

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
TUESDAY, APRIL 15, 2025

Pursuant to due call and notice thereof, a meeting of the Hastings Planning Commission was conducted at the Hastings Municipal Airport, 3300 W 12th Street, Hastings, Nebraska, on April 15, 2025

First Chair Rosenberg called the meeting to order at 4:00 p.m. in Regular Session. The following members were present: Michelle Lewis, Chuck Rosenberg, Shawn Rossi, Lou Kully, and Jody Stutzman. Absent: Greg Sinner, Rakesh Srivastava, 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, IT Director, Eric Nielsen, Utility IT Manager, Kirk Layton, and Administrative Assistant, Melissa Woodard.

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 April 15, 2025, meeting. Moved by Rossi, seconded by Lewis, to adopt the current agenda. Ayes: Stutzman, Rosenberg, Lewis, Rossi, and Kully. Nays: None. Motion carried: 5-0.

PUBLIC NOTICE - Official Notice of the Regular Meeting was published in the Hastings Tribune on Saturday, April 5, 2025. Pursuant to Nebraska Revised Statutes 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 18, 2025

First Chair Rosenberg called for a motion to approve the March 18, 2025, minutes. Moved by Stutzman, seconded by Rossi: Roll Call: Ayes: Rosenberg, Lewis, Rossi, Kully, and Stutzman. Nays: None. Motion Carried: 5-0.

Public Hearings

First Chair Rosenberg opened the Public Hearing.

- a. **2025-133 Public hearing for a change of zoning for property generally located southeast of the intersection of West Laux Drive and East 31st Street, known as Trailside Village, from R-3, Multiple Family Residential**

District to RP-3, Multiple Family Residential Planned 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-3, Multiple Family Residential District, to RP-3, Multiple Family Residential Planned 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 known as Trailside Village and recommend approval to amend the Official Zoning District Map based on the findings provided in the staff report.

Shannon Landauer, Hastings Economic Development Corporation, 6011 W 13th Street, Hastings, Nebraska. As a property owner, she is very excited about this project. With a different neighborhood option available in Hastings, the 28-unit model will be more affordable, and she was speaking in support of this project.

First Chair Rosenberg closed the public hearing.

First Chair Rosenberg asked for a motion to recommend approval for a change of zoning for the property known as Trailside Village. Stutzman moved to recommend approval for a change of zoning for property commonly known as Trailside Village from R-3, Multiple Family Residential District, to RP-3, Multiple Family Residential Planned District, and to amend the Official Zoning District Map, seconded by Kully. Roll Call: Ayes: Rosenberg, Kully, Rossi, Stutzman, and Lewis. Nays: None. Motion carried: 5-0.

First Chair Rosenberg opened the Public Hearing.

- b. **2025-135 Final Plat of the Trailside Subdivision, generally located southeast of the intersection of West Laux Drive and East 31st Street in the City of Hastings, Adams County, Nebraska.** Batelaan gave the Staff Report to consider a Final Plat of the Trailside Subdivision, generally located southeast of the intersection of West Laux Drive and East 31st Street in the City of Hastings, Adams County, Nebraska. Staff recommended that the Planning Commission recommend approval to the City Council to consider a request for a Final Plat of the Trailside Subdivision, City of Hastings, Adams County, Nebraska, based on the findings provided in the staff report.

Stutzman thanked Dave Rippe for bringing innovative development to Hastings and thanked Hastings Economic Development for their work in the area.

Rosenberg said Sinner asked about provisions for a playground area.

Landauer said there would be green space, but no plan right now for a playground.

First Chair Rosenberg declared the Public Hearing closed.

First Chair Rosenberg asked for a motion to recommend approval to consider a request for a Final Plat of the Trailside Subdivision, generally located southeast of the intersection of West Laux Drive and East 31st Street in the City of Hastings, Adams County, Nebraska. Rossi recommended approval to consider a Final Plat on the Trailside Subdivision, seconded by Lewis. Roll Call: Ayes: Rosenberg, Rossi, Stutzman, Lewis, and Kully. Nays: None. Motion carried: 5-0.

First Chair Rosenberg opened the Public Hearing.

- c. **2025-134 Public Hearing to consider an ordinance for updates to the City's Code of Ordinances for Article VI, Nonconformities, Section 34-309, Signs, and 34-314, Small Wind Energy Systems.** Bunger gave the Staff Report to consider an ordinance for updates to the City's Code of Ordinances for Article VI, Nonconformities, Section 34-309, Sign, and 34-314, Small Wind Energy Systems. Staff recommended that the Planning Commission recommend approval to the City Council to consider a request for an ordinance for updates to the City's Code of Ordinances for Article VI, based on the findings provided in the staff report.

Rossi asked about the proposal for the projecting signs downtown concerning size. Bunger said the proposal had not been changed and was open for discussion. Rossi, Kully, Stutzman, and Bunger discussed the sign changes. Kully could see both sides of the issue, but thinks the Commission needs more time. Stutzman brought up sidewalk signs for discussion, cluttering the sidewalks for pedestrians, per the visual. Bunger referenced the **PowerPoint** presentation and noted that it's not a perfect representation of how the proposed code reads; the signs would be closer to the walls of the businesses. Stutzman asked how this proposal looks regarding other communities and maybe comparing them. Bunger explained how they review sign codes. Rosenberg feels that bringing in a lot of downtown people and missing three commissioners, having a work session on this may be appropriate. Rosenberg prefers to table it.

First Chair Rosenberg declared the Public Hearing closed.

First Chair Rosenberg asked for a motion to recommend approval to consider an ordinance for updates to the City's Code of Ordinances for Article VI, Nonconformities, Section 34-309, Sign, and 34-314, Small Wind Energy Systems. Rossi moved to recommend approval to consider an ordinance for

updates to the City's Code of Ordinances for Article VI. seconded by Kully. After the discussion, Lewis motioned to table 2025-134, seconded by Kully. Roll Call: Ayes: Rosenberg, Rossi, Stutzman, Kully, Lewis, and Srivastava. Nays: None. Motion carried: 5-0.

Reports

- a. **Committee Reports:** None
- b. **Chairman Comments:** None.
- c. **Staff Reports:** Bunger announced that he accepted a position with an engineering and planning firm in Oklahoma. His last day with the City will be May 2nd. Bunger stated he thoroughly enjoyed his time here in Hastings and felt proud to be a part of the work that had occurred over the last two years. Rosenberg thanked Bunger for his work for the city. Stutzman recognized Bunger and how thankful she was and had learned a lot from him. Funkey said Bunger had done a great job, and we will miss him. Vrooman believes Bunger moved the department forward and had a positive influence on his staff, as well as others.

Adjourn

First Chair Rosenberg called for a motion to adjourn at 4:55 p.m. Motion seconded by Kully. Roll Call: Ayes: Kully, Rosenberg, Rossi, Stutzman, and Lewis. Nays: None. Motion carried: 5-0

First Chair Chuck Rosenberg