

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Monday, September 18, 2017

Pursuant to due call and notice thereof, a meeting of the Hastings Planning Commission was conducted in the City Building, 220 North Hastings Avenue, on September 18, 2017.

The meeting was called to order at 4:00 p.m. in Regular Session by Chair Napier with the following members present: Chuck Rosenberg, Keith Napier, Lou Kully, Gavin Raitt, Megan Arrington-Williams, Rakesh Srivastava, Dave Johnson, and Jodi Graves. Absent: Dale Hamburger, Marshall Gaines.

The Chair led the group in recital of the Pledge of Allegiance.

Moved by Lou Kully, seconded by Chuck Rosenberg, to adopt the current agenda for the Planning Commission meeting. Roll Call: Ayes: Keith Napier, Chuck Rosenberg, Lou Kully, Dave Johnson, Gavin Raitt, Jodi Graves, Rakesh Srivastava, Megan Arrington-Williams. Nays: None. The motion carried.

Chair Napier read the Public Notice - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, September 15, 2017. 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 located at the back of the Council Chambers. Also, a current copy of the Nebraska Open Meetings Act is posted on the south wall of the Council Chambers which is accessible to members of the public.

Moved by Lou Kully, seconded by Rakesh Srivastava, to approve the minutes of the August 21, 2017, meeting. Roll Call: Ayes: Keith Napier, Chuck Rosenberg, Lou Kully, Dave Johnson, Gavin Raitt, Jodi Graves, Rakesh Srivastava, Megan Arrington-Williams. Nays: None. The motion carried.

9. Public Hearings.

a. 2017-025. Public hearing on a request of the Hastings Community Redevelopment Authority to consider Plan Modification # 08.15.17 to Redevelopment Plan 1 for Lots One (1), Two (2), and Three (3), Davis Addition, City of Hastings, Adams County, Nebraska, according to the recorded plat thereof.

The legal was read into the record.

Chair Napier declared the public hearing open.

Don Threewitt explained approval of this item allows for redevelopment funding to be applied to the property known as The Block 27 Lofts Phase 2. The property includes 5,300 square feet of interior space which will be developed into first floor commercial and six second floor apartments. Façade renovation costs are \$125,000.00 and the CRA intends to provide funds for façade, sidewalk, landscape, public parking lot improvements, and other costs estimated to be \$900,000.00. The effective date of the provision would be January 1, 2018, which would also be the valuation date for TIF monies. Staff recommends approval of Plan Modification #8.15.17 to Redevelopment Plan 1.

Randy Chick representing the Community Redevelopment Authority. He stated total project costs are \$900,000.00 not the cost the CRA will be providing.

Mr. Chick explained that for each area that the CRA and City declares as blighted and substandard, the CRA develops a Blight and Substandard Study and a general redevelopment plan for the area. Each time the CRA has a project, the CRA brings a site specific plan modification to the Planning Commission for review and approval. The Planning Commission forwards the recommendation on to the City Council for approval. Mr. Chick asked for the Planning Commission's support.

Chair Napier declared the public hearing closed.

Moved by Dave Johnson, seconded by Lou Kully, to approve Motion to recommend approval of Plan Modification # 08.15.17 to Redevelopment Plan 1 for Lots One (1), Two (2) and Three (3) of the Davis Addition to the City of Hastings. Roll Call: Ayes: Keith Napier, Chuck Rosenberg, Lou Kully, Dave Johnson, Gavin Raitt, Jodi Graves, Rakesh Srivastava, Megan Arrington-Williams. Nays: None. The motion carried.

b. 2017-026. Public hearing for an update and revisions to Hastings City Code Chapter 29 and adoption of the 2017 National Electrical Code promulgated by the National Fire Protection Association, with local amendments as recommended by the City of Hastings Electrical Licensing Board.

The legal was read into the record.

Chair Napier declared the public hearing open.

Don Threewitt stated this item is required to come before the Planning Commission by state statute. The last update to the Hastings City Code Chapter 29, was to adopt the 2014 NEC along with minor amendments on June 18, 2015. This update moves the City of Hastings to the 2017 NEC in keeping in line with the State of Nebraska. In addition to adopting the 2017 NEC, the proposed ordinance will have changes to six sections of Hastings City Code Chapter 29. Those changes are outlined in the staff report. At the last City of Hastings Examining Board for Electricians meeting on August 9, 2017, the Board considered the recommended changes and voted to recommend adoption as presented. Staff recommends approval as presented.

Chair Napier declared the public hearing closed.

Moved by Jodi Graves, seconded by Rakesh Srivastava, to approve 2017-026. Roll Call: Ayes: Keith Napier, Chuck Rosenberg, Lou Kully, Dave Johnson, Gavin Raitt, Jodi Graves, Rakesh Srivastava, Megan Arrington-Williams. Nays: None. The motion carried.

c. 2017-027. Public hearing on the request of THOAR, LLC, for a zoning change from "I-1 Light Industrial" to "C-2 Central Business District" for Lots One (1), Two (2), and Three (3) of Davis Addition to the City of Hastings, Adams County, Nebraska.

The legal was read into the record.

Chair Napier declared the public hearing open.

Don Threewitt clarified the applicant is THOAR, LLC. This property is the same property that the Commission considered for the Plan Modification, referred to as The Block 27 Lofts Phase 2. The property is pending redevelopment for first floor commercial and upper level residential. The current I-1 Light Industrial zoning does not comport with the intended future uses. There is no residential in I-1 zoning. The C-2 Central Business District zoning is an appropriate district

and conveys uses which are both promoted for the property and in the vicinity. Staff recommends approval.

Chair Napier closed the public hearing.

Moved by Chuck Rosenberg, seconded by Dave Johnson, to approve Motion to recommend a zoning change from "I-1 Light Industrial" to "C-2 Central Business District for Lots One (1), Two (2), and Three (3) of Davis Addition to the City of Hastings. Roll Call: Ayes: Keith Napier, Chuck Rosenberg, Lou Kully, Dave Johnson, Gavin Raitt, Jodi Graves, Rakesh Srivastava, Megan Arrington-Williams. Nays: None. The motion carried.

10. Subdivisions

a. 2017-028. Final plat approval for Lochland Meadows Subdivision Number 12.

Don Threewitt stated this is a final plat from the Lochland Preliminary filed in 1992. The plat contemplated garden-level multi-family development to the west with highway commercial retail uses to the east, adjacent to Osborne Drive West. The developer wishes to continue the commercial office development that began with Lochland Meadows Sub. No. 8 and No. 3. The additional lots will allow for office space which exhibits a higher demand in the area. A future motion to change zoning to C-O Commercial Office insures that commercial uses would be refined to meet the character of the neighborhood and minimize impact of surrounding residences. Staff recommends approval.

Moved by Megan Arrington-Williams, seconded by Lou Kully, to approve Motion to approve the plat for Lochland Meadows Subdivision Number 12. Roll Call: Ayes: Keith Napier, Chuck Rosenberg, Lou Kully, Dave Johnson, Gavin Raitt, Jodi Graves, Rakesh Srivastava, Megan Arrington-Williams. Nays: None. The motion carried.

b. 2017-029. Final plat approval for Tri-K Fourth Subdivision

Don Threewitt stated this is a replat of a portion of Block 1 of Hamsher's South Side Addition, part of the vacated alley and part of vacated Bellevue Avenue. The area is currently developed with a metal building and an enclosed parking area. Staff recommends approval.

Moved by Lou Kully, seconded by Gavin Raitt, to approve Motion to approve the final plat for Tri-K Fourth Subdivision. Roll Call: Ayes: Keith Napier, Chuck Rosenberg, Lou Kully, Dave Johnson, Gavin Raitt, Jodi Graves, Rakesh Srivastava, Megan Arrington-Williams. Nays: None. The motion carried.

11. Reports

a. Committee Reports

Chair Napier reported that the ad hoc committee meets jointly with members of the Adams County Planning Commission. The committee has not met for several months. Mr. Rosenberg will reach out within the next few weeks and get that committee meeting once again. The billboard ordinance is the most prominent product of that committee.

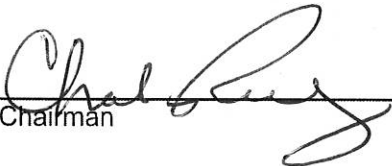
b. Chairman Comments

Chair Napier stated this is his last meeting as a member of the Planning Commission, and has accepted a position at a hospital in Arizona and they will be relocating to Arizona by the end of the year. He stated is has been a great 25+ years on the Planning Commission and has enjoyed working with everyone. It has been great having the opportunity to give back to Hastings, always welcome an opportunity to give back. He thanked everyone.

Chair Napier recognized Chief Gilbert. Chief Gilbert introduced Troy Vorderstrasse. Troy is the new Fire Prevention Officer and will be regularly attending the Planning Commission meetings. Troy is a 23-year veteran of Hastings Fire. He has a background in education and construction.

Don Threewitt added at the September 25th City Council meeting, the Chairman will be recognized by the Mayor and City Council and hopefully everyone that can attend, will attend, to give Chair Napier the recognition he has earned. Mr. Threewitt thanked Chair Napier for helping get settled in the position, and also getting settled into the community.

Adjourn.


Chairman