

CITY OF HASTINGS, NEBRASKA  
MINUTES OF PLANNING COMMISSION  
TUESDAY, MAY 20, 2025

Pursuant to due call and notice thereof, a meeting of the Hastings Planning Commission was conducted at the Hastings Municipal Airport, 3300 W 12<sup>th</sup> Street, Hastings, Nebraska, on May 20, 2025

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

The following City Officials were present: City Administrator Mark Funkey, Director/City Engineer, Lee Vrooman, City Attorney, Jesse Oswald, Chief Building Official, Danny Graves, City Planner, Ember Batelaan, Community Risk Reduction Officer, Anthony Murphy, Public Information Manager, Tony Herrman, IT Director, Eric 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 May 20, 2025, meeting. Moved by Kully, seconded by Rosenberg, to adopt the current agenda. Ayes: Stutzman, Sinner, Srivastava, Rosenberg, Lewis, Rossi, and Kully. Nays: None. Motion carried: 7-0.

**PUBLIC NOTICE** - Official Notice of the Regular Meeting was published in the Hastings Tribune on Saturday, May 10, 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 April 15, 2025**

First Chair Rosenberg called for a motion to approve April 15, 2025, minutes, with one change: Joe Kindig was listed twice. Moved by Rossi, seconded by Lewis: Roll Call: Ayes: Rosenberg, Lewis, Rossi, Kully, Sinner, Srivastava, and Stutzman. Nays: None. Motion Carried: 7-0.

#### Unfinished Business

- a. Continued Applications - None
- b. Tabled Applications
  - i. A public hearing to consider an ordinance for updates to the City's Code of

Ordinances for Section 34-309. Sign, Article VI., Nonconformities, and 34-314., Small Wind Energy Systems.

Chair Sinner called for a motion to bring the updates to the City's Code from the Table. Moved by Rosenberg to move from the table, seconded by Kully. Ayes: Stutzman, Sinner, Srivastava, Rosenberg, Lewis, Rossi, and Kully. Nays: None. Motion carried: 7-0.

Rosenberg felt it was tabled to have a work session. As a commission, he felt they needed to go through the sign code as a line-by-line item. Kully agreed with Rosenberg as he had questions on size and locations. Stutzman had some questions at the last meeting for Bunger, but then Bunger moved on. They would like feedback and wondered about the timeline for the director's position, allowing more time for someone to answer their questions. Batelaan told them she had added slides to her presentation and in their packet, red lines showing where changes were made. Batelaan brought up the previous work sessions with the Planning Commission, City Council, and public meetings. Batelaan said that at this time, the staff would recommend approval instead of delaying this process further. She suggested going over the presentation if the Commission would like. The commission agreed to the presentation.

Batelaan gave the Staff Report to consider an ordinance for updates to the City's Code of Ordinances for Section 34-309. Sign, Article VI., Nonconformities, and 34-314, Small Wind Energy Systems. Batelaan explained the changes that were made, explaining that the City's Code of Ordinances needed to be clearer, and the department also looked at other communities to see if what we were proposing aligned with them.

Stutzman thanked Batelaan for all her hard work addressing questions she had from the previous meeting.

Rossi thanked Batelaan for addressing the one projecting sign being questioned by a business owner.

Lewis wanted to make sure that anything already in place would be permitted.

Batelaan said this change was for new signs being put up; if a sign is on the building, they are allowed to maintain it and keep it. We are not requiring it to be taken down. Only if destroyed by natural causes over 60 percent would it have to be replaced.

Kully asked for a copy of the presentation, which Batelaan will provide.

Rosenberg asked what precipitated this change?

Batelaan pointed out that certain segments of the code were unclear and needed consistency. Portions of the sign code may not be legal, so there were certain issues they were trying to correct.

Chair Sinner called for a motion to approve an ordinance for updates to the City's Code of Ordinances for Section 34-309. Moved by Rosenberg, seconded by Srivastava. Ayes: Stutzman, Srivastava, Rosenberg, Lewis, Rossi, and Kully. Nays: Sinner. Motion carried: 6-1.

c. Postponed Applications – None

Chair Sinner read the Public Hearing Rules Statement.

Public Hearings

Chair Sinner opened the Public Hearing.

- a. **2025-218 Public hearing for vacation of the Right-of-way of St. Joseph Avenue from West South Street to the north until the roadway ends at the railroad tracks, Johnson's Addition, City of Hastings, Adams County, Nebraska.** Vrooman gave the Staff Report to consider the request for vacation of the Right-of-way of St. Joseph Avenue from West South Street to the north until the roadway ends at the railroad tracks. Johnson's Addition, City of Hastings, Adams County, Nebraska. Staff recommended that the Planning Commission recommend approval to the City Council for vacation of the Right-of-way of St. Joseph Avenue, Johnson's Addition, based on the findings provided in the staff report.

Kirk Feeney, 101 S. Saint Joseph Ave., Bruckman Rubber-Hastings. Feeney described these changes as necessary to grow their business, as they are landlocked. After conversations with their neighbors, everyone is on board.

Jeff Kully, 6002 Mallard Way, Kully Pipe and Steel. Jeff Kully said they own the property west of the vacated street and attended to show support, having also sent a letter of support.

Tom Harman, 425 Southshore Dr, owns a building in the southwest corner parking lot and would like an easement to St. Joseph Street to get their big boat through, once or twice a year.

Sinner asked if there was an easement talked about?

Vrooman said only the three-way easement with the property owners. Bruckman and Mr. Hartman may have had other conversations.

Chair Sinner closed the Public Hearing.

Chair Sinner called the applicant back up.

Kirk Feeney was asked if he had discussed with Mr. Harman the ability to have access a couple of times a year. Kirk Feeney said he had no problem with that.

Chair Sinner asked for a motion to recommend approval for the vacation of the Right-of-way of St. Joseph Avenue from West South Street to the north until the roadway ends at the railroad tracks. Moved by Rosenberg to recommend approval for 2025-218, seconded by Srivastava. Roll Call: Ayes: Rosenberg, Srivastava, Rossi, Sinner, Stutzman, and Lewis. Nays: None. Abstain: Kully. Motion carried: 6-0-1.

Chair Sinner opened the Public Hearing.

- b. 2025-191 Public Hearing for a request to annex property generally located southeast of the intersection of Fisherman Ln and Outrigger Avenue, in the City of Hastings, Adams County, Nebraska.** Batelaan gave the Staff Report for a request to annex property generally located southeast of the intersection of Fisherman Ln and Outrigger Avenue, in the City of Hastings, Adams County, Nebraska. Staff recommended that the Planning Commission recommend approval to the City Council to annex property generally located southeast of the intersection of Fisherman Ln and Outrigger Avenue, based on the findings provided in the staff report.

Chair Sinner declared the Public Hearing closed.

Chair Sinner asked for a motion to recommend approval to annex property generally located southeast of the intersection of Fisherman Lane and Outrigger Avenue. Moved by Rossi to recommend approval to annex property generally located southeast of the intersection of Fisherman Lane and Outrigger Avenue, to the City Council, seconded by Rosenberg. Roll Call: Ayes: Rosenberg, Rossi, Stutzman, Lewis, Sinner, Srivastava and Kully. Nays: None. Motion carried: 7-0.

Subdivisions

- a. 2025-186 Final Plat of the Cimarron Meadows 13<sup>th</sup> Addition, generally located southeast of the intersection of Fisherman Ln and Outrigger Ave in the City of Hastings, Adams County, Nebraska.** Batelaan was not called to give the Staff Report.

Chair Sinner called for a motion to approve the Final Plat of the Cimarron Meadows 13<sup>th</sup> Addition. Moved by Lewis to recommend the approval of Cimarron Meadows 13<sup>th</sup> Addition to the City Council, seconded by Rossi. Roll Call: Ayes: Rosenberg, Rossi, Stutzman, Lewis, Sinner, Srivastava, and Kully. Nays: None. Motion carried 7-0.

- b. 2025-191 Preliminary Plat for Cedar Park Subdivision, generally located southeast of the intersection of East D Street and South Cedar Avenue.** Batelaan gave the Staff Report to consider the Preliminary Plat for Cedar Park Subdivision, generally located southeast of the intersection of East D Street and South Cedar Avenue. Staff recommended that the Planning Commission recommend approval to the City Council to approve the Preliminary Plat for Cedar Park Subdivision, based on the findings provided in the staff report.

Chair Sinner called for a motion to approve the Preliminary Plat for Cedar Park Subdivision. Moved by Rossi to recommend approval of the Preliminary Plat for Cedar Park to the City Council, seconded by Stutzman. Roll Call: Ayes: Rosenberg, Rossi, Stutzman, Lewis, Sinner, Srivastava, and Kully. Nays: None. Motion carried 7-0.

## Reports

- a. **Committee Reports:** None
- b. **Chairman Comments:** Chair Sinner told Batelaan the Commission had discussed with Bunger before he left, needing a list of meetings that would be beneficial for the Commission to attend. Batelaan is willing to follow up on that, unless they want to do it internally. The Commission will get a list, nominate representatives, and work out the details with Batelaan.
- c. **Staff Reports:** Murphy spoke on the progress of Heartwell Renewables. He also said they have applications for firework stands, due to the governor's burn ban, they are watching to see how that will affect it. Funkey recognized Vrooman and Batelaan for taking on an extra role since Bunger left; both have stepped up, doing a great job. Graves, only here for a short time, has taken on a leadership role, doing a great job filling the gaps. Sinner asked Vrooman about the railroad's quiet crossings. Vrooman said they were working at Lincoln and Denver Avenue and will start on California, which should wrap up in the next month.

## Adjourn

Chair Sinner called for a motion to adjourn at 4:44 p.m. Motioned by Rosenberg, seconded by Srivastava. Roll Call: Ayes: Kully, Rosenberg, Rossi, Stutzman, Sinner, Srivastava and Lewis. Nays: None. Motion carried: 7-0

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Chair Greg Sinner