

CITY OF HASTINGS, NEBRASKA  
MINUTES OF PLANNING COMMISSION  
TUESDAY, DECEMBER 16, 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 December 16, 2025

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

The following City Officials were present: City Administrator, Mark Funkey, City Attorney, Jesse Oswald, City Mayor, Jay Beckby, Director/City Engineer, Lee Vrooman, Director of Development Services, Kevin Kubo, Chief Building Inspector, Danny Graves, City Planner, Ember Batelaan, Community Risk Reduction Officer, Anthony Murphy, IT Director, Eric Nielsen, and Public Information Manager, Tony Herrman.

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

Chair Lewis called for a motion to adopt the current agenda for the December 16, 2025, meeting. Moved by Rossi, seconded by Kully, to adopt the current agenda. Ayes: Stutzman, Hubbard, Rossi, Lewis, and Kully. Nays: None. Motion carried: 5-0.

**Citizen Communications: None**

**PUBLIC NOTICE** - Official Notice of the Regular Meeting was published in accordance with Nebraska Revised Statute Section 84-1411. 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. Additionally, a current copy of the Nebraska Open Meetings Act is posted and accessible to the public. Neb. Rev. Stat 84-1411 (1bn). Website Publication: <https://www.cityofhastings.org/news/latest-news/2025/12/05/public-notice-for-planning-commission/>

**APPROVAL OF MINUTES**

**Meeting of November 16, 2025**

Chair Lewis called for a motion to approve the minutes of September 18, 2025. Moved by Stutzman, seconded by Hubbard: Roll Call: Ayes: Stutzman, Hubbard, Lewis, Rossi, and Kully. Nays: None. Motion Carried: 5-0.

**Special Order of Business -None**

## Unfinished Business

a. Continued Applications – None

b. Tabled Applications-

i. Final Plat for The Garages 7<sup>th</sup> Addition, generally located southeast of the intersection of East South Street and Showboat Boulevard. Kubo presented the Staff report for The Garages 7<sup>th</sup> Addition Final Plat. Kubo recommended that the Planning Commission recommend approval to the City Council for the Final Plat of The Garages 7<sup>th</sup> Addition, generally located southeast of the intersection of East South Street and Showboat Boulevard, based on the findings provided in the staff report, with the following condition of approval:

1. The proposed Annexation and Plat Vacation of The Garages 7<sup>th</sup> Addition must be approved.

Hubbard asked for an understanding of what they were voting on now versus the public hearing of the same Plat. Kubo replied that this is the Final Plat of the new plats that were created. The vacation wipes out the existing ones.

Chair Lewis requested a motion to recommend approval of the Final Plat for The Garages 7<sup>th</sup> Addition. Moved by Rossi, seconded by Kully. Ayes: Stutzman, Kully, Lewis, Hubbard, and Rossi. Nays: None. Motion Passed: 5-0.

ii. Final Plat for The Garages 8<sup>th</sup> Subdivision, generally located southeast of the intersection of East South Street and South Showboat Boulevard. Kubo presented the Staff report for The Garages 8<sup>th</sup> Subdivision, generally located southeast of the intersection of East South Street and South Showboat Boulevard. Staff recommended that the Planning Commission recommend approval to the City Council for the Final Plat of The Garages 8<sup>th</sup> Subdivision, generally located southeast of the intersection of East South Street and South Showboat Boulevard, based on the findings provided in the staff report, with the following condition of approval:

1. The proposed Plat Vacation for the Garages 8<sup>th</sup> Subdivision must be approved.

Chair Lewis requested a motion to recommend approval of the Final Plat for The Garages 8<sup>th</sup> Subdivision, with the proposed condition that the Plat Vacation for The Garages 8<sup>th</sup> Subdivision must be approved. Moved by Hubbard, seconded by Rossi. Ayes: Stutzman, Kully, Lewis, Hubbard, and Rossi. Nays: None. Motion Passed: 5-0.

c. Postponed Applications – None

Chair Lewis opened the Public Hearing.

## Public Hearings

**a. 2025-661. Public hearing for a Plat Vacation for The Garages 7<sup>th</sup> Addition, generally located southeast of the intersection of East South Street and Showboat Boulevard in the City of Hastings, Adams County, Nebraska.**

Kubo presented the Staff Report to consider a request for a Plat Vacation for The Garages 7<sup>th</sup> Addition, generally located southeast of the intersection of East South Street and Showboat Boulevard in the City of Hastings, Adams County, Nebraska. Staff recommended that the Planning Commission recommend approval to the City Council for the Plat Vacation of lots 12-49 and associated rights-of-way of The Garages Addition, for The Garages 7<sup>th</sup> Addition, based on the findings provided in the staff report.

Matt Langston with Olsson, 601 P Street, Ste. 200, Lincoln, NE 68508. The lots are being reconfigured to suit the property owners' needs. [REDACTED]

Chair Lewis declared the Public Hearing closed.

Chair Lewis requested a motion to recommend approval of the Plat Vacation for lots 12-49 of The Garages 7<sup>th</sup> Addition, generally located southeast of the intersection of East South Street and Showboat Boulevard, City of Hastings, Adams County, Nebraska, to the City Council. Moved by Kully, seconded by Hubbard. Ayes: Stutzman, Lewis, Hubbard, Kully, and Rossi. Nays: None. Motion Passed: 5-0.

Chair Lewis opened the Public Hearing.

**b. 2025-663 Public hearing for a request to annex property generally located southeast of the intersection of East South Street and South Showboat Boulevard, known as The Garages 7<sup>th</sup> Addition.**

Kubo presented the Staff Report for consideration of the request to annex Garages 7<sup>th</sup> Addition, generally located southeast of the intersection of East South Street and South Showboat Boulevard. Staff recommended that the Planning Commission recommend approval to the City Council to annex The Garages 7<sup>th</sup> Addition, which is adjacent to the city limits, based on its general conformance with the adopted Comprehensive Plan and ability to be served by public utilities, with the following condition:

1. The Plat Vacation must be approved by both the Planning Commission and the City Council.

Chair Lewis closed the public hearing.

Chair Lewis asked for a motion to recommend approval of an ordinance to consider a request to annex property generally located southeast of the intersection of East South Street and South Showboat Boulevard, with the following condition of approval: The proposed Plat Vacation for The Garages 7<sup>th</sup> Addition must be approved by both the Planning Commission and the City Council. Moved by Stutzman, seconded by Kully. Ayes: Stutzman, Kully, Rossi, Hubbard, and Lewis. Nays: None. Motion Passed: 5-0.

Chair Lewis opened the Public Hearing.

- c. **2025-662 Public hearing for a Plat Vacation for The Garages 8<sup>th</sup> Subdivision, generally located southeast of the intersection of East South Street and South Showboat Boulevard.** Kubo presented the Staff Report for consideration of the request for a Plat Vacation for The Garages 8<sup>th</sup> Subdivision. Staff recommended that the Planning Commission recommend approval to the City Council of the Plat Vacation of lots 59-75 and associated rights-of-way of Garages Addition for The Garages 8<sup>th</sup> Subdivision, based on the findings provided in the staff report.

Chair Lewis closed the public hearing.

Hubbard asked if there were any annexation changes? There were none.

Chair Lewis asked for a motion to recommend approval for an ordinance to consider a request for a Plat Vacation of lots 59-75 for The Garages 8<sup>th</sup> Subdivision, to the City Council. Moved by Stutzman, seconded by Kully. Ayes: Stutzman, Kully, Rossi, Hubbard, and Lewis. Nays: None. Motion Passed: 5-0.

Chair Lewis opened the Public Hearing.

- d. **2025-664. Public hearing for a change of zoning for property generally located southwest of the intersection of Osborne Drive West and North Shore Drive from R-1, Urban Single-Family Residential District, to C-O, Commercial Office Non-Retail District, and to amend the Official Zoning District Map.** Kubo presented the Staff Report for consideration of the request for a change of zoning to allow for development of a duplex on this property, for property generally located southwest of the intersection of Osborne Drive West and North Shore Drive, commonly addressed as 205 North Shore Drive, from R-1, Urban Single-Family Residential District, to C-O, Commercial Office Non-Retail District, and to amend the Official Zoning District Map. Staff recommended that the Planning Commission recommend approval for an ordinance and the amendment to the Official Zoning District Map to rezone property commonly addressed as 205 North Shore Drive, City of Hastings, Adams County, Nebraska, from R-1, Urban Single-Family Residential District, to C-O, Commercial Office Non-Retail District, and to amend the Official Zoning District Map.

Alan Anderson, 701 North Shore Drive, Hastings, NE. Mr. Anderson stated that

they want to build a duplex on the property.

Wes Woods, 3427 Utah Beach Ct, Spring, TX. Wes represented his mother at 305 North Shore Drive, Hastings, NE. (Present). His mother owns the property to the North. Wes discussed their opposition to the zoning change for that property, as well as the reasons behind their stance. Wes would like the Planning Commission not to approve the zoning change. Shane Balderston presented a letter of opposition to the rezoning, with which Wes agreed. Balderston wrote that commercial property would be encroaching on the residential character of the neighborhood.

Chair Lewis closed the public hearing.

Rossi asked Kubo if this proposal is to change the zoning to commercial. Kubo pointed out C-O Non-Retail, yes. Rossi asked if that allows duplexes. Kubo told them our Municipal Code allows residents in a C-O District. The R-1 districts do not allow duplexes. Rossi, after reading the letter, believes that people were hearing of the zoning change to Commercial and thought it would be a business with people coming and going. Kubo reassured the Commission, no, that is not the case. This allows the building of a duplex on that property. Kubo explained that by changing to the C-O District, there is already a C-O District adjacent, so it's expanding. Hubbard wondered if there were townhomes in the lake area. Kubo replied no, not in the lake area, but in Lochland, they have multiple townhomes and apartments, which are zoned R-3 for multi-family. Rossi asked if there was any danger in rezoning it to C-O, and it not being built as a duplex. Kubo said that it's highly unlikely that Anderson wouldn't do as planned. There is interest in building another duplex on the other C-O property. The neighborhood is not going to change. Rossi wondered if it could be used for something different. Kubo agreed that there is always that possibility, once it's rezoned. The best thing to do is to follow the rules in place, and C-O Districts allow for duplexes.

Chair Lewis asked for a motion to recommend approval of an ordinance and the amendment to consider a request for a change of zoning for property generally located southwest of the intersection of Osborne Drive West and North Shore Drive, in the City of Hastings, Adams County, Nebraska from R-1 Urban Single-Family Residential District, to C-O, Commercial Office Non-Retail District, and to amend the Official Zoning District Map Moved by Rossi, seconded by Stutzman. Ayes: Stutzman, Rossi, Kully, Hubbard, and Lewis. Nays: None. Motion Passed: 5-0.

Chair Lewis opened the Public Hearing.

- e. 2025-665 Public hearing to consider an ordinance for updates to the City's Code of Ordinances for Sec. 34-200, Uses and Districts Table, Sec. 34-202.01, R-5 Urban Single Family undersized lot residential districts, Sec. 34-206 (4) R-3 Multiple-Family Residential Districts, Sec. 34-207 R-4 Urban Neighborhood Districts, and Article IV Standards for Conditional Uses and**

**recodification of the entirety of Chapter 34.** Kubo provided the Staff Report on the application by Development Services on behalf of the City of Hastings. Bringing a culmination of things noticed in our code that need to be brought into compliance with Federal and State Standards. Kubo and Batelaan have gone through the code and are going to correct the bigger issues in this ordinance, and recodification to Chapter 54, which is part of that. The changes are legal and include consistency issues as well as recodification of the zoning code for access to the public. Staff recommended that the Planning Commission recommend approval to the City Council of the request to update the City's Code of Ordinances as follows:

- 1. Amend Section 34-200 Uses and Districts table, Section 34-206 (4) R-3 Multiple-Family Residential District, and Article IV Standards for Conditional Uses.**
- 2. Repeal Section 34-202.01 R-5 Urban Single-Family Undersized Lot Residential Districts, and Section 34-207 R-4 Urban Neighborhood District.**
- 3. Recodification of the entirety of Chapter 34, including the PDF & Ordinance 4802 to Chapter 54.**

Stutzman had a question about Kearney having issues with the halfway houses. Kubo discussed how that is one of the changes, that we do not discriminate against halfway houses. They discussed the changes being made and the reasons why.

Chair Lewis closed the public hearing.

Stutzman appreciated their work and time to make the code better and easier to search. Kubo hopes that after removing the issues we have, the finished product will shine in the next year. Lewis asked Murphy if the setback changes worried him. Murphy said they would review that during the building permit process. Fire has no concern over the proposed changes. Hubbard knows Kubo implements things for the R-5 District and wondered why we are removing R-4. Kubo stated it's not being used. R-4 was the urban neighborhood district. Batelaan explained why we didn't need R-4 and the reason it was being repealed. Kubo said in other uses, this will be accounted for differently.

Chair Lewis asked for a motion to recommend approval to City Council to consider a request to update the City's Code of Ordinances to amend Sec. 34-200, Uses and Districts Table, Sec. 34-206 (4) R-3 Multiple-Family Residential District, and Article IV Standards for Conditional Uses, Repeal Section 34-202.01 R-5 Urban Single Family undersized lot residential districts, Sec. 34-207 R-4 Urban Neighborhood District, Recodification of the entirety of Chapter 34, including the PDF & Ordinance 4802 to Chapter 54. Moved by Kully, seconded by Rossi. Ayes: Stutzman, Kully, Rossi, Hubbard, and Lewis. Nays: None. Motion Passed: 5-0.

Subdivisions-None

## Reports

- a. **Committee Reports:** None.
- b. **Chairman Comments:** None
- c. **Staff Reports:** Kubo said Ember and he have been dedicating at least eight hours a week to discussing the Code Changes. Graves gave an update on the projects around town. Tenants are moving into 26<sup>th</sup> and Elm's third apartment house this week. Chair Lewis was glad to see the growth. Lewis asked about the Highway 6 Project. Vrooman spoke about the utility work that is continuing.

## Adjourn

Chair Lewis called for a motion to adjourn at 4:50 p.m. Motioned by Rossi, seconded by Hubbard. Roll Call: Ayes: Stutzman, Hubbard, Rossi, Kully, and Lewis. Nays: None. Motion carried: 5-0

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Second Chair Michelle Lewis