

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
TUESDAY, APRIL 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, Tuesday, April 21, 2026

Chair Rosenberg called the meeting to order at 4:03 p.m. in Regular Session. The following members were present: Rick Schnase, Craig Hubbard, Chuck Rosenberg, Greg Sinner, Lou Kully, and Joe Kindig. Absent: Shannon Adler and Shawn Rossi. The following City Officials were present: City Attorney Jesse Oswald; City Administrator; Mark Funkey, City Mayor Jay Beckby; Director/City Engineer Lee Vrooman; Director of Development Services Kevin Kubo; Chief Building Inspector Danny Graves; Community Risk Reduction Officer Anthony Murphy; IT Director Erik 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 April 21, 2026, meeting. Moved by Sinner, seconded by Schnase, to adopt the current agenda. Ayes: Kindig, Schnase, Hubbard, Kully, Sinner, and Rosenberg. Nays: None. Motion carried: 6-0.

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 March 17, 2026

Chair Rosenberg called for a motion to approve the minutes of March 17, 2026, with one correction; it says Thursday, March 17, 2026, and should say Tuesday, March 17, 2026. Moved by Schnase, seconded by Hubbard: Roll Call: Ayes: Sinner, Hubbard, Kully, Schnase, Rosenberg, and Kindig, 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

Public Hearings

Chair Rosenberg opened the Public Hearing.

Chair Rosenberg read the Public Rules.

Shannon Adler arrived at 4:16 p.m.

- a. **2026-178 Public hearing to consider the request from Queen City Development LLC for a conditional use permit for first-floor residential property commonly addressed as 714 West 5th Street, City of Hastings, Adams County, Nebraska.** Kubo presented the Staff Report to consider a request from Queen City Development LLC for a conditional use permit for first-floor residential property commonly addressed as 714 West 5th Street, City of Hastings. Staff recommended that the Planning Commission recommend approval to the City Council, based on the findings provided in the staff report.

Kully inquired whether the church located to the west remains in use. Kubo confirmed that it is still active.

Hubbard questioned the rationale for utilizing a Conditional Use Permit to allow residential use on the first floor. Kubo explained that when the matter was previously presented to the Planning Commission, approving the request as originally proposed would have constituted spot zoning and would not have aligned with the Comprehensive Plan. To address this, staff made a minor adjustment to the list of permitted uses, allowing first-floor residential buildings under specific conditions.

Kubo further noted that during that process, staff reviewed practices in other cities, as well as conditions within the downtown area, identifying that first-floor residential uses do exist within the city. As a result, the decision was made to permit such uses, subject to regulation through a Conditional Use Permit, recognizing that first-floor residential is not appropriate in all locations within the C-2 District.

Hubbard then asked whether such a use would be more appropriate in the R-3 District across the road. Kubo responded that the intent is to maintain consistency with the Future Land Use Map and reiterated that first-floor residential is an allowed use within the C-2 District under the adopted regulations.

David Rippe, 1312 Heritage Dr., Hastings, NE 68901. Dave stated that Kubo summed up what they are trying to accomplish. Dave discussed the total units throughout the building, with twenty-three units anticipated to be on the main level. The middle school cannot be commercially viable, so the building could be regarded as residential. They are trying to monetize as much space as possible. There will be a limited amount of amenity space on the first floor for the residents. There will be no commercial space or leased-out space on

the property. The traffic shouldn't be more than when 600 kids were being transported in and out when it was a Middle School.

Chair Rosenberg closed the Public Hearing.

Chair Rosenberg called for a motion to approve 2026-178. Moved by Kully, seconded by Kindig, to approve a Conditional Use Permit for first-floor residential property commonly known as 714 West 5th Street, City of Hastings, Adams County, Nebraska. Voice call: Ayes: Kindig, Schnase, Hubbard, Kully, Sinner, Adler, and Rosenberg. Nays: None. Motion carried: 7-0.

Subdivisions: None

Reports

- a. **Committee Reports:** None.
- b. **Chairman Comments:** Chairman Rosenberg presented a Certificate of Appreciation to Greg Sinner for serving as Chair for six years on the Planning Commission
- c. **Staff Reports:** Kubo provided an update on the proposed zoning changes currently being developed in collaboration with Ember, noting that the item had been presented to the City Council the previous evening. Kubo noted that members of the public expressed concerns regarding density. Kubo mentioned that Ember would be presenting additional information at the Town Hall meeting scheduled for Thursday evening.

Rosenberg inquired whether work sessions would be scheduled to address outstanding questions from commissioners. Kubo responded that staff would be available for one-on-one discussions as well as formal work sessions. Rosenberg then opened the floor for questions from the commissioners.

Hubbard requested a more detailed presentation regarding comparisons to Kearney and Grand Island. Kubo explained that new zoning districts were created to better align with the Future Land Use Map and the Comprehensive Plan, including the incorporation of "missing middle" housing concepts. Kubo agreed to include an additional slide illustrating these comparisons in the next presentation.

Sinner asked about the status of the car wash project on Burlington Avenue. Kubo reported that Mayor Beckby has been in communication with the

project representatives, including discussions with the Chief Officer based in Lansing, Michigan. The delay was attributed to a banking transition, and an apology was issued. Mayor Beckby indicated that if construction does not commence by May 1, further follow-up will occur.

Rosenberg also requested updates on the biodiesel plant, apartment projects, and City Hall. Kubo deferred to Danny Graves, Chief Building Inspector, for these updates. Graves reported that the Heartwell project is going well, with plans to begin processing into diesel by the end of July, with full operations anticipated by July 2027. Regarding the Hastings College project, Graves stated that a final Certificate of Occupancy walkthrough is scheduled for the end of June, and the project remains on track to open for the upcoming school year.

Graves reported that Chief Ethanol began construction on new storage bins, with work starting the previous week. In addition, a new maintenance shop is being constructed on site. He also noted that Central Community College has resolved issues related to utilities and water service.

Rosenberg inquired about the status of development on D Street. Graves stated that the D and Cedar apartment project includes two sections of townhomes, which are anticipated to be available for occupancy as early as June. He further indicated that construction of the apartment buildings is now underway.

Rosenberg asked for an update on the Caseys' project on Burlington. Graves responded that the project is still waiting on the final plat. He noted that demolition is planned and that the Mayor has already relocated most operations to the new facility. Utilities for the existing building are scheduled to be shut off on Friday, with demolition expected to follow shortly thereafter. Graves also reported that the Ponderosa Bowl building has been demolished, and construction on the new development is expected to begin within the next couple of weeks. Regarding Hastings College's Fuhr Hall, he stated that staff are currently waiting on the asbestos documentation before initiating demolition.

Rosenberg mentioned the two vacant seats on the Planning Commission, and Mayor Beckby assured the Commissioners that he plans to fill the seats very soon.

Adjourn

Chair Rosenberg called for a motion to adjourn at 4:31 p.m. Motioned by Hubbard, seconded by Schnase. Roll Call: Ayes: Kindig, Schnase, Hubbard, Rosenberg, Sinner, Kully, and Adler. Nays: None. Motion carried: 7-0.

Chair Chuck Rosenberg