

HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Tuesday, March 17, 2026 at 4:00 PM at the Hastings Municipal Airport.

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. Citizen Communications: (Only for agenda items not related to a public hearing.)
6. 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).
7. Approval of Minutes
 - a. Meeting of January 21, 2026
8. Special Order of Business
 - a. Election of Chairperson
 - b. Election of Vice-Chairperson
 - c. Election of Second Vice-Chairperson
9. Unfinished Business
 - a. Continued Applications
 - b. Tabled Applications
 - c. Postponed Applications
10. Public Hearings.
11. Subdivisions
12. Reports
 - a. Committee Reports
 - b. Chairman Comments
 - c. Staff Reports
 - i. Discuss proposed changes to zoning code.

Adjourn

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
WEDNESDAY, JANUARY 21, 2026

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, January 21, 2026

Chair Rosenberg 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, Chuck Rosenberg, Joe Kindig, and Lou Kully. Absent: Shannon Adler 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 Rosenberg led the Commission in reciting the Pledge of Allegiance to the United States of America.

Chair Rosenberg called for a motion to adopt the current agenda for the January 21, 2026, meeting, without item number eight. Moved by Kully, seconded by Rossi, to adopt the current agenda without item number eight. Ayes: Kindig, Stutzman, Rosenberg, Hubbard, Rossi, Lewis, and Kully. Nays: None. Motion carried: 7-0.

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).

APPROVAL OF MINUTES

Meeting of December 16, 2025

Chair Rosenberg called for a motion to approve the minutes of December 16, 2025. Moved by Rossi, seconded by Hubbard: Roll Call: Ayes: Stutzman, Hubbard, Lewis, Rossi, Rosenberg, Kindig and Kully. Nays: None. Motion Carried: 7-0.

Special Order of Business -None

Unfinished Business

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

Chair Rosenberg opened the Public Hearing.

Public Hearings

- a. **2025-826. Public hearing on the request of the Community Redevelopment Authority regarding Blight and Substandard Study for an area to be known as Redevelopment Area No. 19 and is generally located between East 7th Street and Union Pacific Train tracks and North 6th Avenue and North Showboat Boulevard in the City of Hastings, Adams County, Nebraska.** Kubo presented the Staff Report to consider a request of the Community Redevelopment Authority regarding Blight and Substandard Study for an area to be known as Redevelopment Area No. 19. Staff recommended that the Planning Commission recommend approval to the City Council designate the proposed Redevelopment Area No. 19 as a substandard and blighted area, based on the findings provided in the staff report.

Randy Chick, 520 W 1st St #200, Hastings, NE, on behalf of the Community Redevelopment Authority. Community Development Law allows first-class cities the ability to create redevelopment areas within the City limits, to allow the use of Tax Increment Financing. Unfortunately, they have deemed this process to blight substandard areas, and Chick explained how that carries a negative connotation. Chick explained the Community Development Law in more detail. Chick discussed how Hastings has put a dent in the city's severe housing shortage. This proposal will create another redevelopment area on the East side of town, for future residential growth. Chick introduced Keith Carl of Hanna:Keelan Associates, who was there to discuss the blight study after doing the site visit.

Keith Carl, Hanna:Keelan Associates, 3275 Holdrege St, Lincoln, NE. The staff report highlighted the company's findings regarding why the land meets their criteria. Mr. Carl discussed the key points that were in the report.

Lee Saathoff, 904 N 6th Ave, Hastings, NE. How can they deem this as blighted and substandard? He didn't understand at all.

Kara Jacobsen, 1219 N 7th Avenue, Hastings, NE. Kara is a property owner within 100 yards of this Redevelopment Area No. 19. She had serious concerns about whether the requirements met those of Nebraska Law. Especially to land that is

predominantly vacant, undeveloped, and zoned for agricultural use. Kara listed reasons she felt it wouldn't qualify, including a 1998 Supreme Court Case that ruled against the City of Hastings. Kara read the Supreme Court's findings in 1998. She wasn't opposed to continued growth for the city; however, felt the blight designation carries significant long-lasting repercussions for property owners.

Michelle Lewis asked Keith Carl to come up and discuss Ms. Jacobsen's concerns. Mr. Carl pointed out other communities that use Tax Increment Financing, which often involves examining agricultural land. If a city desires to grow in that direction, a blight designation can be given. Mr. Carl provided examples of other cities that utilized agricultural land and implemented projects to attract more tax dollars to the community. They feel Hastings is very knowledgeable regarding Tax Increment Financing. Chair Rosenberg asked Keith if this is legal under State Law. Oswald spoke up about the Hastings case, saying In 1998, the City had Blight Study Area No. 7, which was the Medical Park area. The City Council wanted to extend area No. 7 to the field to the West, and the Supreme Court said you can't take an existing area and extend it out into a cornfield and then blight it. That area would have had to have been blighted, in and of itself. They did not say that a city can't blight agricultural land. Chair Rosenberg asked if the city's legal in the State Statutes for blighting. Mr. Carl stated that Hastings did meet the criteria. Hubble brought up two center pivots that sit on these properties, and they were not mentioned. As far as structures, there are three houses in that area, ranging from \$200,000 to \$300,000. Hubbard asked about zoning in this area. Ember replied that currently, some of it is zoned Agricultural, and some of it is zoned R-1. Hubbard looked for several ways to vote for this and concluded he couldn't. Stutzman thanked Keith and Randy for their information, which was beneficial for the Commission to have their expertise, as well as thanked the people who came to speak out against it. Oswald also reiterated that it is being done all over the state, the blighting of farm ground. Rosenberg told Oswald that it seems people are worried it will affect their property taxes. Chick told them, no, the blight or substandard name does not reduce property taxes. Taxes continue to increase, no matter what the current designation. The property to the North is owned by Alan Anderson, and he would like to extend North 6th Avenue to the North and to the East, creating 20 new homes. Randy explained it in more detail.

Chair Rosenberg declared the Public Hearing closed.

Chair Rosenberg requested a motion to recommend approval of the proposed Redevelopment Area No. 19 as a substandard and blighted area, which is generally located between East 7th Street and Union Pacific Train tracks and North 6th Avenue and North Showboat Boulevard, in the City of Hastings, Adams County, Nebraska, to the City Council. Moved by Stutzman, seconded by Kindig. Ayes: Stutzman, Lewis, Rosenberg, Kindig, Kully, and Rossi. Nays: Craig Hubbard. Motion Passed: 6-1.

Chair Lewis opened the Public Hearing.

- b. 2025-827 Public hearing to consider a request for Plan Modification No. 2026-1 to Redevelopment Area No. 1 for the Middle School Redevelopment Project. The area of redevelopment is approximately 1.69 acres and is generally located northeast of the intersection of 5th Street and Hastings Avenue, in the City of Hastings, Adams County, Nebraska.** Kubo presented the Staff Report to consider the request for Plan Modification No. 2026-1 to Redevelopment Area No. 1 for the Middle School Redevelopment Project, generally located northeast of the intersection of 5th Street and Hastings Avenue, in the City of Hastings, Adams County, Nebraska. Kubo gave the staff report. Staff recommended that the Planning Commission recommend approval to the City Council for the request for a Redevelopment Plan Modification for the Middle School Redevelopment Project, generally located northeast of the intersection of North Lincoln Avenue and West 5th Street, based on the findings in the staff report and the Redevelopment Plan Modification materials.

Randy Chick, 520 W 1st St., #200, on behalf of the Community Redevelopment Authority. The CRA currently owns the building and would appreciate the commission's support. There were a few minor changes from the second time the Commission saw it before them. Previously, they were talking about an R-3 District zoning, which did not match the comp plan. The proposed zoning is C-2, which is the existing Commercial Downtown District. Funding includes Rural Workforce Housing, CRA funds, Nebraska Affordable Housing Trust, and the City received an EPA Clean-up grant. Dave Rippe, 1312 Heritage Dr, Hastings, NE. Thankful to Mark Funkey for setting up the tours. The development group he was speaking for is trying to understand the process of turning a significant city-owned liability into an asset to better serve the town. Rippe explained the level of complications it takes to convert this building into something valuable. Rippe went on to explain the apartment units, income levels, and the limited commercial space. Rippe stated it's a very complex project and is not a financially attractive project. Shannon Landauer, Chamber of Commerce and Hastings Economic Development Corp., 6011 W 13th St, Hastings, NE. She feels this is a great project and will get it back on the tax rolls before it needs to be demolished. HEDC supports this project.

Chair Rosenberg toured the building and thinks it would be a huge improvement to the city. Stutzman thanked the representatives for doing this project and Randy for putting all the time into it.

Chair Rosenberg closed the public hearing.

Chair Rosenberg asked for a motion to recommend approval for the Plan Modification #2026-1 to Redevelopment Area No. 1 for the Middle School Redevelopment Project. The

area of redevelopment is approximately 1.69 acres and is generally located Northeast of the intersection of 5th Street and Hastings Avenue in the City of Hastings, Adams County, Nebraska. Moved by Stutzman, seconded by Kully. Ayes: Stutzman, Kully, Rossi, Rosenberg, and Lewis. Nays: Hubbard. Abstain: Kindig. Motion Passed: 5-1-1.

Reports

- a. **Committee Reports:** None.
- b. **Chairman Comments:** NPZA is having a conference in Kearney, March 4-6, 2026. City will pay for that, and you can go for a day. Chuck encouraged them to go. Rosenberg presented Certificates of Appreciation and Recognition to Michelle Lewis and Jody Stutzman, whose terms with the Planning Commission end in February 2026.

- c. **Staff Reports:**

- i. Discussion of the Land Use Section of the Zoning Code Rewrite.
Ember gave a brief discussion on the zoning code rewrite for Chapter 54, to align with the Comprehensive Plan, Eliminate Spot Zoning, and Simplify Use Tables.

Chair Rosenberg asked Kubo to please fill us in on the state of the city development projects. Kubo talked about Western Reserve doing a project. Chief Ethanol is adding to its Production facilities. Kubo did a year-end report for 2025, where we added 75 million dollars in additional value to the City of Hastings through our department last year. There were 1380 permits, and we received \$495,000.00. Those numbers prove that the City of Hastings is growing. Chair Rosenberg asked Vrooman about the Southeast project. Vrooman discussed the pre-construction meeting with the State and the D Street work. Chair Rosenberg asked about progress on City Hall. Vrooman said it should be ready in April or May. Chair Rosenberg asked the Mayor about the two commissioners leaving and the vacant spot. Mayor Beckby said two applicants are coming up for appointment at the next meeting. He thanked Michelle and Jody for serving and giving their input. Mayor Beckby said Hubbard has a different point of view, and that's what it's about. Questions, answers, debates, or assumptions from other points of view are appreciated. That is the purpose of these forums: to get all the questions or assumptions answered. He gave Oswald credit for giving a rendition of what the blight study is about because you can look at it from two different perspectives. Mayor Beckby supports the Middle School and Blight Study projects. He likes the opportunity for a local developer who has been developing for several years, without any Tax Increment Financing, to be able to use this. Our city has the chance to grow towards the East and to the South. He will address the other two Planning Commission spots in February, and they will be full.

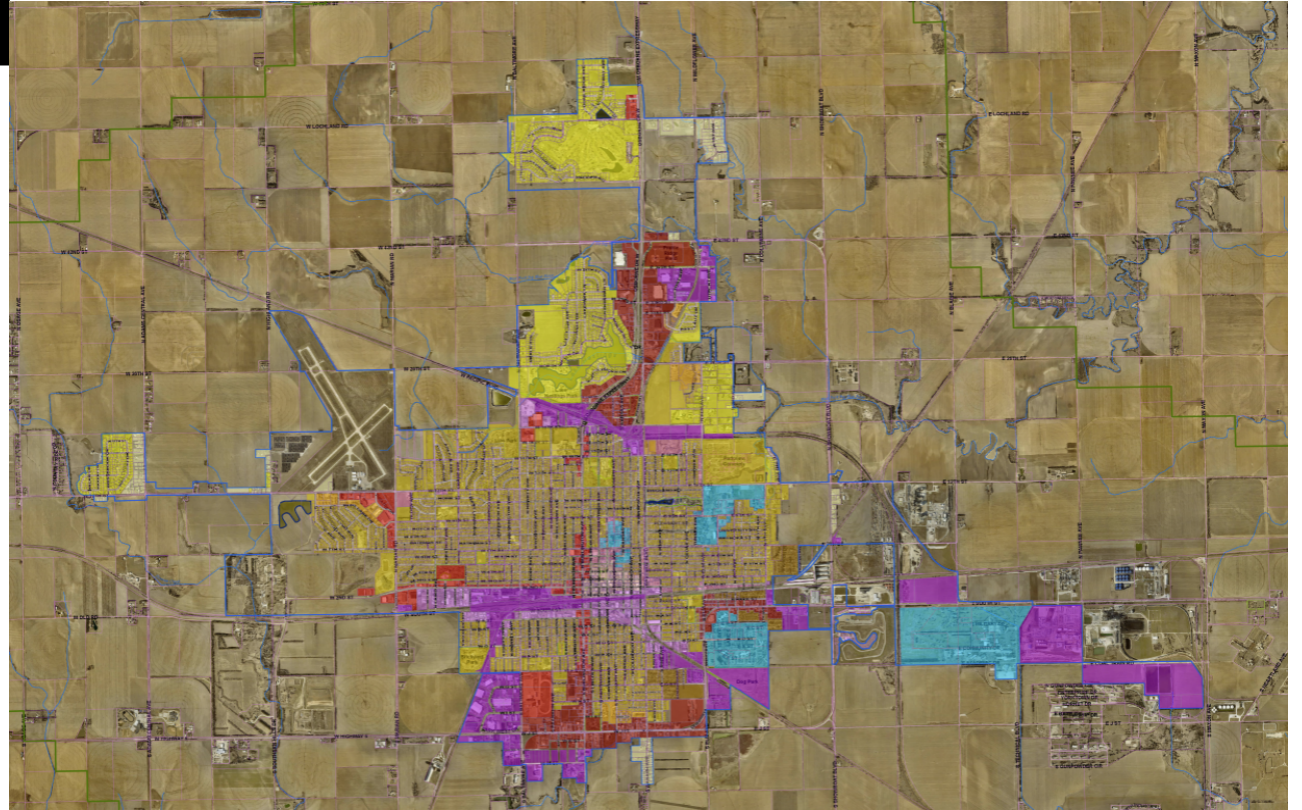
Adjourn

Chair Rosenberg called for a motion to adjourn at 5:03 p.m. Motioned by Rossi, seconded by Lewis. Roll Call: Ayes: Stutzman, Hubbard, Rossi, Kully, Kindig, Rosenberg, and Lewis. Nays: None. Motion carried: 5-0

First Chair Chuck Rosenberg

ZONING CODE REWRITE

District Regulations



A-1, AGRICULTURE DISTRICT

Lot Requirements	Existing Regulations (A)	Proposed Regulations (A-1)
Maximum Height	35'	*20'
Minimum Lot Area	217,800 sq ft	50,000 sq ft
Minimum Width	100'	200'
Lot Coverage	30%	30%
Front Setback	50'	50'
Side Setback	15% of lot width, 15-25'	25'
Street Side Setback	N/A	50'
Rear Setback	50'	25'
Minimum Building Footprint	650 sq ft	200 sq ft

R-0, RESIDENTIAL ESTATES DISTRICT

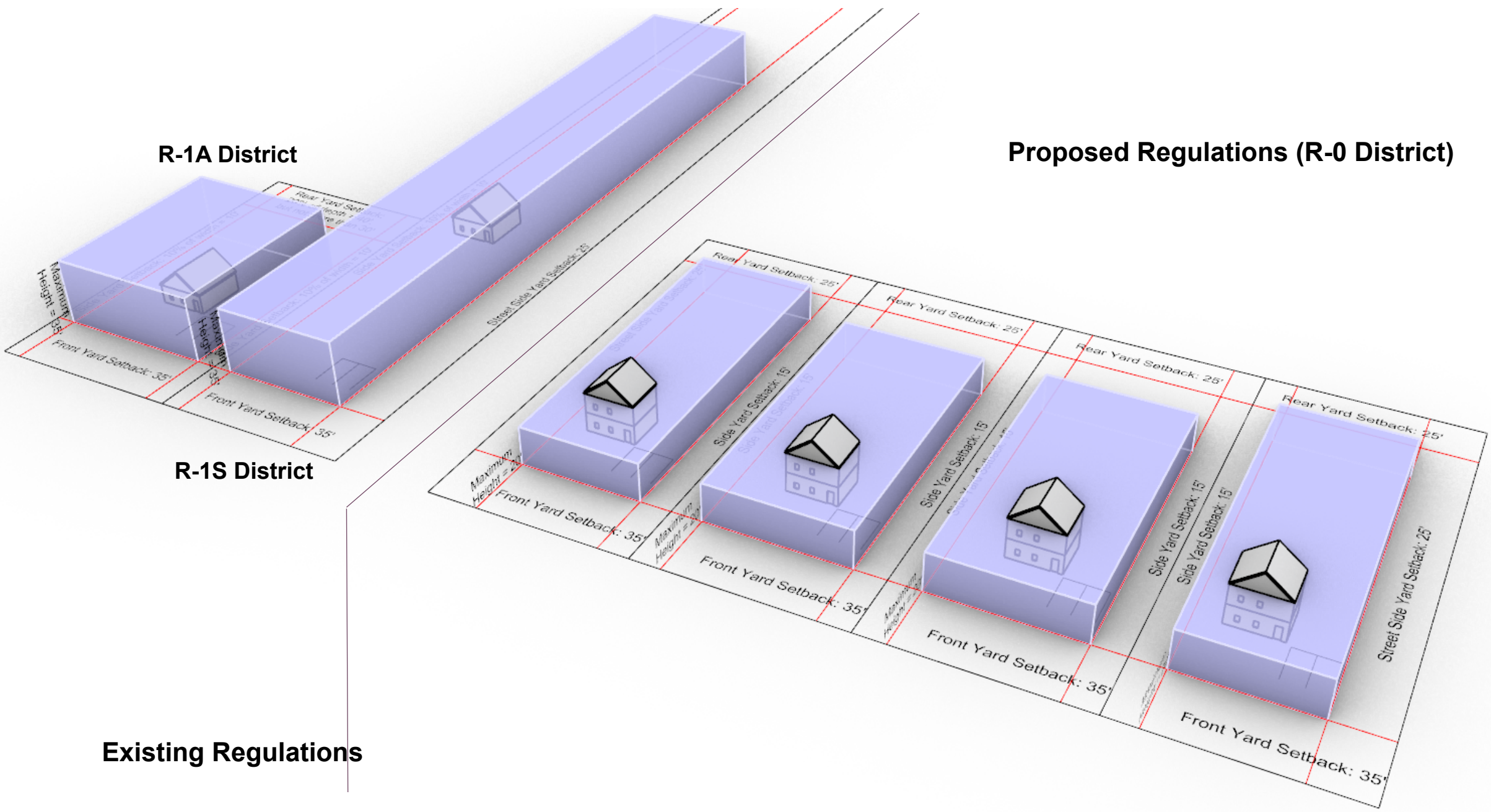
Lot Requirements	Existing Regulations (R-1A & R-1S)	Proposed Regulations (R-0)
Maximum Height	35'	*20'
Minimum Lot Area	20,000-65,340 sq ft	25,000 sq ft
Minimum Width	100'	100'
Lot Coverage	40%	40%
Front Setback	35'	35'
Side Setback	10% of lot width, 10-25'	15'
Street Side Setback	25'	25'
Rear Setback	20% of lot depth, no more than 30'	25'
Minimum Building Footprint	650 sq ft	500 sq ft

R-1A District

Proposed Regulations (R-0 District)

R-1S District

Existing Regulations



REAL WORLD EXAMPLE OF CODE

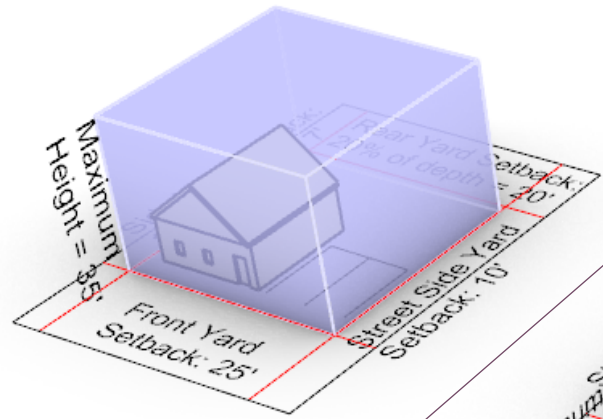
Lot Dimensions	1695 S Wabash Ave
Height	10 ft at eaves
Lot Area	31,799 sq ft
Lot Width	140 ft
Lot Coverage	5%
Front Setback	80 ft
Side Setback	25ft on each side
Rear Setback	90 ft
Building Footprint	1,500 sq ft



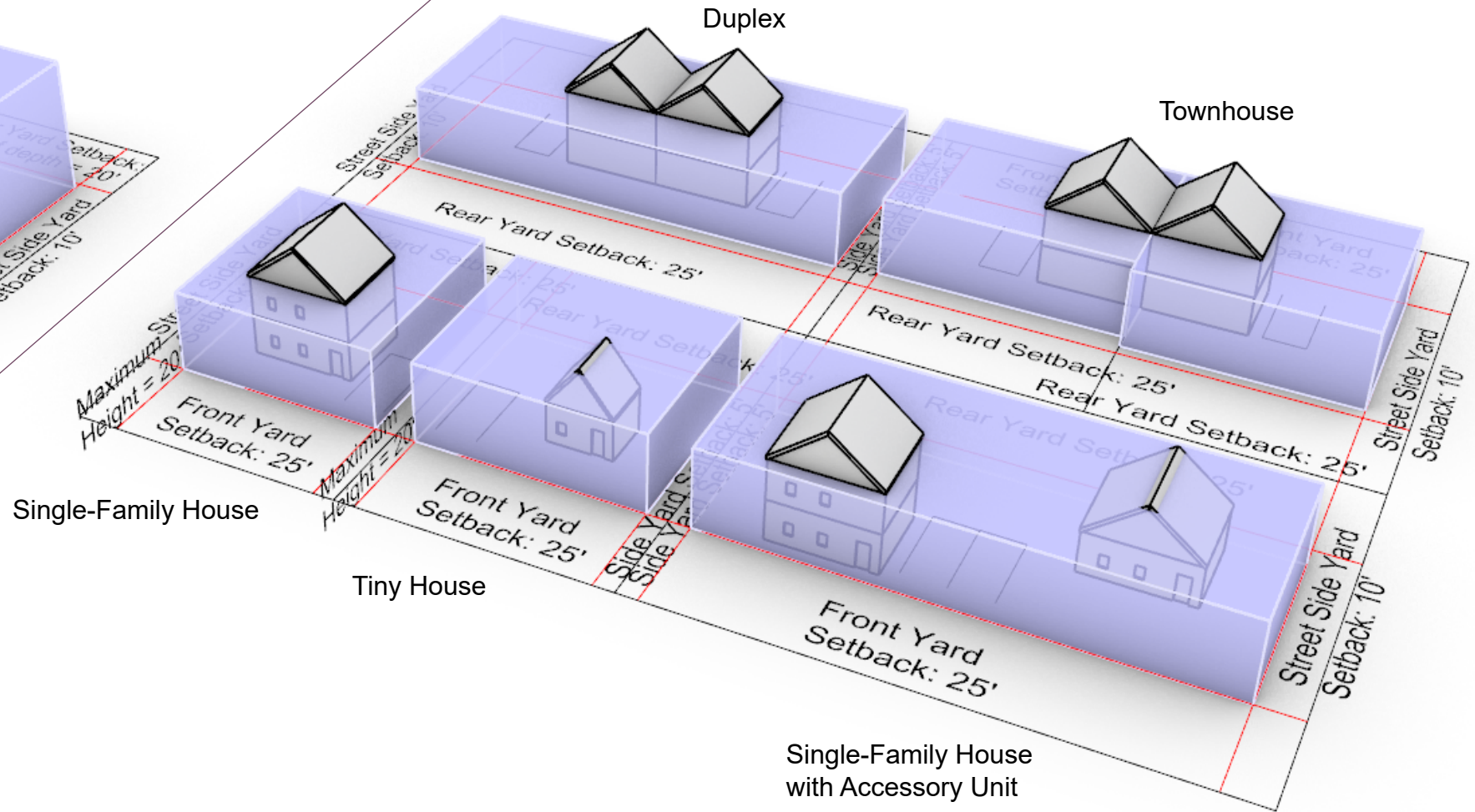
R-1, LOW DENSITY RESIDENTIAL DISTRICT

Lot Requirements	Existing Regulations (R-1)	Proposed Regulations (R-1)
Maximum Height	35'	*20'
Minimum Lot Area	7,000 sq ft	6,500 sq ft per unit
Minimum Width	70'	65'
Lot Coverage	40%	40%
Front Setback	25'	25'
Side Setback	10% of lot width, 7-25'	5'
Street Side Setback	15'	10'
Rear Setback	20% of lot depth, no more than 30'	25'
Minimum Building Footprint	650 sq ft	200 sq ft per unit

Existing Regulations



Proposed Regulations



REAL WORLD EXAMPLE OF CODE

Lot Dimensions	603 W 35th St
Height	10 ft at eaves
Lot Area	9,949 sq ft
Lot Width	77 ft
Lot Coverage	14%
Front Setback	25 ft
Side Setback	7 ft and 15 ft
Rear Setback	40 ft
Building Footprint	1,370 sq ft

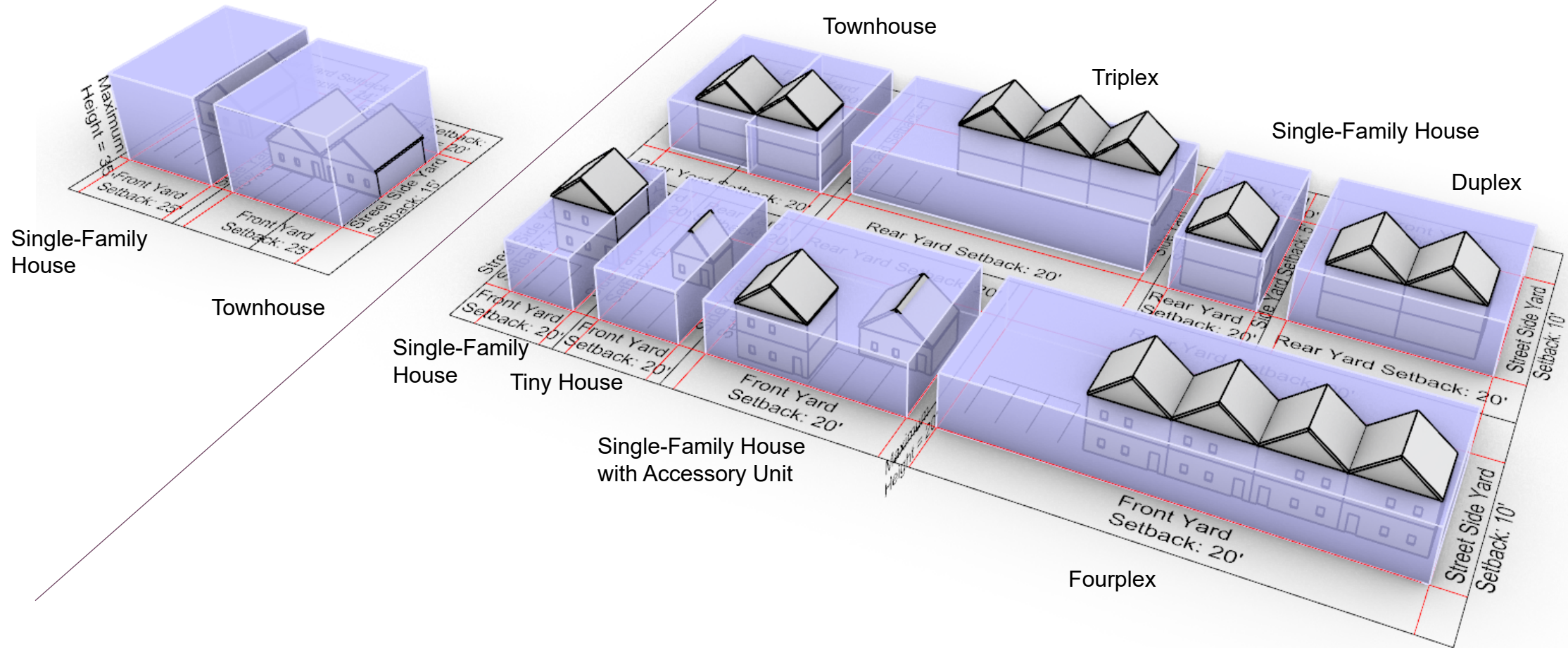


R-2, MEDIUM DENSITY RESIDENTIAL DISTRICT

Lot Requirements	Existing Regulations (R-2)	Proposed Regulations (R-2)
Maximum Height	35'	*20'
Minimum Lot Area	3,500-6,000 sq ft	4,000 sq ft per unit
Minimum Width	35-50'	40'
Lot Coverage	40%	50%
Front Setback	25'	20'
Side Setback	5'	5'
Street Side Setback	15'	10'
Rear Setback	20% of lot depth, no more than 30'	20'
Minimum Building Footprint	650 sq ft	200 sq ft per unit

Existing Regulations

Proposed Regulations



REAL WORLD EXAMPLE OF CODE

Lot Dimensions	1010-1016 E 7th St
Height	10 ft at eaves
Lot Area	16,454 sq ft (4,100/unit)
Lot Width	90 ft
Lot Coverage	29%
Front Setback	25 ft
Side Setback	10 ft and 25 ft
Rear Setback	25 ft
Building Footprint	4,828 sq ft

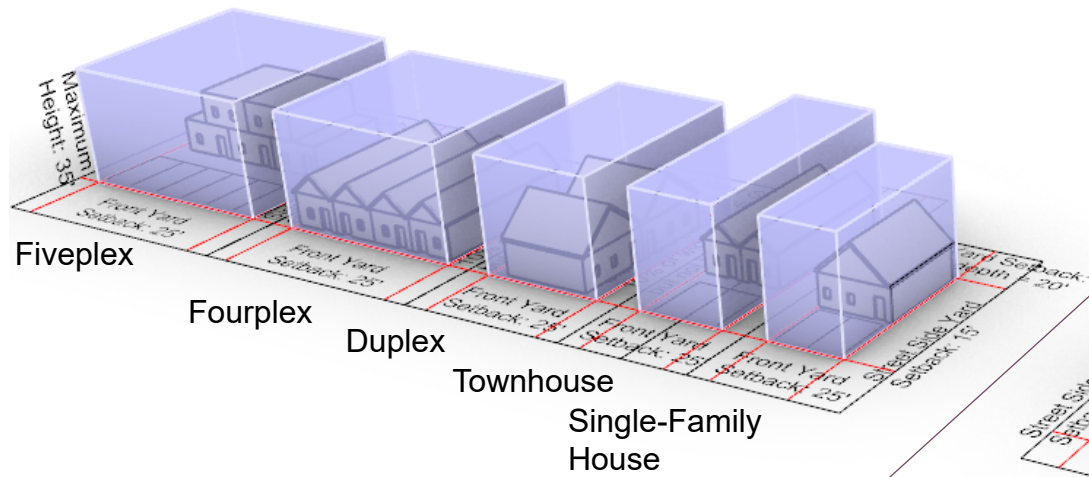


4-unit structure w/ 4-car garage

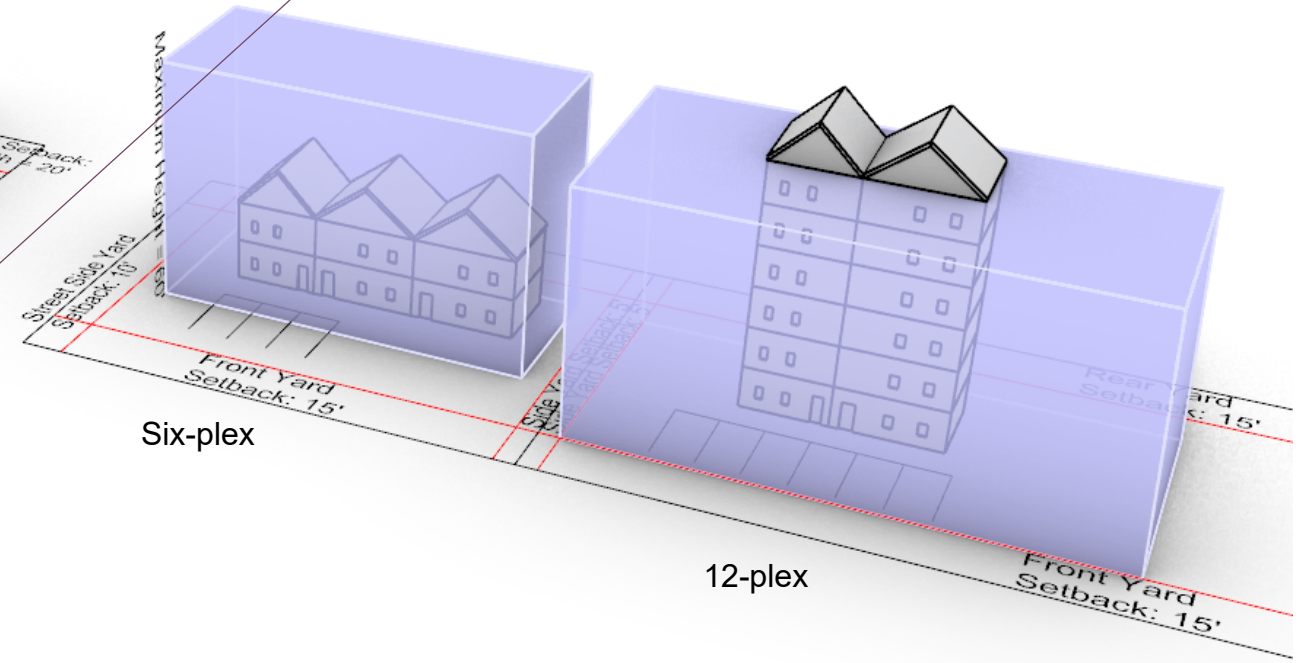
R-3, HIGH DENSITY RESIDENTIAL DISTRICT

Lot Requirements	Existing Regulations (R-3)	Proposed Regulations (R-3)
Maximum Height	35'	*60'
Minimum Lot Area	2,500-8,000 sq ft	2,000 sq ft per unit
Minimum Width	20-75'	40'
Lot Coverage	50%	30%
Front Setback	25'	15'
Side Setback	10% of lot width, 7-25'	5'
Street Side Setback	15'	10'
Rear Setback	20% of lot depth, no more than 30'	15'
Minimum Building Footprint	650 sq ft for single-family houses	500 sq ft per unit

Existing Regulations



Proposed Regulations



REAL WORLD EXAMPLE OF CODE

Lot Dimensions	3610 Park Lane Dr
Height	25 ft at eaves
Lot Area	33,000 sq ft (2,750 /unit)
Lot Width	170 ft
Lot Coverage	11%
Front Setback	65 ft
Side Setback	30 ft and 90 ft
Rear Setback	50 ft
Building Footprint	3,558 sq ft

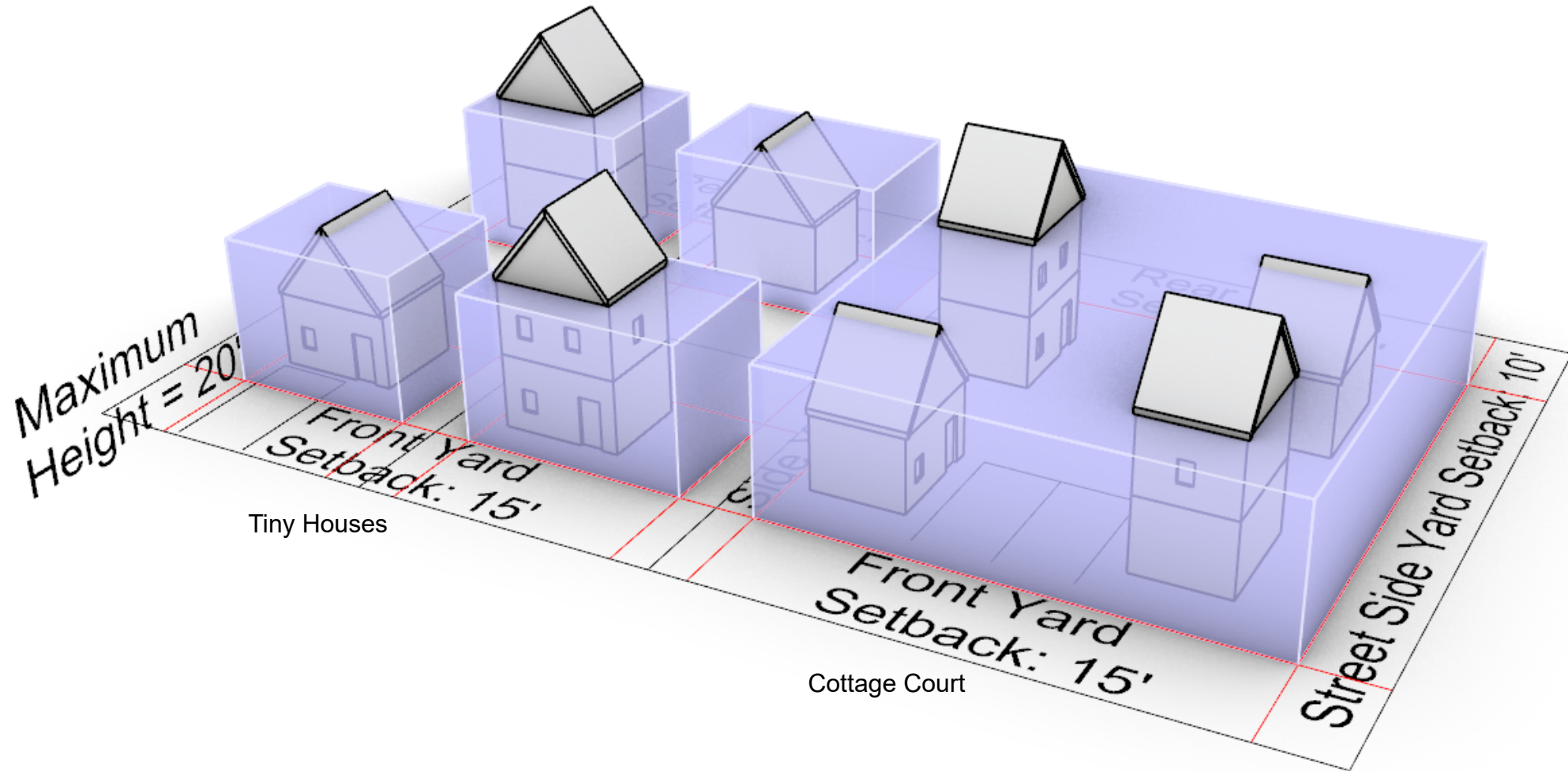


12-unit structure w/ 11-car garage and 19 spaces

R-4, RESIDENTIAL VILLAGE DISTRICT

Lot Requirements	Existing Regulations (N/A)	Proposed Regulations (R-4)
Maximum Height	-	*20'
Minimum Lot Area	-	2,000 sq ft per unit
Minimum Width	-	40'
Lot Coverage	-	60%
Front Setback	-	15'
Side Setback	-	5'
Street Side Setback	-	10'
Rear Setback	-	15'
Minimum Building Footprint	-	200 sq ft per unit

Proposed Regulations



REAL WORLD EXAMPLE OF CODE

Lot Dimensions	224 E 9th St
Height	10 to 20 ft at parapet
Lot Area	4,742 to 6,949 sq ft
Lot Width	55 to 110 ft
Lot Coverage	22 to 27%
Front Setback	10 to 30 ft
Side Setback	15 to 25 ft
Rear Setback	0 to 5 ft
Building Footprint	1,048 to 1,893 sq ft



5 units w/ 6 garages

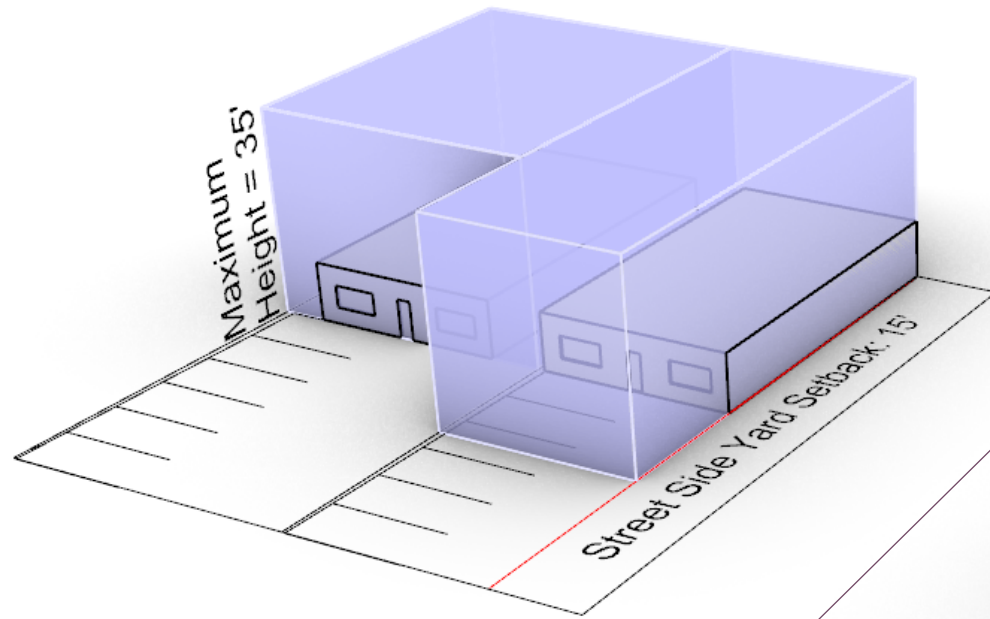
MU, MIXED USE DISTRICT

Lot Requirements	Existing Regulations (CMP)	Proposed Regulations (MU)
Maximum Height	60-130'	*120'
Minimum Lot Area	435,600 sq ft	Master Plan
Minimum Width	None	Master Plan
Lot Coverage	90%	Master Plan
Front Setback	10'	Master Plan
Side Setback	10'	Master Plan
Street Side Setback	N/A	Master Plan
Rear Setback	10'	Master Plan
Minimum Building Footprint	N/A	Master Plan

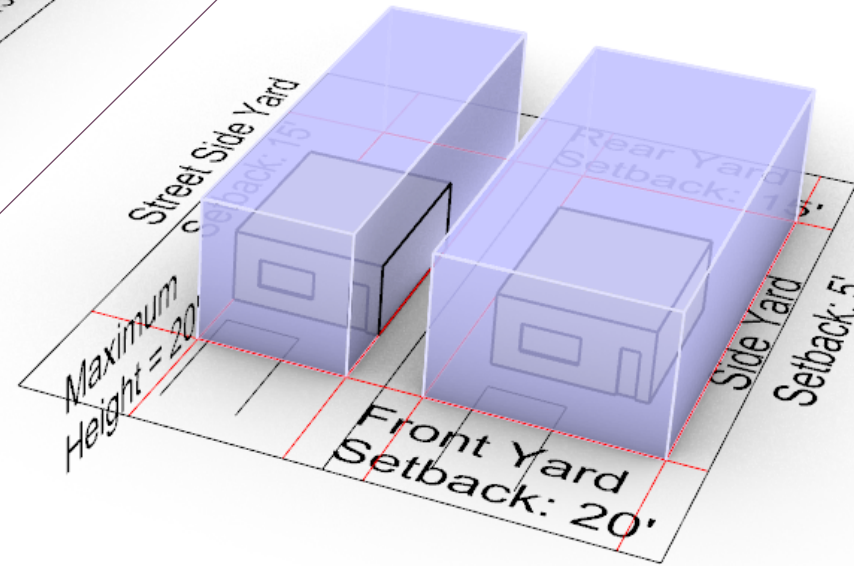
C-1, LOCAL BUSINESS DISTRICT

Lot Requirements	Existing Regulations (C-O & C-1)	Proposed Regulations (C-1)
Maximum Height	35-45'	*20'
Minimum Lot Area	6,000-8,000 sq ft	4,000 sq ft
Minimum Width	50-75'	40'
Lot Coverage	50%	50%
Front Setback	25' for residential only	20'
Side Setback	20% of lot width, 15-50' for residential	5'
Street Side Setback	15'	15'
Rear Setback	20% of lot depth, 35' for residential	15'
Minimum Building Footprint	650 sq ft for single-family houses	500 sq ft

Existing Regulations



Proposed Regulations



REAL WORLD EXAMPLE OF CODE

Lot Dimensions	100 E South St
Height	15 ft at parapet
Lot Area	7,473 sq ft
Lot Width	55 ft
Lot Coverage	24%
Front Setback	5 ft
Side Setback	0 ft and 30 ft
Rear Setback	55 ft
Building Footprint	1,780 sq ft



Eckhardt's Grocery

C-2, DOWNTOWN BUSINESS DISTRICT

Lot Requirements	Existing Regulations (C-2)	Proposed Regulations (C-2)
Maximum Height	120'	*50'
Minimum Lot Area	None	2,000 sq ft
Minimum Width	None	20'
Lot Coverage	None	100%
Front Setback	None unless setback then 10'	0'
Side Setback	None unless setback then 5'	0'
Street Side Setback	N/A	0'
Rear Setback	None	0'
Minimum Building Footprint	None	500 sq ft

C-3, COMMERCIAL CORRIDOR DISTRICT

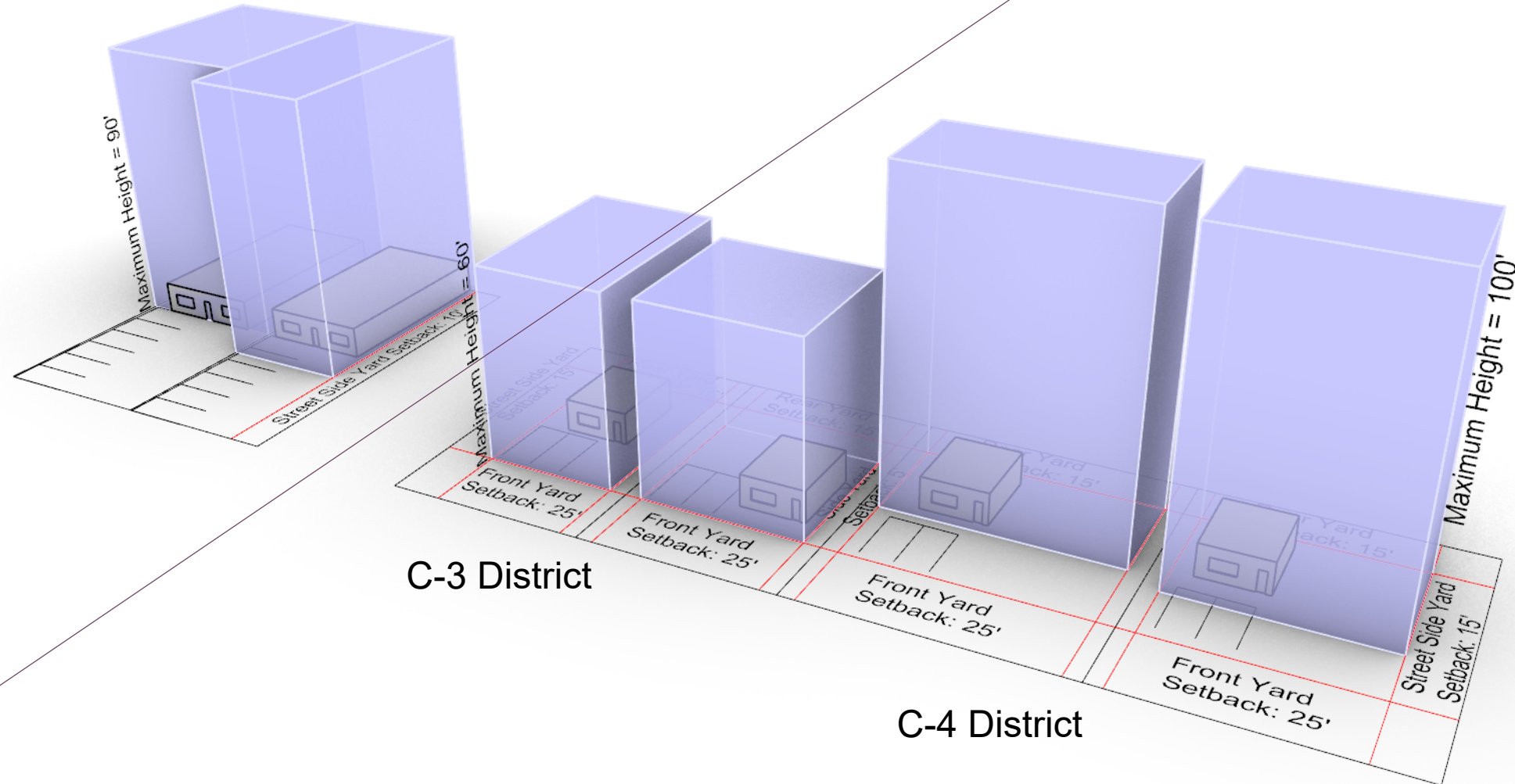
Lot Requirements	Existing Regulations (C-3)	Proposed Regulations (C-3)
Maximum Height	45' for multi-family 90' for commercial	*60'
Minimum Lot Area	6,000-8,000 sq ft	6,000 sq ft
Minimum Width	70-75' for residential only	60'
Lot Coverage	50% for residential only	40%
Front Setback	25' for residential only	25'
Side Setback	10% of lot width, 7-25' for residential	5'
Street Side Setback	10-15'	15'
Rear Setback	20% of lot depth, 30' for residential	15'
Minimum Building Footprint	650 sq ft for single-family houses	500 sq ft

C-4, HIGHWAY COMMERCIAL DISTRICT

Lot Requirements	Existing Regulations (C-3)	Proposed Regulations (C-4)
Maximum Height	45' for multi-family 90' for commercial	*100'
Minimum Lot Area	6,000-8,000 sq ft	8,000 sq ft
Minimum Width	70-75' for residential only	80'
Lot Coverage	50% for residential only	30%
Front Setback	25' for residential only	25'
Side Setback	10% of lot width, 7-25' for residential	5'
Street Side Setback	10-15'	15'
Rear Setback	20% of lot depth, 30' for residential	15'
Minimum Building Footprint	650 sq ft for single-family houses	500 sq ft

Existing Regulations

Proposed Regulations



REAL WORLD EXAMPLE OF CODE

Lot Dimensions	607 S Burlington Ave
Height	10 ft at eaves
Lot Area	14,490 sq ft
Lot Width	105 ft
Lot Coverage	14%
Front Setback	30 ft
Side Setback	15 ft and 50 ft
Rear Setback	15 ft
Building Footprint	1,990



Amigos w/ 15 parking spaces

REAL WORLD EXAMPLE OF CODE

Lot Dimensions	3400 Osborne Dr E
Height	30 ft at parapet
Lot Area	676,051 sq ft
Lot Width	710 ft
Lot Coverage	25%
Front Setback	285 ft
Side Setback	70 ft and 140 ft
Rear Setback	190 ft
Building Footprint	171,580 sq ft



Menards w/ 440 parking spaces

I-1, LIGHT INDUSTRIAL DISTRICT

Lot Requirements	Existing Regulations (I-1)	Proposed Regulations (I-1)
Maximum Height	90'	*100'
Minimum Lot Area	None	10,000 sq ft
Minimum Width	None	None
Lot Coverage	None	50%
Front Setback	None	25'
Side Setback	None unless setback then 3'	None
Street Side Setback	N/A	None
Rear Setback	None	15'
Minimum Building Footprint	N/A	None

I-2, HEAVY INDUSTRIAL DISTRICT

Lot Requirements	Existing Regulations (I-2)	Proposed Regulations (I-2)
Maximum Height	None	None
Minimum Lot Area	None	10,000 sq ft
Minimum Width	None	None
Lot Coverage	None	70%
Front Setback	None	50'
Side Setback	None unless setback then 3'	None
Street Side Setback	N/A	None
Rear Setback	None	None
Minimum Building Footprint	N/A	None

QUESTIONS?
