

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
TUESDAY, NOVEMBER 18, 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 November 18, 2025

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

The following City Officials were present: City Attorney, Jesse Oswald, Director/City Engineer, Lee Vrooman, City Mayor, Jay Beckby, Director of Development Services, Kevin Kubo, City Planner, Ember Batelaan, Community Risk Reduction Officer, Anthony Murphy, IT Director, Erik Nielsen, Public Information Manager, Tony Herrman, and Administrative Assistant, Melissa Woodard.

Chair Sinner led the Commission in reciting the Pledge of Allegiance to the United States of America.

Chair Sinner called for a motion to adopt the current agenda for the November 18, 2025, meeting. Moved by Rossi, seconded by Lewis, to adopt the current agenda. Ayes: Stutzman, Hubbard, Sinner, Rossi, Lewis, and Rosenberg. Nays: None. Motion carried: 6-0.

PUBLIC NOTICE - Official Notice of the Regular Meeting was published in the Hastings Tribune on Saturday, November 8, 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.

Citizen Communications

None.

APPROVAL OF MINUTES

Meeting of October 21, 2025

Chair Sinner mentioned one change to the October 21, 2025, minutes and asked Melissa to provide the change. Melissa said Anthony Murphey was left out of the attendance for October 21st, 2025, minutes. Chair Sinner called for a motion to approve the amended minutes of October 21, 2025. Moved by Rossi, seconded by Hubbard: Roll Call: Ayes: Stutzman, Hubbard, Sinner, Lewis, Rosenberg, and Rossi. Nays: None. Motion Carried: 6-0.

Special Order of Business -None

Unfinished Business

- a. Continued Applications – None
- b. Tabled Applications- None
- c. Postponed Applications – None

Chair Sinner read the Public Hearing Rules.

Chair Sinner opened the Public Hearing.

Public Hearings

- a. **2025-498 Public hearing to consider a request from Maendele Properties LLC for a Conditional Use Permit for Self-Service Storage Units for property commonly addressed as 230 E D St in the City of Hastings, Adams County, Nebraska.** Kubo presented the Staff Report to consider a request from Maendele Properties LLC for a Conditional Use Permit for Self-Service Storage Units. Staff recommended that the Planning Commission recommend approval to the City Council for a Conditional Use Permit for Self-Service Storage Units, based on the findings provided in the staff report.

Chair Sinner declared the Public Hearing closed.

Rosenburg asked what kind of units they would be and if they were regularly built. Kubo explained that no, these are Conex units that will be placed on foundations. Rosenberg addressed the existing white structure, presuming it to be temporary, and noted that it was equipped with electricity. Will it be relocated? Brandon Maendele, 2303 W 2nd Street, Hastings, NE. Brandon explained that the unit would be moved to the south side of the existing metal building, as one of four units. Rosenberg, so it would be considered a storage unit. Maendele replied Correct, it will be over by the other units. Rosenberg questioned whether those units would have electricity or power. Maendele said there wouldn't be power in the other three units.

Chair Sinner requested a motion to recommend approval of 2025-498 for a conditional use permit for Self-Service Storage Units addressed as 230 East D Street, City of Hastings, Adams County, Nebraska. Moved by Rosenberg, seconded by Hubbard. Ayes: Stutzman, Sinner, Lewis, Rosenberg, Hubbard, and Rossi. Nays: None. Motion Passed: 6-0.

Chair Sinner opened the Public Hearing.

- b. 2025-515 Public hearing for a change of zoning for property generally located at the intersection of West G and Franklin Avenue, from C-3, Commercial Business District, to RP-3, Multi-Family Residential Planned District, and to amend the Official Zoning District Map.** Kubo gave the Staff Report to consider the request for a change of zoning for property generally located at the intersection of West G and Franklin Avenue from C-3, Commercial Business District, to RP-3, Multi-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 from C-3 to RP-3 and amend the Official Zoning District Map, based on the staff report.

Rosenberg and Kubo discussed that the zoning was C-3 when the Commission approved the duplexes built there, and the C-3 District allows for Multi-Family, with residential setbacks. The engineers misplaced the structures, so this is bringing them into compliance with the setback requirements for the RP-3 District. Rosenberg wanted to know if they own the property to the North. Kevin told him that the Community Redevelopment Authority owns that parcel, and that property would not be considered for that zoning, only the parcel where the duplexes were. Lewis asked Kubo to show the findings while they voted, in case anyone had any questions or wanted to argue for or against.

Chair Sinner closed the public hearing.

Chair Sinner asked for a motion to recommend approval to consider the request for a change of zoning from C-3 to RP-3 and to amend the Official Zoning District Map for property generally located at the intersection of West G Street and Franklin Avenue, City of Hastings, Adams County, Nebraska. Moved by Lewis, seconded by Rossi. Ayes: Stutzman, Sinner, Rossi, Hubbard, Rosenberg, and Lewis. Nays: None. Motion Passed: 6-0.

Chair Sinner opened the Public Hearing.

- c. 2025-526 Public hearing for a change of zoning for property commonly addressed as 911 West J Street and generally located to the southwest of the intersection of West J Street and South Burlington Avenue, from “C-3, Commercial Business District” and “R-1, Urban Single-Family Residential District” to “C-3, Commercial Business District”, and to amend the Official Zoning District Map.** Batelaan gave the Staff Report to consider the request for a change of zoning for property commonly addressed as 911 West J Street and generally located at the southwest of the intersection of West J Street and South Burlington Avenue from “C-3, Commercial Business District,” and “R-1, Urban Single-Family Residential District” to “C-3 Commercial Business District” and to amend the Official Zoning District Map. Staff recommended that the Planning Commission recommend approval to the City Council for an ordinance

and amendment to the Official Zoning District Map, to rezone the property from C-3 and R-1 District to entirely be zoned C-3, Commercial Business District, based on the staff report.

Lewis asked if there was a reason they were voting on this separately. Batelaan stated that they are separate properties, so each property is heard through the public hearing.

Jeff Laubach, SBB Engineering, the Civil Engineering Consultant for Casey's General Stores for this project, 101 S Kansas Ave, Topeka, KS. Caseys has the property under contract, the two parcels together. They need rezoning for the convenience store and fuel sales, as it doesn't fit into the R-1 District. Here for any questions.

Chair Sinner closed the Public Hearing.

Chair Sinner asked for a motion to recommend approval for the ordinance and amendment to consider the request for a change of zoning from C-3, and R-1, to C-3 Commercial Business District, and to amend the Official Zoning District Map for property generally located at the southwest of the intersection of West J Street and South Burlington Avenue, City of Hastings, Adams County, Nebraska. Moved by Rossi, seconded by Rosenberg. Ayes: Stutzman, Sinner, Rossi, Hubbard, Rosenberg, and Lewis. Nays: None. Motion Passed: 6-0.

Chair Sinner opened the Public Hearing.

- d. **2025-527 Public hearing for a change of zoning for property commonly addressed as 909 West J Street and generally located to the southwest of the intersection of West J Street and South Burlington Avenue, from "C-3, Commercial Business District" and "R-1 Urban Single-Family Residential District" to "C-3, Commercial Business District" and to amend the Official Zoning District Map.** Batelaan gave the Staff Report to consider the request for a change of zoning for property commonly addressed as 909 West J Street and generally located at the intersection of West G and Franklin Avenue from "C-3, Commercial Business District," and "R-1, Urban Single-Family Residential District" to "C-3 Commercial Business 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 from C-3 and R-1 to "C-3 Commercial Business District" and amend the Official Zoning District Map, based on the staff report.

Rosenburg asked whether the front portion was Casey's General Store and if the back portion was to be for camper sales. Batelaan pointed out that the property to the South is for the camper sales. This entire property would be rezoned to the C-3 District for the Casey's Development.

Chair Sinner closed the Public Hearing.

Chair Sinner asked for a motion to recommend approval to consider the request for a change of zoning from C-3 and R-1 to "C-3 Commercial Business District," and to amend the Official Zoning District Map for property generally located at the southwest of the intersection of West J Street and South Burlington Avenue, City of Hastings, Adams County, Nebraska. Moved by Stutzman, seconded by Lewis. Ayes: Stutzman, Sinner, Rossi, Hubbard, Rosenberg, and Lewis. Nays: None. Motion Passed: 6-0.

Subdivisions

- a. 2025-499 Final Plat for the Garages Seventh Addition Subdivision, generally located southeast of the intersection of East South Street and Showboat Boulevard, in the City of Hastings, Adams County, Nebraska.**

Chair Sinner stated that at the request of City Staff, 2025-499 should be tabled.

Batelaan agreed, as City Staff didn't have a chance to finalize the review process for The Garages Seventh Addition, and would like to table this item for the next meeting.

Chair Sinner called for a motion to Table the Final Plat for the Garages Seventh Addition Subdivision. Moved by Rosenberg, seconded by Hubbard. Ayes: Stutzman, Sinner, Rossi, Hubbard, Rosenberg, and Lewis. Nays: None. Motion Passed: 6-0.

- b. 2025-528 Final Plat for The Garages 8th Addition, generally located southeast of the intersection of East South Street and South Showboat Boulevard.**

Chair Sinner stated that this, too, has been recommended by City Staff to be tabled.

Batelaan said this is the same situation; city staff could not complete the review process, with this plat, so they asked to Table the Final Plat for the Garages 8th Addition as well.

Chair Sinner called for a motion to Table the Final Plat for the Garages 8th Addition Subdivision. Moved by Rossi, seconded by Hubbard. Roll Call: Ayes: Sinner, Hubbard, Stutzman, Lewis, Rosenberg, and Rossi. Nays: None. Motion carried 6-0.

- a. 2025-529 Final Plat for Les Schwab Subdivision, generally located southeast of the intersection of East 39th Street and Osborne Drive East.**

Batelaan gave the Staff Report to consider the request for a Final Plat for the Les Schwab Subdivision, generally located southeast of the intersection of East 39th Street and Osborne Drive East. Staff recommended that the Planning Commission recommend approval to the City Council to consider the

Final Plat for Les Schwab Subdivision, based on the staff report.

Rosenberg asked Batelaan to explain the access to that lot. Batelaan explained that they are granting public access easements on the north and south sides of the lot for access. They will get off Osborne and drive North of that property to the back lot.

Chair Sinner called for a motion to approve the Final Plat for Les Schwab Subdivision. Moved by Rosenberg to recommend the approval of the Final Plat for Les Schwab Subdivision to the City Council, seconded by Stutzman. Roll Call: Ayes: Sinner, Hubbard, Stutzman, Lewis, Rosenberg, and Rossi. Nays: None. Motion carried 6-0.

Reports

- a. **Committee Reports:** None.
- b. **Chairman Comments:** Sinner asked Vrooman for a quick update on South Street and South Elm. Vrooman described the water and utility work for the highway project. That is the first phase of water they are doing there. They have a crossing at B Street and one at D Street. The State has engaged a contractor to remove the old fuel tanks where the former liquor store was located, and once those are removed, the city can complete the water line across that area for phase one. The state is taking bids on Thursday for the Highway Project. Sinner inquired how long that area will be shut down. Vrooman explained that Phase 1 involves the area from J Street down Elm, including the roundabout, and then 5th Avenue. There is drainage work to complete. They are hoping for the whole calendar year, starting in March or April. The calendar year 2027 would be from the roundabout going east through Showboat and then into 2028. Mayor Beckby said it was nice seeing a couple of properties, such as the storage facility that Maendele is going to occupy, which was his dad's old building from years ago, as well as his car lot, which is moving to Burlington. Mr. Funkey spoke on the progress of City Hall and hopes to move back sometime in March 2026. Sinner knows the public will appreciate hearing that.
- c. **Staff Reports:** Chair Sinner asked City Staff what next month looks like, and if we need a meeting in December. Kubo replied that we do need a meeting as there are a couple of agenda items, and a rezoning request for Alan Anderson. There would be twenty-seven minor changes to our Municipal Code Chapter 34, which is now Chapter 54. The staff will present those changes as a group or individually. Some are legal changes to bring our zoning code up to current State Statutes. Others will be tweaked to better align with the community. They continue working on other changes to

Chapter 54. Kubo is also working on parking regulations for the City of Hastings and the downtown area and has a meeting on December 1st with the Police Department to discuss them. Chair Sinner thanked Mr. Funkey for setting up the tour at the old Middle School. Kubo told the Planning Commission about the NPZA Conference in the first week of March and highly encouraged anyone who wants to attend. It's a good experience if you are new to this or want to learn more; it's a great conference to get your feet wet, and he would encourage anyone to go. Hubbard appreciated Graves and Kubo speaking to a group of high school students at Central Community College on building codes. He had never seen high school kids so interested and noted they both did a great job.

Adjourn

Chair Sinner called for a motion to adjourn at 4:40 p.m. Motioned by Rosenberg, seconded by Lewis. Roll Call: Ayes: Sinner, Rosenberg, Stutzman, Hubbard, Rossi, and Lewis. Nays: None. Motion carried: 6-0.

Chair Greg Sinner