

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
TUESDAY, AUGUST 19, 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 August 19, 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, Shawn Rossi, Michelle Lewis, Lou Kully, and Jody Stutzman. Absent: Shannon Adler, Rakesh Srivastava, and Joe Kindig.

The following City Officials were present: City Administrator Mark Funkey, City Attorney, Jesse Oswald, Paralegal, Ainsley Powell, Director/City Engineer, Lee Vrooman, Mayor Jay Beckby, Director of Development Services, Kevin Kubo, , Chief Building Official, Danny Graves, City Planner, Ember Batelaan, Community Risk Reduction Officer, Anthony Murphy, Public Information Manager, Tony Herrman, IT Director, Erik 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 August 19, 2025, meeting. Moved by Kully, seconded by Rosenberg, to adopt the current agenda. Ayes: Stutzman, Lewis, Kully, Sinner, Rosenberg, Rossi, and Hubbard. 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 July 15, 2025

Chair Sinner called for a motion to approve the minutes from July 15, 2025. Moved by Rossi, seconded by Stutzman: Roll Call: Ayes: Lewis, Kully, Sinner, Rosenberg, Stutzman, and Hubbard. Nays: None. Abstain: Rossi. Motion Carried:6-0-1.

Public Hearings: None.

Citizen Communications: (Only for agenda items not related to a public hearing.): None.

Special Order of Business:

a. 2025-336 Presentation of One and Six-Year Street Improvement Plan.

Vrooman presented the one- and six-year street improvement plan. Starting off with the project, they have In Progress/Completed Projects in progress and will be done by the end of the calendar year. The Upcoming Projects in the proposed 2025-26 budget include Asphalt Resurfacing and Quiet Crossings, where five of the seven are now complete. There are Colorado and Elm Avenue left, but they will be completed in 2026. A couple of other Upcoming projects are the 12th Street Corridor Improvements. Restriping and improvements from Hastings Avenue to Baltimore Avenue. Intersection improvements at Laird and Crane Avenue to create left turn lanes. Looking at the flooding that happens with torrential rains. JEO is helping review that storm sewer, so it gets pushed back to next year. Central Hastings Drainage Improvement Design was one of the three FEMA projects, part of which is paid for by a grant. The design will be done this summer, and we are looking for a funding source. If we can't find the funding, it will move to next year. The last project is the Hastings Southeast Project, which is a three-lane design and will be bid in the Fall of 2025, with construction from 2026-2028.

Stutzman asked about the timeline for E Street. Vrooman said it is out for bid and opens to bids next week. They will ask that they not begin on E Street, as we don't want it torn up before snow season.

Chuck asked if we could ask the State about adding turn lanes on Burlington, even on 7th Street, with increased traffic. Lee said they sure can request that again. Sinner thanked Vrooman for his timely presentation.

b. 2025-344 Housing Report.

Graves discussed the 2025 Housing Reports. Graves went through the new residential, commercial, and industrial permit numbers for May, June, and July, as well as overall building permits. Graves stated we had five demolition permits and explained the longer process, as well as how demos open new opportunities for rebuilds. The projects include Cedar Park, with 48 apartments and 10 townhomes. Trailside has its first buildings set, and there will be 28 townhomes. The first three units will be completed by the end of October. On 26th and Elm, the first building is being occupied, and the others will continue in a few weeks. Our City Planner, Ember Batelaan, along with others, moved from Grand Island into one of their new apartments, showing the need for residences. The 56 Plex at the Theatre District is complete and is being occupied. There are 2-3 lots for residential, available at Trailridge; everything else is full. At Lakeview, there are 8 lots, and they are currently filling up. The inspectors met today regarding Elm Meadows at 23rd and Elm, and the Lagunas will build on 18 lots. They are about three weeks away from breaking

ground. A lot of great progress for apartments, homes, and townhomes. Excited to see Cedar Park come in, bringing lower-income availability to the City of Hastings.

Stutzman asked Graves to explain why the demolitions took so long. Graves replied that most of the demos are from fires, or if a death is involved in the fire, or an insurance claim, and it becomes a long process. Stutzman said at one point, Chad Bunger said how in the past, the City Building Inspectors were quick to condemn properties, but then were able to find people to rehab buildings. Is that still happening? Oswald said the city doesn't have control over these properties. They are owned by private individuals, and the owners have found someone to rehab them. Oswald discussed the city's financial perspective with the demos. It's prudent to use taxpayers' dollars for an agreeable outcome for all involved. Graves said others were not total losses, and people are currently rehabbing those. Rosenberg also brought up the asbestos check and removal, which is time-consuming. He asked about the infrastructure on Elm and 23rd for all the housing. Graves said sewer and water are in. The road is starting to be paved on Friday. They hope to be completely done in three weeks, when Lagunas wanted to start. Sinner said Where is the nearest park or play area for kids at Trailside? Graves said over at Lake Hastings. Sinner asked if they plan on adding playground equipment. Kubo said the Parks Department has a long-term plan for South of Frahm Avenue to develop that into a common area. Graves said they do have a green space to the East Corner.

- c. **2025-345 Zoning Discussion.** Kubo said we have started the recodification process and are moving things around in the Unicode. Oswald has started the recodification with Powell's help, taking on the task of rewriting some of our chapters in the planning and zoning. We will work on Chapter 34 (will be recodified as Chapter 54). The purpose of the rewrite is to address legal issues, consistency, and clarity. Kubo discussed the Zoning Chapter Proposed Outline, set up a general timeline, and will bring those articles to the Commission at stages. Discussed the Zoning Chapter proposed outline and the District Regulations Proposed Outline. We will build a code that works for us. We will start next month and work through the Fall of 2026. We will hold public meetings and work sessions with the City Council for input from citizens and the Planning Commission and will rely on your guidance.

Reports

- a. **Committee Reports:** None
- b. **Chairman Comments:** Sinner said that Rakesh Srivastava turned in his

resignation to Mayor Jay Beckby and himself earlier this month.

- c. **Staff Reports:** Oswald introduced Ainsley Powell, the new paralegal for his office, to help get more done. Mayor Beckby appreciated what he heard from Kubo about the recodification and said there is someone in the hopper for Rakesh's seat, he will be interviewing them, and the position will be filled. Funkey said budget talks continue, supporting the staff with their projects. Murphy has been working with the public and businesses on fire extinguisher training for their employees, and Travis did a great job with that. Kool-Aid Days, they took the Kool-Aid man in the parade. They continue to do their Lunch and Learns for educational opportunities. Working through the budget to get up to staffing. Sinner asked Batelaan what next month looks like. Batelaan said Ponderosa is likely coming back, and a Conditional Use Permit for RVs on L Street and South of Burlington. She gave an update for the Creative District that she and Lily are working on developing a Logo for the Creative District, as well as outreach to the public for the public Art plan they are currently working on. Also, the Nebraska Arts Council recently opened a grant application for \$100,000 grant they intend to apply for. Stutzman asked about Tommy's Car Wash on Burlington, and Batelaan said the owner of that property had reached out to ask about our sign codes, so it sounds like they will be moving forward.

Adjourn

Chair Sinner called for a motion to adjourn at 4:33 p.m. Motioned by Rosenberg, seconded by Rossi. Roll Call: Ayes: Rosenberg, Kully, Stutzman, Sinner, Lewis, Rossi, and Hubbard. Nays: None. Motion carried: 7-0

Chair Greg Sinner