

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
TUESDAY, JUNE 17, 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 June 17, 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, Lou Kully, Rakesh Srivastava, Joe Kindig, and Jody Stutzman. Absent: Shawn Rossi.

The following City Officials were present: City Administrator Mark Funkey, Director/City Engineer, Lee Vrooman, Mayor Jay Beckby, Director of Development, Kevin Kubo, 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 City Clerk, Tyler Ficken.

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 June 17, 2025, meeting. Moved by Kully, seconded by Srivastava, to adopt the current agenda. Ayes: Stutzman, Sinner, Srivastava, Rosenberg, Lewis, Kindig, and Kully. Nays: None. Motion carried: 7-0.

PUBLIC NOTICE - Official Notice of the Regular Meeting was published in the Hastings Tribune on Saturday, June 7, 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 May 20, 2025

Chair Sinner called for a motion to approve the May 20, 2025, minutes. Moved by Rosenberg, seconded by Lewis: Roll Call: Ayes: Rosenberg, Lewis, Kully, Sinner, Srivastava, Kindig, and Stutzman. Nays: None. Motion Carried: 7-0.

Chair Sinner dispensed with reading the Public Rules Statement.

Public Hearings

Chair Sinner opened the Public Hearing.

- a. **2025-249 Public hearing for a change of zoning for properties currently zoned R-3G, Multiple-Family Residential Garden Apartment District, to R-3, Multiple-Family Residential District, City of Hastings, Adams County, Nebraska.** Batelaan gave the Staff Report to consider the request for a change of zoning for properties currently zoned R-3G, Multiple-Family Residential Garden Apartment District, to R-3, Multiple-Family Residential District. City of Hastings, Adams County, Nebraska. Staff recommended that the Planning Commission recommend approval to the City Council for a change of zoning for properties zoned R-3G, Multiple-Family Residential Garden Apartment District, to R-3, Multiple-Family Residential District, based on the findings provided in the staff report.

Kully stated these had been on the books for years and thanked the staff for finding it and straightening it out. Ember reiterated that it had been repealed in 2009 and had not been cleaned up.

Chair Sinner closed the Public Hearing.

Chair Sinner asked for a motion to recommend approval for a change of zoning for properties zoned R-3G, Multiple-Family Residential Garden Apartment District, to R-3, Multiple-Family Residential District. Moved by Kully to recommend approval for 2025-249, seconded by Rosenberg. Roll Call: Ayes: Rosenberg, Srivastava, Kindig, Sinner, Stutzman, Kully, and Lewis. Nays: None. Motion carried: 7-0.

Subdivisions

- b. **2025-250 Final Plat of the Cedar Park Subdivision, generally located southeast of the intersection of East D Street and South Cedar Avenue, in the City of Hastings, Adams County, Nebraska.** Batelaan gave the Staff Report for a Final Plat of the Cedar Park Subdivision, generally located southeast of the intersection of East D Street and South Cedar Avenue, in the City of Hastings, Adams County, Nebraska. Staff recommended that the Planning Commission recommend approval to the City Council for the Final Plat of the Cedar Park Subdivision, generally located southeast of the intersection of East D Street and South Cedar Avenue, based on the findings provided in the staff report.

Rosenberg asked when they were going to start this project. Batelaan said they had not stated a definite timeline but seemed eager. Vrooman said he knows they have been talking with contractors, getting bid prices with sewer, water, and paving. He thinks they hope to start in the next couple of months.

Chair Sinner asked for a motion to recommend approval of the Final Plat of the

Cedar Park Subdivision. Moved by Rosenberg to recommend approval of 2025-250, Final Plat of the Cedar Park Subdivision, seconded by Lewis. Roll Call: Ayes: Rosenberg, Kindig, Stutzman, Lewis, Sinner, Srivastava, and Kully. Nays: None. Motion carried: 7-0.

Reports

- a. **Committee Reports:** None
- b. **Chairman Comments:** Chair Sinner said on behalf of the Commission, Welcome back, Kevin. They are glad to have him. Kubo thanked them and said he would do his best. Sinner complimented Batelaan, saying she has done a fantastic job in the absence of Chad and with him here. She had items prepared in a way that they could understand and get things done for the community. Thank you, Ember, on behalf of the Commission.
- c. **Staff Reports:** Sinner asked Vrooman about the Quiet Crossings. Vrooman said the Quiet Crossings weren't quiet yet. Werner is still working on Lincoln, Denver, and California Avenues. They should wrap those up in the next month. Then they would move on to Colorado and Elm. Sinner asked if they had discussed any lighting on North Elm Street in the subdivision? Vrooman said at 26th and Elm, there had not been. They had done a traffic study, where there were more vehicles daily, so they would get that information back to Olsson's to reevaluate. Vrooman does not think it would warrant any light. They would look at turn lanes and possibly lower the speed limit on 26th Street. Kully had calls asking about widening 26th Street, and Vrooman said there had been no such study. Elm was built to handle heavy traffic. Olsson's will relook at the study. Rosenberg asked about the turning lanes on 12th Street and Burlington and their status. Vrooman said, as far as Baltimore to Burlington, they had an email from the State that the City may get some safety money. Discussed turn signals on 12th Street, Crane, and Laird, and reviewed the drainage on Crane; would need to get that fixed before doing those, so they would push them to next year to avoid the school year. Stutzman asked about the Development Services participating in translation services and if they found it effective. Batelaan said the translation technology had been tried out. We do not have many people coming in in need of translation services; they bring family members. Chair Sinner said this Commission had, some time ago, adopted the minimum housing code for the City, and thought a year later, someone would come back and tell them how it was working, if any issues had arisen, to stay updated, if Graves could do that. Graves said Kubo and he would get together and get them answers. Graves also said it was nice having Kubo as the Director and stated they are busy with Commercial and Residential.

Murphy said they were closer to getting the addition on Providence Place. They had walked through a couple of downtown buildings for potential projects. Another project that's nearing completion is at Prairie Loft. Elm and 26th, the farthest building, were being drywalled. Mayor Beckby also welcomed Kevin Kubo back and told Batelaan what a great job she did in the absence of Chad. Mayor Beckby also reiterated Kully's point on 26th and Elm to get that addressed for the public. He agreed that lowering the speed limit at least to Elm would help. Rosenberg asked Mayor Beckby about appointments for the Planning Commission. Mayor Beckby said yes, they would come up at the next City Council Meeting. Funkey said one member must be within a 2-mile radius, and Mayor Beckby has found a potential candidate to fill that requirement. Funkey welcomed Kevin Kubo and thanked everyone for their work. When the Commission brings things up, they are addressed before the council, and it makes a difference. He thanked the staff for all they do.

Adjourn

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

Chair Greg Sinner