

HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Tuesday, August 19, 2025 at 4:00 PM at the Hastings Municipal Airport 3300 W 12th St, Hastings NE 68901.

AGENDA:

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Motion to adopt the current agenda for the Planning Commission Meeting
5. Public Notice -Official Notice of the Regular Meeting was published in the Hastings Tribune on Saturday, August 9, 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.
6. Citizen Communications: (Only for agenda items not related to a public hearing.)
7. Approval of Minutes
 - a. Meeting of July 15, 2025
8. Public Hearings
9. Special Order of Business
 - a. 2025-336 Presentation of One and Six-Year Street Improvement Plan
 - b. 2025-344 Housing Report
 - c. 2025-345 Zoning Discussion
10. Reports
 - a. Committee Reports
 - b. Chairman Comments
 - c. Staff Reports
11. Adjourn

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
TUESDAY, JULY 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 July 15, 2025

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

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 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 July 15, 2025, meeting. Moved by Rosenberg, seconded by Stutzman, to adopt the current agenda. Ayes: Stutzman, Sinner, Rosenberg, Kindig, and Hubbard. Nays: None. Motion carried: 5-0.

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 June 17, 2025

Chair Sinner called for a motion to approve the minutes from June 17, 2025. Moved by Rosenberg, seconded by Kindig: Roll Call: Ayes: Rosenberg, Kindig, Sinner, Stutzman, and Hubbard. Nays: None. Motion Carried:5-0.

Special Order of Business

- a. **2025-260 Removal of the Designation of Blighted and Substandard for**

Redevelopment Area #12, commonly referred to as the former Hastings Regional Center. Batelaan gave the Staff Report to consider the removal of the Designation of Blighted and Substandard for Redevelopment Area #12, City of Hastings, Adams County, Nebraska. Staff recommended that the Planning Commission recommend approval to the City Council for the removal of the Designation of Blighted and Substandard for Redevelopment Area #12, based on the findings provided in the staff report.

Randy Chick, 520 W 1st Street, #200, Hastings, NE. The blight study was done in 2009. The CRA took a step to Blight the area, in case it became owned by private individuals. It became clear that the state had no intention of selling the property. Hastings is currently just under thirty percent of our acreage, which we can declare blighted and substandard. The cap is thirty-five percent, in a first-class city, and this will drop by 162 acres, and if we bring forward future blight studies, that gives some acreage to work with. Rosenberg wasn't sure why we blighted a state property back in 2009, so thank you.

Oswald said there was no public comment listed on the agenda, and by State Law, the public can comment.

Chair Sinner asked if anyone wanted to come forward for or against this item on the agenda.

With no one speaking, Chair Sinner asked for a motion to recommend approval for the removal of the Designation of Blighted and Substandard for Redevelopment Area #12. Moved by Hubbard to recommend approval for 2025-260, Removal of the Designation of Blighted and Substandard for Redevelopment Area #12, commonly referred to as the former Hastings Regional Center, seconded by Stutzman. Roll Call: Ayes: Rosenberg, Kindig, Sinner, Stutzman, and Hubbard. Nays: None. Motion carried: 5-0.

Public Hearings

Chair Sinner read the Public Rules Statement

Chair Sinner opened the public hearing.

- b. 2025-265 Public Hearing to consider the request from Theatre District, LLC for a conditional use permit for self-service storage facilities for property commonly addressed as 905 Theatre Drive, City of Hastings, Adams County, Nebraska.** Batelaan gave the Staff Report to consider the request from Theatre District, LLC, for a conditional use permit for self-service storage facilities for property commonly addressed as 905 Theatre Drive, City of Hastings, Adams County, Nebraska. Staff recommended that the Planning Commission recommend approval to the City Council to consider the request from Theatre District, LLC, for a conditional use permit for self-service storage facilities for

property commonly addressed as 905 Theatre Drive, based on the findings provided in the staff report.

Chair Sinner said Batelaan received one e-mail from a concerned neighbor through the office.

Craig Reid, Perry Reid Properties, 9200 Andermatt Dr Ste A, Lincoln, NE. Applied for the Conditional Use permit for about 60,000 square feet in the back of the old KMART building. There will be 45,000 used for cold storage. All the lighting is the same, and there are no changes outside. Traffic should be light for self-storage. Jody asked the question from the concerned citizen's email, stating that cars had been in their yard, so Stutzman asked Craig about how traffic would flow. Craig Reid said they will use the back entrance. Stutzman said the other concerns were addressed in Batelaan's report. Chair Sinner asked Batelaan to clarify if she had replied to the email concerns. Batelaan responded to the email, thanking them, but did not respond to their concerns. From the email, it seemed they had been unclear whether this storage would be inside the building, which was discussed during this meeting.

Chari Sinner closed the public hearing.

Kindig told the applicant that it seems like the best use for the facility, and for the tenants. A closed self-storage is a good way to capitalize on what you already have in that property. Rosenberg stated that Batelaan had shown the back of the building. He asked the applicant if there would be a new entrance or office. Craig Reid said there is, it's on the South side of the building and already exists, using the back drive. Rosenberg asked Batelaan about the conditional uses for these storage units. Batelaan explained that for self-storage facilities, there are specific standards in our code, and a lot of those requirements are for new buildings, not within a new structure. The requirements that did apply have been met. Rosenberg discussed property values from when it was deteriorating to now, and due to the new development, taxes have gone up. Rosenberg also mentioned that the self-storage unit approved on the back of Allen's Grocery store had not affected traffic or the neighborhood.

With no one speaking, Chair Sinner asked for a motion to recommend approval for a Conditional Use permit for self-service storage facilities for property commonly addressed as 905 Theatre Dr., City of Hastings, Adams County, Nebraska. Moved by Rosenberg to recommend approval for a conditional use permit for self-service storage facilities for property commonly addressed as 905 Theatre Dr, seconded by Hubbard. Roll Call: Ayes: Rosenberg, Kindig, Stutzman, Hubbard, and Sinner. Nays: None. Motion carried: 5-0.

Reports

- a. **Committee Reports:** None
- b. **Chairman Comments:** Welcomed Craig Hubbard, our new alternate, to the Planning Commission. Hubbard is glad to be a part of the Commission.
- c. **Staff Reports:** Vrooman gave an update on Quiet Crossings. Graves gave an update on the new construction. Graves said 26th and Elm, their first set of apartments, will open August 1st, and on 56th street, they opened on July 5th, and residences are going well. Kubo gave an update on his return to Development Services. Mayor Beckby also welcomed Hubbard and thanked him for being a part of the team. Funkey welcomed Hubbard and Ainsley Powell, the new paralegal working in the City Attorney's office. Murphy gave an update for the fire department, and the fireworks season ended.

Adjourn

Chair Sinner called for a motion to adjourn at 4:26 p.m. Motioned by Rosenberg, seconded by Stutzman. Roll Call: Ayes: Rosenberg, Kindig, Stutzman, Sinner, and Hubbard. Nays: None. Motion carried: 5-0

Chair Greg Sinner

Department: Development Services
Staff Contact: Lee Vrooman
Planning Commission Meeting Date: 8/19/2025
File No: 2025-336
Prepared By: Melissa Woodard, Administrative Assistant I

AGENDA ITEM SUMMARY SHEET

Description of Item:

Names of People/Business affected by this action:

Why Planning Commission action is required:

Type of action requested:

No Action Required

Suggested motion:

Deadlines associated with action:

Department head comments:

Recommendation:

Department: Development Services

Staff Contact:

Planning Commission Meeting Date: 8/19/2025

File No: 2025-344

Prepared By: Melissa Woodard, Administrative Assistant I

AGENDA ITEM SUMMARY SHEET

Description of Item:

Discussion of recent development.

Names of People/Business affected by this action:

Why Planning Commission action is required:

Type of action requested:

No Action Required

Suggested motion:

Deadlines associated with action:

Department head comments:

Recommendation:

Department: Development Services
Staff Contact: Ember Batelaan, Kevin Kubo
Planning Commission Meeting Date: 8/19/2025
File No: 2025-345
Prepared By: Melissa Woodard, Administrative Assistant I

AGENDA ITEM SUMMARY SHEET

Description of Item:

Discussion of plan for updates to Chapter 34/54 Zoning.

Names of People/Business affected by this action:

Why Planning Commission action is required:

Type of action requested:

No Action Required

Suggested motion:

Deadlines associated with action:

Department head comments:

Recommendation:



Zoning Updates

DEVELOPMENT SERVICES DEPARTMENT

Purpose of Re-write

- ◆ Address Legal Issues
- ◆ Consistency
- ◆ Clarity

Zoning Chapter Proposed Outline

- ◆ Article I: General
- ◆ Article II: Administration, Procedures, Enforcement, Appeals
- ◆ Article III: District Regulations
- ◆ Article IV: Signs
- ◆ Article V: Standards for Conditional Uses
- ◆ Article VI: Wind & Solar Energy Systems
- ◆ Article VII: Nonconformities
- ◆ Article VIII: Historic Preservation

District Regulations Proposed Outline

- ◆ Purpose
- ◆ Allowed Principle Uses
- ◆ Allowed Accessory Uses/Structures
- ◆ Minimum Dwelling Size
- ◆ Maximum Height
- ◆ Lighting Requirements
- ◆ Minimum Lot Requirements
- ◆ Maximum Lot Coverage
- ◆ Minimum Yard Requirements
- ◆ Landscape & Open Space Requirements
- ◆ Buffer/Screening Requirements
- ◆ Fencing Requirements
- ◆ Parking, Bicycle Parking, Shared Parking, & Loading

Timeline

