0.

Reports

- a. **Committee Reports:** None
- b. **Chairman Comments:** Sinner asked Tony Herrman for assistance with informing the community about the Comprehensive Plan adoption and to thank the community for their input in the plan process.
- c. **Staff Reports:** Lee Vrooman discussed the Highway 6 Project.

Danny Graves introduced himself to the Commission as the new Chief Building Official.

Murphy shared that Hastings conducted 161 fire plan reviews in 2024, as a comparison to the City of Grand Island who conducted 164 fire plan reviews in 2023, and for a community half that size, brings things into perspective. He also provided an update on current construction projects and the progress of delegated authority.

Mayor Beckby commented that he is working to involve himself more in the boards and committees of the City and be a part of the community as much as he can. He thanked the Planning Commission for their work.

Funkey thanked Mayor Beckby for his involvement and engagement with the staff and the community and is becoming a strong asset for the City of Hastings. He also thanked the Planning Commission and the staff for their work on the Comprehensive Plan project.

Bunger updated the Commission on several projects, including the Micro-TIF program, the ReThink Our Street Project on First Street, and zoning code updates, which include the draft Sign Code. Bunger thanked the Commission for their support and guidance in these projects.

Rosenberg asked Bunger about the status of the proposed Car Wash on Burlington Avenue. Bunger noted that the City worked with the property owner to remove the vacant homes. He has no update on the potential for the car wash to be built.

Stutzman expressed concern about the sidewalks at that site following the homes being removed. Bunger noted that the Engineering Department is aware of the issue and is working with the contractor to repair the sidewalks.

Bunger announced this would be Ann Hinton's last meeting as a Planning Commissioner for the City of Hastings. He thanked her for her service to the community, it was a pleasure to work with her, and her leadership will be missed! Sinner expressed his gratitude for her work and appreciated her filling in for him during his illness.

Adjourn

Chair Sinner called for a motion to adjourn at 4:45 p.m. The motion was moved by Rosenberg, seconded by Lewis. Roll Call: Ayes: Kindig, Rosenberg, Rossi, Sinner, Stutzman, Lewis, and Hinton. Nays: None. Motion carried: 7-0

Chair Greg Sinner