

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
TUESDAY, MARCH 18, 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 18, 2025

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

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, Chief Building Official, Danny Graves, City Planner, Ember Batelaan, Community Risk Reduction Officer, Anthony Murphy, Public Information Manager, Tony Herrman, Utility IT Manager, Kirk Layton, and Administrative Assistant, Melissa Woodard.

Joe Kindig arrived at 4:01 p.m.

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

First Chair Rosenberg called for a motion to adopt the current agenda for the March 18, 2025, meeting. Moved by Lewis, seconded by Srivastava, to adopt the current agenda. Ayes: Kindig, Stutzman, Rosenberg, Lewis, Srivastava, Rossi. Nays: None. Motion carried: 6-0.

PUBLIC NOTICE - Official Notice of the Regular Meeting was published in the Hastings Tribune on Saturday, March 8, 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 March 4, 2025

First Chair Rosenberg called for a motion to approve March 4, 2025, minutes. Moved by Rossi, seconded by Kindig: Roll Call: Ayes: Kindig, Rosenberg, Srivastava, Lewis, Rossi, and Stutzman. Nays: None. Motion Carried: 6-0.

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

Public Hearings

First Chair Rosenberg opened the Public Hearing.

- a. **2025-83 Public hearing for a change of zoning for property commonly addressed 705 W Franklin Street, from R-1, Urban Single-Family Residential District to R-2, Mixed Density Neighborhood 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-1, Urban Single-Family Residential District, to R-2, Mixed Density Neighborhood 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 705 W Franklin Street, and to recommend approval to amend the Official Zoning District Map based on the findings provided in the staff report.

Speaker Dave Hogle, 1302 N. Laird Ave., Hastings, Nebraska, was available for questions. First Chair Rosenberg declared the public hearing closed.

First Chair Rosenberg asked for a motion to recommend approval for a change of zoning for the property commonly addressed as 705 W Franklin Street. Stutzman moved to recommend approval for a change of zoning for property commonly addressed as 705 W Franklin Street from R-1, Urban Single-Family Residential District to R-2, Mixed Density Neighborhood District, and to amend the Official Zoning District Map, seconded by Rossi. Roll Call: Ayes: Kindig, Rosenberg, Rossi, Stutzman, Lewis, and Srivastava. Nays: None. Motion carried: 6-0.

First Chair Rosenberg opened the Public Hearing.

- b. **2025-82 Public Hearing to consider a request for a Conditional Use Permit for a self-service storage facility in a portion of the existing building at 1115 W 2nd Street, City of Hastings, Adams County, Nebraska. The property is zoned I-1, Light Industrial District.** Bunger gave the Staff Report to consider a request for a Conditional Use Permit for a self-service storage facility in a portion of the existing building at 1115 W 2nd Street, City of Hastings, Adams County, Nebraska. Staff recommended that the Planning Commission recommend approval to the City Council to consider a request for a Conditional Use Permit for 1115 W 2nd Street, City of Hastings, Adams County, Nebraska, based on the findings provided in the staff report.

Jordan Raybould, 2724 Bradfield Dr, Lincoln NE. Jordan discussed having attempted to lease that space for several years. They are trying to find great use for the space, that would add value to the city.

Rossi asked if this was unmonitored access by an app or electronic access would there be a need for security in the building?

Raybould explained they cannot access the building without access to the app, according to vendors he's spoken with. There will be security cameras in use in every hallway to help people feel safe, and they will have 24-hour access, but only if they have the app.

First Chair Rosenberg declared the Public Hearing closed.

First Chair Rosenberg asked for a motion to recommend approval to consider a request for a Conditional Use Permit for a self-service storage facility at 1115 W 2nd Street. Rossi moved to recommend approval to consider a Conditional Use Permit at 1115 W 2nd Street, seconded by Srivastava. Roll Call: Ayes: Kindig, Rosenberg, Rossi, Stutzman, Lewis, and Srivastava. Nays: None. Motion carried: 6-0.

First Chair Rosenberg opened the Public Hearing.

- c. **2025-86 Public Hearing to consider a request for Plan Modification No. 2025-1 to Redevelopment Area #1 for the Brant Rentals 811 W 1st Redevelopment Project. The area of redevelopment is approximately 7,840 square feet (.18 acres) in area. The plan Modification area is generally located to the southwest of the intersection of West 1st Street and N. Lincoln Avenue, City of Hastings, Adams County, Nebraska.**

Batelaan gave the Staff Report to consider a request for Plan Modification No. 2025-1 to Redevelopment Area #1 for the Brant Rentals 811 W 1st Redevelopment Project. Staff recommended that the Planning Commission recommend approval to the City Council to consider a request for Plan Modification No. 2025-1, based on the findings provided in the staff report.

Jeb Brant, 725 W 2nd Street, spoke about the lack of retail space downtown and this would create more with this new building. Aesthetically, it should be a cool-looking building, with good use and purpose. He stated he has used TIF in the past for other projects, which help developers a lot. He appreciates the opportunity.

First Chair Rosenberg declared the Public Hearing closed.

First Chair Rosenberg asked for a motion to recommend approval to consider a request for a Plan Modification No. 2025-1 to Redevelopment Area #1 for the Brant Rentals 811 W 1st Redevelopment Project. Srivastava moved to recommend approval to consider a Conditional Use Permit at 811 W 1st,

seconded by Rossi. Roll Call: Ayes: Kindig, Rosenberg, Rossi, Stutzman, Lewis, and Srivastava. Nays: None. Motion carried: 6-0.

First Chair Rosenberg declared the Public Hearing open.

- d. **2025-87 Public Hearing to consider a request for Plan Modification No.2025-2 to Redevelopment Area #14 for the Trailside Village Redevelopment Project. The area of redevelopment is approximately 3.56 acres. The Plan modification area is generally located to the Southeast of the Intersection of East 31st Street and West Laux Drive, City of Hastings, Adams County, Nebraska.** Bunger gave the Staff Report to consider a request for Plan Modification No. 2025-2 to Redevelopment Area #14 for the Trailside Village Redevelopment Project. Staff recommended that the Planning Commission recommend approval to the City Council to consider a request for Plan Modification No. 2025-2 based on the findings provided in the staff report.

Dave Rippe, 1312 Heritage Drive, Hastings, Nebraska, called this a pilot project, discussing TIF assistance to help provide Affordable Housing. The Trailside Village Development will have 11 Duplex units, 22 housing units, and two tri-plexes, for a total of 28 housing units to be leased at first, then sold to single-family homeowners.

Shannon Landauer, HEDC, 301 S Burlington Ave., said this property is unique in elevation changes, and shape. That makes it unable to have single-family development there of any kind at an affordable rate. She is excited that this involves the workforce housing development, with a single-family feel. She wanted to put it on record to state their support and offering support in the workforce funding.

Srivastava asked Bunger if the pro forma provided in the application considered the owner-occupied sales proposed to occur in 7-10 years. Bunger said that the pro forma provided by the CRA's application only considered the first four years of the development.

Rippe said they are hopeful that the market will accept these as single-family homes, explaining comparisons in the neighborhood.

Srivastava said you plan to use these for 7-10 years as rentals, so those potential homeowners will have the option to lease to buy or be purely leased, and when they come for sale, will it be fair market value?

Rippe said the intent is not to be a lease-to-own type of structure. Those units are purely leased, and later into this business model; when people move,

instead of re-renting those units, they would put them for sale at a market rate, not all at the same time, but when they become available.

Stutzman commented that having worked in workforce development and getting young people trained in Hastings, she appreciated the risk in the model they are taking, and working with Chief before, appreciates the value they bring, so thank you for this.

Rosenberg said he was out there today and drove around, amazed at how many new homes and construction was going on. He only saw a couple of homes for sale, most were occupied.

First Chair Rosenberg declared the Public Hearing closed.

First Chair Rosenberg asked for a motion to recommend approval to consider a request for a Plan Modification No. 2025-2 to Redevelopment Area #14 for the Trailside Village Redevelopment Project. Lewis moved to recommend approval to consider Plan Modification No. 2025-2 to Redevelopment Area #14 for the Trailside Village Redevelopment Project, seconded by Kindig. Roll Call: Ayes: Kindig, Rosenberg, Rossi, Stutzman, Lewis, and Srivastava. Nays: None. Motion carried: 6-0.

Subdivisions

None

Reports

- a. **Committee Reports:** None
- b. **Chairman Comments:** First Chair Rosenberg welcomed Shawn and Joe as their terms were recently renewed, for another three years.
- c. **Staff Reports:** Bunger mentioned the work session with the City Council the night before regarding Micro-TIF and the proposed zoning code updates. Bunger noted that staff is working on the next round of zoning code updates for the administration section and accessory use section.

Rosenberg told Mayor Beckby he appreciates his attendance at the Planning Commission meetings, it means a lot to the Commissioner, and that the City Officials are interested in what is happening as well.

Adjourn

First Chair Rosenberg called for a motion to adjourn at 4:53 p.m. Motion was moved by Rossi, seconded by Srivastava. Roll Call: Ayes: Kindig, Rosenberg, Rossi, Stutzman, Lewis, and Srivastava. Nays: None. Motion carried: 6-0

First Chair Chuck Rosenberg