

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Monday, October 23, 2017

Pursuant to due call and notice thereof, a special meeting of the Hastings Planning Commission was conducted in the City Building, 220 North Hastings Avenue, on October 23, 2017 at 4:00 p.m.

The meeting was called to order at 4:00 p.m. in Special Session by Vice Chair Rosenberg with the following members present: Chuck Rosenberg, Gavin Raitt, Jodi Graves, Mac Rundle, Dave Johnson, Marshall Gaines, Rakesh Srivastava. Absent: Lou Kully, Dale Hamburger.

Vice Chair Rosenberg led the group in recital of the Pledge of Allegiance.

Moved by Dave Johnson, seconded by Jodi Graves, to adopt the current agenda for the Planning Commission Meeting. Ayes: Chuck Rosenberg, Gavin Raitt, Jodi Graves, Mac Rundle, Dave Johnson, Marshall Gaines, Rakesh Srivastava. Nays: None.

Public Notice - Official Notice of the Special Meeting was published in the Hastings Tribune on Friday, October 13, 2017. 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 located at the back of the Council Chambers. Also, a current copy of the Nebraska Open Meetings Act is posted on the south wall of the Council Chambers which is accessible to members of the public.

Vice Chair Rosenberg stated the Minutes of the October 16, 2017 meeting will be considered at the November 20, 2017 regular meeting.

8. Unfinished Business

b. Tabled Applications

i. A Conditional Use Permit for a Bed and Breakfast use at 827 North Lincoln Avenue at the request of applicant Joan Shaw for Resolution No. 2017-043, more particularly described as the East 156 feet and South 82 feet of Block 6, Alexander's First Addition to the City of Hastings, Adams County, Nebraska.

Vice Chair Rosenberg asked for an update from Staff.

Don Threewitt thanked the Commission for attending the Special Meeting. This is a tabled motion from last week's meeting regarding the bed and breakfast use. The staff report has additional details regarding traffic, property values and maintenance thereof. Staff has reviewed the application and it complies with the specific conditions listed for a bed and breakfast use under Hastings City Code Section 34-404.14 and are conditions recommended for a permit which may be inspected during annual revalidation. An additional condition is suggested in order for Development Services Department to maintain an accurate and adequate record of active Conditional Use Permits. The owner shall contact Development Services annually to confirm continued use of the property as a bed and breakfast. The applicant has agreed to comply with the specific conditions and the additional condition listed above. Prior to guest occupancy, the applicant shall have the premises inspected by the Building Official and the Fire Prevention Officer. If the Commission agrees all standards are addressed, it is appropriate to conclude that the proposed use will not have a permanent negative impact that would be substantially greater than a single family use and the Commission is compelled to recommend approval. Staff does support a recommendation to approve Resolution 2017-043 for a bed and breakfast use at 827 N. Lincoln Ave., subject to the conditions outlined.

Moved by Marshall Gaines, seconded by Mac Rundle, to recommend approval for Resolution 2017-043, a Conditional Use Permit for a Bed and Breakfast use at 827 North Lincoln Ave subject to the conditions outlined by Staff.

Vice Chair Rosenberg stated Staff received a letter from Jon Perlich. At the October 16th meeting he spoke against the CUP, however, after looking at the concerns, has now indicated he would be acceptable to the Bed and Breakfast.

Joan Shaw, Roseland, NE. She thanked the Commission for a reconsideration of the proposed bed and breakfast. The process has not been easy. Have had to coordinate the sale of her personal house, with the purchase of a property that meets the requirements of the Bed and Breakfast Association, as well as the City. It is important for the bed and breakfast to be in an appropriate location. The area is historic. The City stated the home met all the requirements of a bed and breakfast. The neighbors are receptive to the bed and breakfast. This would compliment the neighborhood and the historic nature of the street, as well as all of the new things happening in the downtown area. The layout is perfect, and parking should not be a problem. The holiday season would be a great time to open, and would be a positive move for the City of Hastings.

Vice Chair Rosenberg asked the Commission for discussion or if they have questions for staff. There was none. The issues before the Commission are now resolved.

Roll Call: Ayes: Chuck Rosenberg, Marshall Gaines, Dave Johnson, Gavin Raitt, Jodi Graves, Rakesh Srivastava, Mac Rundle. Nays: None. The motion carried.

9. Public Hearings.

a. 2017-042. Public hearing to consider an addition to the City of Hastings by final plat for Shadow Ridge 7th Addition, located in the Northwest Quarter (NW1/4) of Section 36, Township 8 North, Range 10 West of the 6th P.M., Adams County, Nebraska containing 9.13 acres more or less.

The legal was read into the record.

Vice Chair Rosenberg declared the public hearing open.

Don Threewitt stated this is a plat, an addition to the corporate limits of the City and the recommendations from City departments have been incorporated. This plat meets the criteria for the future land use map. Staff recommends approval.

Vice Chair Rosenberg declared the public hearing closed.

Moved by Jodi Graves, seconded by Rakesh Srivastava, to recommend approval of the final plat for Shadow Ridge 7th Addition to the City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Chuck Rosenberg, Marshall Gaines, Dave Johnson, Gavin Raitt, Jodi Graves, Rakesh Srivastava, Mac Rundle. Nays: None. The motion carried.

b. 2017-038. Public hearing on the request of Alan M. Anderson for Ordinance No. 4529, a zoning change from "A-Agricultural" to "R-1 Single-family Residential" for Shadow Ridge 7th Addition to the City of Hastings, Adams County, Nebraska, and an adjacent unplatted parcel comprising 0.93 acres located in the Northwest Quarter of Section 36, Township 8 North, Range 10 West of the 6th P.M., Adams County, Nebraska.

Vice Chair Rosenberg declared the public hearing open.

Don Threewitt explained this is rezoning request associated with Shadow Ridge 7th Addition plat which was just recommended for approval. It includes an adjacent unplatted parcel. The future land use plan calls for suburban residential and the rezone does conform to adjacent zoning. Staff recommends approval.

Moved by Gavin Raitt seconded by Mac Rundle, to recommend approval for a zoning change from "A-Agricultural" to "R-1 Single-family Residential" for Shadow Ridge 7th Addition and the adjacent parcel. Roll Call: Ayes: Chuck Rosenberg, Marshall Gaines, Dave Johnson, Gavin Raitt, Jodi Graves, Rakesh Srivastava, Mac Rundle. Nays: None. The motion carried.

11. Reports

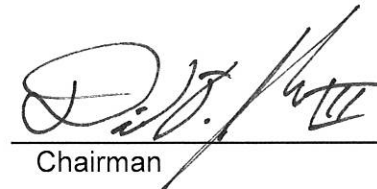
a. Committee Reports

Vice Chair Rosenberg discussed the Ad Hoc Committee, working with Adams County Planning and Zoning. The Committee hopes to meet in December and asked members of the Commission to join in the committee's discussions.

c. Staff Reports

Don Threewitt stated the agenda for the NPZA Central District Meeting was e-mailed. He asked the Commissioners to join one or all sessions.

Adjourn.


Chairman