

CITY OF HASTINGS, NEBRASKA  
MINUTES OF PLANNING COMMISSION  
TUESDAY, JUNE 16, 2026

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, Tuesday, June 16, 2026

Chair Rosenberg called the meeting to order at 4:05 p.m. in Regular Session. The following members were present: Rick Schnase, Craig Hubbard, Chuck Rosenberg, Greg Sinner, Shannon Adler, Sarah Bruce, and Joe Kindig. Absent: Lou Kully, James Carson, and Shawn Rossi. The following City Officials were present: City Attorney Jesse Oswald; Director/City Engineer, Lee Vrooman; City Administrator, Mark Funkey; City Mayor Jay Beckby; 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 welcomed our new alternate Commissioner, Sarah Bruce, as well as James Carson, who was not in attendance, and was also appointed to the Commission. Chair Rosenberg thanked the Mayor for filling the Planning Commission positions.

Chair Rosenberg called for a motion to adopt the current agenda for the June 16, 2026, meeting. Moved by Sinner, seconded by Schnase, to adopt the current agenda. Ayes: Kindig, Schnase, Hubbard, Adler, Sinner, Bruce, and Rosenberg. 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 April 21, 2026**

Chair Rosenberg called for a motion to approve the minutes of April 21, 2026. Moved by Schnase, seconded by Hubbard: Roll Call: Ayes: Sinner, Hubbard, Kindig, Schnase, Rosenberg, Bruce, and Adler. 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

## Public Hearings

Chair Rosenberg opened the Public Hearing.

Chair Rosenberg read the Public Hearing Rules.

- a. **2026-275 Public hearing for a change of zoning for property generally located east of South Colorado Avenue, from R-1, Urban Single-Family Residential District, to R-2, Mixed Density Neighborhood District, and to amend the Official Zoning District Map.** Batelaan presented the Staff Report to consider a request for a change of zoning for property generally located east of South Colorado Avenue, from R-1, Urban Single-Family Residential District, to R-2, Mixed Density Neighborhood District, and to amend the Official Zoning District Map. Staff recommended that the Planning Commission recommend approval to the City Council, based on the findings provided in the staff report.

Chair Roseberg inquired whether the applicant was in attendance to speak. Batelaan stated the applicant was not in attendance.

Vivienne Johnson, 722 S Colorado Ave, spoke in opposition to the Rezone. She cited concerns about disturbing the peace in the neighborhood, noted that more vacant lots would then be rezoned to R-2, and stated that the proposed duplex would likely be used as a rental. She also emphasized that within a three-block radius, the area consists primarily of single-family homes.

Kenneth Flanagan, 818 S Colorado Ave, stated that he previously stopped into Development Services and spoke with Kevin and Ember to understand the proposal. He indicated there were no formal plans at the time, but the intent was to construct a basement and main floor, with two occupancies in one building. Mr. Flanagan purchased his property for a retirement home and expressed concern about living next to multi-unit developments, requesting that the area remain R-1 only.

Batelaan noted that two letters of opposition to the rezone were provided to the Commissioners.

Hubbard mentioned that there are lots in town and in other areas that are already zoned R-2. He asked Batelaan how many of those R-2 lots were there in other areas of Hastings? Batelaan had no idea how many other lots were zoned as R-2, but this lot was brought to Development Services. Batelaan pointed out that the North lots adjacent to the lot brought before them were already zoned as the R-2 District.

Hubbard wondered how many lots at North Commons are still available? Kubo stated less than a handful.

Chair Rosenberg requested clarification on whether the proposed units would be rental or for sale. Batelaan responded that the owner indicated the property would be used as a rental, with the basement constituting one unit and the main floor constituting a second unit, resulting in two rental units.

Chair Rosenberg asked if the other vacant lots around there could also be rezoned to R-2 if they voted yes for this lot. Batelaan pointed out that the Comp Plan already shows Medium Density in that area, and it could be rezoned to R-2.

Chair Rosenberg brought up that not all residents were aware of the rezoning in their neighborhood. Batelaan stated the letters were sent to the 300-foot boundary area. The property Mr. Flanagan mentioned is on the back side of his property, so it was not in the 300-foot area. It was posted in the Hastings Tribune, and a sign was staked out on the property. Jesse Oswald added that it is a State Law Requirement.

Rosenberg let everyone know that, whether it passes or not, it will go before the City Council, so that would be the time to get the citizens involved.

Adler let everyone know he received five phone calls regarding this item, also in opposition to it.

Hubbard stated that there were two letters in opposition, two speakers in opposition, and requested information regarding any letters of support. Batelaan responded that there were no letters of support, only the applicant who brought the proposal. Hubbard further stated that he had attended two public hearings and, with the current zoning changes, had not heard any members of the public speak in support. He indicated he intends to consider public input in his decision-making and emphasized the importance of the City listening to the residents.

Bruce asked about the letter, which stated that they had done this before trying to rezone the lot. Is there any data on that? Batelaan couldn't comment without knowing what property they were referring to.

Chair Rosenberg asked if the applicant owned this property. Batelaan knows the applicant has purchased that property. Rosenberg and Batelaan discussed that he could build a single-family home if he chose to.

Vivienne Johnson stepped forward to ask, if they rezoned the one lot, would they rezone the other empty lots to R-2? Chair Rosenberg explained that each lot would also have to have a public hearing. There was a discussion about whether that would make the other lots easier to rezone if it passed, and how that would depend on the circumstances.

Chair Rosenberg closed the Public Hearing.

Chair Rosenberg called for a motion to approve 2026-275. Moved by Sinner, seconded

by Kindig, to approve a change of zoning for property generally located east of South Colorado Avenue, from R-1, Urban Single-Family Residential District, to R-2, Mixed Density Neighborhood District, and to amend the Official Zoning District Map. Roll call: Ayes: Kindig. Nays: Schnase, Hubbard, Sinner, Rosenberg, Adler, and Bruce. Motion failed: 1-6.

### **Subdivisions:**

- a. **2026-276.** Final Plat for the Lakeview 11<sup>th</sup> Subdivision, generally located northwest of Lakeridge Drive and Lakeview Avenue. Kubo gave the staff report, stating the application was from Alan Anderson, for a Final Plat for the Lakeview 11<sup>th</sup> Subdivision. Staff recommended that the Planning Commission recommend approval to the City Council for the Final Plat of the Lakeview 11<sup>th</sup> Subdivision, generally located northwest of the intersection of Lakeridge Drive and Lakeview Avenue, based on the findings provided in the staff report.

Alan Anderson, 701 N. Shore Drive, Hastings, NE, stated that Kubo went over what the plat was and asked the Commission to approve the sixteen-lot addition. This would be his 41<sup>st</sup> addition to the City of Hastings. They have built over 450 houses, which have added over 160 million to the City of Hastings valuations. These sixteen lots would also go on the tax rolls immediately, as would the house being built. Anderson has never received any TIF money. He thanked them not only for approving this, but also for approving the Blight Study on East 12th, and 25 lots with sewer there for over 15 years that he couldn't get to. Anderson pointed out that it went from the Planning Commission, into cyberspace somewhere, and never reached the City Council. Basically, with 400-something lots left, he let the Commission know that this may be the last time he comes before them, as he can no longer compete. Anderson discussed the lots at the North Commons, the sewer, water, paving, electrical, and interest, was \$5,000.00. In these 16 lots, he will have over \$50,000.00 cost in it. He hopes it will come out of cyberspace and go to the City Council someday. Anderson discussed the price of things continuing to go up. He has young guys hoping to do affordable housing and stated that everyone knows that's a joke. We are looking at 850-1100 sq feet, and the only way we can do it is with TIF. We must insulate the basements now, plus start paying for the electricity, and we are told it doesn't matter; it gets thrown on the TIF. If the engineers are more expensive, throw that on the TIF, and all that comes out of our pocket right now. Anderson also suggested looking at narrower streets! Compared our streets to a subdivision in Omaha with 350 units. All the streets are 21 feet. These are good ideas, but is eating up the young guys, and we need to get them in to build. There also needs to be better communication throughout this process. He was unable to reach the City Manager or the Manager of the City Utilities two months ago, never heard back. Anderson gave a shout-out to Kevin Kubo, who is his eighth Planning and Zoning Director, and is by far the best one we have ever had. Kubo will try to make things work, and that's something new! Anderson thanked them and asked for one more shot.

Chair Rosenberg agreed they had approved of the blighted area and could not answer what was going on, but would check with Development Services. He also agreed that Kubo

is one of the best directors we have had.

Chair Rosenberg complimented Alan Anderson for doing a wonderful job with subdivisions. He was in Omaha recently and said that Omaha is getting by on a bare-bones basis, while Hastings does a little more here.

Sinner personally thanked Alan Anderson and his partners for all the investments and time they put into Hastings. Chair Rosenberg commented that he knows their houses are A#1 homes. Looking at that area, it's impressive with the growth going on.

Chair Rosenberg called for a motion to approve 2026-276. Moved by Sinner, seconded by Schnase, to approve a change of zoning for property generally located east of South Colorado Avenue, from R-1, Urban Single-Family Residential District, to R-2, Mixed Density Neighborhood District, and to amend the Official Zoning District Map. Roll Call: Ayes: Schnase, Hubbard, Sinner, Kindig, Rosenberg, Adler, and Bruce. Nays: None. Motion Carried: 7-0.

## Reports

- a. **Committee Reports:** None.
- b. **Chairman Comments:** Chairman Rosenberg was informed by Erik Nielsen that we are looking at August before we are in the new City Hall. Mark Funkey agreed to August. Chair Rosenberg asked one last time what is happening with the car wash, as he gets asked that question a lot. Mark Funkey told them the car wash ran into financial challenges. Chair Rosenberg brought up the weeds growing inside their area. Mayor Beckby stated that after his last conversation with the client, he doesn't see anything happening from now until maybe the end of the year. Mayor Beckby spoke to her about the Mesh area and the weeds being addressed, or the City would send them a bill. Mayor Beckby appreciated the Planning Commission working towards a compromise for what is best for the community. Happy to see the community members coming out to say how they feel. Mayor Beckby brought up Alan Anderson's concern regarding his blighted area, and he was part of the reason, and they will get that figured out. Bruce asked about the community survey and how only 33 people filled it out. Kubo reported that the office continues to have this issue. We needed public input, tried changing our format, and bought pizza for everyone. Twenty-Five people showed up for that meeting. We allowed everyone to voice their concerns; they didn't like our proposals, but we want the community involved, and more than just the same people that always show up, who will offer suggestions.
- c. **Staff Reports:**

- i. Worksession for Proposed Revisions to the Sign Code: Batelaan gave a PowerPoint presentation on the revised Sign Codes. Changes made to Display Types and Subdivision Signs.

Chair Rosenberg asked if Grandfathered Signs would be addressed. Batelaan explained that non-conforming signs are permitted to remain until they are destroyed by fire or another cause, exceeding fifty percent damage, at which point, they must be brought into compliance with the current code.

Chair Rosenberg noted this has been raised previously and referenced instances where signs in poor condition were allowed to remain if only the pole was retained and the sign face was refreshed. Batelaan pointed to the four criteria in the code that govern when a non-conforming sign may remain.

Hubbard asked about historical signs, such as the Rivoli downtown, and whether they would be allowed to remain if more than fifty percent were destroyed. Batelaan responded that marquis signs are no longer approved as they are rarely constructed today and have been removed from the Sign Code; therefore, a different sign type would be required.

Chair Rosenberg raised the issue of abandoned signs. Batelaan stated that proposed revisions would clarify that property owners are responsible for the removal of abandoned signs and would establish a time limit for compliance.

Hubbard asked when and why sign permits became significant, providing context for the question. Sinner inquired about LED Sign brightness limits. Batelaan explained that the code includes a section outlining what is permitted and prohibited, but she could not recall specific brightness limits and noted that no changes to that section are proposed.

Chair Rosenberg referenced the sign located by the Convention Center as the specific sign previously discussed. Chair Rosenberg also wondered if the State has jurisdiction over signage along State Highways. Batelaan responded that signage along state highways must be submitted to the State for approval in addition to local review.

Chair Rosenberg responded to Hubbard's question regarding billboards and explained that signage regulation became more significant when billboards began appearing around the lake area, noting that many were installed before the adoption of the ordinance.

- ii. Presentation of Zoning Code Revisions in Comparison to Other Communities. Kubo stated that Hubbard had asked for some clarification on our density issues. He suggested that we may need

a work session dedicated to this topic. Kubo presented the presentation that Development Services had shared with the public. Batelaan showed the map density and explained it. Kubo explained the Density around the Hastings College area. Explained the need to create a new zoning district, R-4, to allow for Mobile Home Courts, Cottage Courts, Tiny homes, and anything that fits in between. Kubo welcomed questions; we want the best Zoning Codes that we can produce.

Hubbard thanked staff for their hard work on the project and noted that Kearney is well laid out and has the lowest numbers on the chart. Kubo agreed that it reflects Kearny's design and zoning regulations. Hubbard emphasized the importance of protecting residential neighborhoods and thanked staff for the presentation. Kubo stated that staff contacted Kearney, and they are undertaking similar updates to their zoning codes. Kubon noted that each community must determine its own approach while maintaining neighborhood character. Hubbard referenced Grand Island's zoning practices, and Kubo responded that their long-term planner, Chad Nabity, has provided over 35 years of consistent planning and zoning direction. Hubbard stated that in Grand Island, developers can request duplex zoning and are often accommodated. Kubo responded that in this case, the applicant noted adjacent R-2 zoning and therefore requested a rezoning to allow a duplex.

Chair Rosenberg noted concerns from residents in lower-density neighborhoods about potential apartment development on nearby properties. Kubo responded that R-1 and R-2 districts remain protected under zoning regulations and that proposed changes would allow up to three-to four-unit buildings in R-2 districts without altering existing single-family areas. He added that the update would bring existing units into compliance and support more affordable housing through modest increases in density. Chair Rosenberg noted that if adopted into the Zoning Code, qualifying projects could be approved administratively by Development Services without requiring review by the Planning Commission or City Council. Kubo responded in certain areas and certain districts, yes.

Bruce asked about South Colorado Avenue. If the Zoning Codes had already passed, then, since it was Medium Density, the gentleman could have built his duplex. Kubo responded that zoning would have allowed up to 3 units in an R-2 district or up to 2 units in an R-1 District. It allows the R-1 District up to 2 units, if passed, an Accessory Dwelling unit or an attached unit. We are trying to create a more affordable housing unit for people who can't afford to buy a house, unless it's a smaller house. We are creating the opportunity for people to afford that type of house.

Hubbard asked if we are imposing restrictions on the Industrial and Commercial buildable areas. Kubo replied yes, there are some restrictions based on the percentage used, which would add up to one. Chair Rosenberg asked if less parking was needed for their

commercial building; could the applicant come before them to request that? Kubo explained that parking is based on the type of occupancy. They can also go to I-1 if needed. Hubbard and Kubo discussed that there isn't much support from the community. Hubbard believes we need to listen to the citizens, and Kubo informed the Planning Commission that we also must follow State Statutes.

**Adjourn**

Chair Rosenberg called for a motion to adjourn at 5:15 p.m. Motioned by Sinner, seconded by Kindig. Roll Call: Ayes: Kindig, Schnase, Hubbard, Rosenberg, Sinner, Bruce, and Adler. Nays: None. Motion carried: 7-0.

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Chair Chuck Rosenberg