

HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Tuesday, August 18, 2026 at 4:00 PM at the Hastings Municipal Airport, 3300 W 12th St.

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
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 June 16, 2026
8. Special Order of Business
 - a. "Presentation of the City of Hastings One and Six-Year Street Improvement Plan"
 - b. Micro-TIF Amendment to revise the required age from 60 years to 25 years to align with state statutes 18-2155.
9. Unfinished Business
 - a. Continued Applications - None
 - b. Tabled Applications - None
 - c. Postponed Applications - None
10. Public Hearings.
 - a. **2026-312.** Public hearing to consider the request from John Ferrone, Johnny the Knife, LLC (JTK), for a conditional use permit for convenience retail, automobile for property commonly addressed as 223 E 14th Street, City of Hastings, Adams County, Nebraska.

Motion to recommend approval of the request for a conditional use permit for a convenience retail, automobile, with the following conditions of approval: the hours of operation shall be limited to 8 am to 1 am and the use shall be established within 180 days of approval. The property is commonly addressed as 223 E 14th Street, City of Hastings, Adams County, Nebraska.
11. Subdivisions
12. Reports

Planning Commission Agenda

August 18, 2026

Page 2

- a. Committee Reports
- b. Chairman Comments
- c. Staff Reports
 - i. Discussion of Comprehensive Plan Update

Adjourn

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 12th 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 11th 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 11th Subdivision. Staff recommended that the Planning Commission recommend approval to the City Council for the Final Plat of the Lakeview 11th 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 41st 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.

Chair Chuck Rosenberg

Department: Development Services

Staff Contact:

Planning Commission Meeting Date: 8/18/2026

File No: 2026-379

Prepared By: Melissa Woodard, Administrative Assistant I

AGENDA ITEM SUMMARY SHEET

Description of Item:

Names of People/Business affected by this action:

Why Planning Commission action is required:

Type of action requested:

Suggested motion:

Deadlines associated with action:

Department head comments:

Recommendation:



To: Mayor and City Council
Hastings Planning Commission
Community Redevelopment Authority
Business Improvement District
Hastings Economic Development Corp.

From: Lee Vrooman, Director of Engineering *LTV*
Steve Riehle, Lead Engineer – Public Works
Steve Kostner, Street Superintendent

Date: August 12, 2026
Subject: 2027-2032 One and Six Year Street Improvement Plan

Attached to this memo is the proposed One and Six Year Street Improvement Plan. The plan is scheduled to be heard by the Hastings Planning Commission on August 18, 2026, at 4:00 p.m. and by the Hastings City Council on August 24, 2026, at 6:00 p.m. Both meetings will be held at the Hastings Municipal Airport – 3300 W 12th Street, Hastings, Nebraska.

State Statute 39-2119, requires a public hearing for the One-Year Plan or Program regarding Street Improvements. The Nebraska Board of Public Roads Classifications and Standards (NBCS) recommends adopting the plan at the time the budget is finalized. The proposed time frame meets the requirements for adopting the One and Six year plan.

The Street Department realized another busy year in both replacement of concrete panels and curb ramps, along with patching asphalt. Ongoing maintenance repairs of aging infrastructure continue to be a challenge to keep up with.

The following capital projects were completed or are in-progress during the 2026 construction season:

- Elm Meadows Paving District
- Lochland Meadows 17th Addition Paving District
- 1st payment for Hastings SE Project – City's 20% share
- Resurfacing/Repair Projects
 - Woodland Avenue – B to D Street
 - D Street – Woodland to Emerson Avenue
 - 2nd Street – Eastside Blvd to Elm Avenue
 - Chicago Avenue – E to F Street
 - Westbrook Drive – 12th Street to 17th Street
 - 17th Street – Westbrook Drive to Hillcrest
 - Hillcrest – 17th Street to 16th Street
 - Lincoln Avenue – BNSF to South Street
 - St Joseph Avenue – 3rd to 7th Streets
 - Elm Avenue – BNSF to 2nd Street
 - Intersection work on E Street associated with the trail project

This activity represents City expenditures for the past fiscal year of \$4,760,540.

Construction of two crossings remain for the Hastings Quiet Zone project, Colorado Avenue and Elm Avenue. Construction of the Colorado Avenue crossing is waiting on construction and easement agreements from BNSF to move forward. Elm Avenue will be a quad-gate crossing and is also waiting for agreements from BNSF. All work on Elm Avenue will be completed by BNSF. Staff is hopeful that construction for all seven crossings will be completed in 2027. Once completed, paperwork will be submitted to the FRA and they will complete their review of the quiet zone before it can be initiated.

Projects in the 2026-2027 proposed budget that will be funded from the ½ cent sales tax include the following:

- Restriping and improvements from Hastings Avenue to Baltimore Avenue to create a 3-lane road section and dedicated turn lanes at Burlington Avenue
- Intersection improvements at Laird and Crane Avenues to create left turn lanes
- Completion of intersection work on E Street associated with the Pioneer Spirit Trail extension
- Central Hastings Drainage project – Baltimore Ave, A to F Streets- pending FEMA BRIC grant funding
- Asphalt resurfacing for the following street sections:
 - E St - Burlington to Pine
 - Williams Ave north of 7th St
 - Lexington Ave North of 11th St
 - 8th St from Saunders Avenue to Williams Ave
 - 9th St - Baltimore Avenue to Jefferson Avenue
 - 6th Street - Baltimore Ave to Saunders Ave
 - 14th Street - Baltimore Avenue to Burlington Avenue
 - 12th Street - N 6th Ave to approximately 350' east of Showboat Road
 - S Denver - South St to F
 - 12th Street - Marian Road to Osage Avenue
 - Hillcrest - Westbrook to 16th St
 - Westbrook Subdivision - 14th St, 16th St, N & S Pine Ridge Courts
 - Marian Road - 9th to 12th
 - Osborne Dr West - Madden Rd to Lochland Rd
 - Annual Concrete Repair
 - Blaine Avenue -Hwy 6 to north City Limits^{2nd} Street – Eastside Blvd to Elm Avenue

The Hastings Southeast Project on Highway 6 from just west of Elm Avenue to Showboat Blvd. and on Showboat Blvd north to the BNSF tracks will be in year two of construction in 2027. The second and final payment of the City's 20% portion, \$3,185,467 will come out of the Street Fund. Completion is anticipated in the spring of 2028.

Please be advised that this is a planning document. Those items shown in year one are in the proposed 2026/2027 City Budget. All other years are subject to change with the Hastings City Council making the final determination on all projects to be actually constructed through its' budgetary process.

cc: Mark Funkey, City Administrator
Derek Zeisler, Hastings Utilities Manager
Greg Anderson and Greg Schmidt, Adams County Road Superintendent
Jesse Oswald, City Attorney
Roger Nash, Finance Director

City of Hastings One- and Six-Year Plan FY 2027 - 2032	FY2027	FY2028-2032
Street Improvements Project Description	2026/2027	
Street Sales Tax Fund		
Improvements to Laird and Crane Intersections on 12th Street	\$300,000	
12th ST and Burlington AVE Improvements	\$400,000	
Intersection work on E Street associated with Pioneer Trail Project	\$140,000	
E St - Burlington to Pine	\$430,000	
Central Hastings Drainage project - Baltimore Ave, A St to F St	\$3,500,000	
Williams Ave north of 7th St	\$20,000	
Lexington Ave North of 11th St	\$30,000	
8th ST from Saunders Ave to Williams Ave	\$50,000	
9th St - Baltimore Avenue to Jefferson Avenue	\$200,000	
6th Street - Baltimore Ave to Saunders Ave	\$192,000	
14th Street - Baltimore Avenue to Burlington Avenue	\$320,000	
12th Street - N 6th Ave to approx 350' east of Showboat Road	\$350,000	
S Denver - South St to F	\$400,000	
12th Street - Marian Road to Osage Avenue	\$1,700,000	
Westbrook Resurfacing - Hillcrest from Westbrook to 16th St	\$260,000	
Westbrook Resurfacing - 14th St, 16th St, N & S Pine Ridge Courts	\$330,000	
Marian Road - 9th to 12th	\$300,000	
Osborne Dr West - Madden Rd to Lochland Rd	\$300,000	
Annual Concrete Repair	\$100,000	\$500,000
Blaine Avenue - Hwy 6 to north City Limits	\$120,000	
14th Street - Crane to Laird		\$120,000
Hewit - 8th to 9th		\$270,000
Edgewood - Westwood to Pepperidge		\$250,000
Crane Avenue 9th ST to Watson School		\$650,000
Boston - A to E		\$200,000
Bellevue - B to E		\$150,000
Apache - 14th to Laird		\$50,000
4th ST east of Hastings Ave		\$50,000
Ash Avenue - 7th to 9th		\$120,000
Highland Road - 2nd Street to 12th Street		\$525,000
Hastings Ave -3rd ST to 7th ST		\$200,000
Hastings Ave - 7th ST to 9th St		\$200,000
Denver Ave - 7th ST to 9th ST		\$200,000
Marian Road - 2nd Street to 9th Street		\$1,000,000
Lochland Road - Hwy 281 to Baltimore Ave		\$1,750,000
7th Street - Showboat Rd east for approx 2,170 feet		\$140,000
18th Street - Saunders Avenue to Burlington		\$150,000
2nd Street - Marian Road to Maple Avenue		\$200,000
Tilden from 9th to 12th		\$220,000
7th Street - N 6th Ave to Showboat Road		\$310,000
3rd Street - Marian Rd. to Laird Ave.		\$430,000
Burlington Ave panel replacement - 2nd to Kansas Ave		\$300,000
Elm Avenue - 2nd to 7th		\$250,000
Turner Avenue - 7th to 9th concrete patching		\$550,000
10th St - Burlington to Colorado		\$575,000
5th Street - California Ave to Elm Ave		\$589,000
Hastings Ave - South St to H		\$400,000
5th Street - Ash to Elm		\$200,000
New York Ave - A to D		\$150,000

Quiet Zones		
Quiet Crossings Phase III - Colorado and Elm Avenues	\$990,000	
Total Street Sales Tax Fund	\$10,432,000	\$10,699,000

	FY2027	FY2028-2032
Street Fund		
Construction Improvements		
Construction Improvements - Streets (Annual budget item)	\$200,000	\$1,000,000
Construction Improvements - Drainage (Annual Budget Item)	\$50,000	\$250,000
US Hwy 6 Project 6-4(1022), C.N. 41086, Hastings SE	\$3,185,467	
Downtown Parking Lot - Btw City Hall & City Auditorium	\$250,000	
Central Hastings Drainage Project - Baltimore Ave, A to F Streets	\$500,000	
Marian Road - 12th Street to 14th Street		\$350,000
14th Street - Marian to Westridge Drive		\$970,000
12th and Marian Roundabout		\$2,280,000
12 th ST and Adams Central RD Roundabout		\$2,070,000
Brick Arch Storm Sewer Lining - along Eastside BLVD north of downtown		\$400,000
Professional Services		
Building Resilient Infrastructure and Communities Grant - Central Hastings Project	\$75,000	
Misc Engineering Assistance (Annual budget item)	\$50,000	\$250,000
South Street Corridor Study		\$150,000
Total Street Fund Improvements	\$4,310,467	\$7,720,000
BANS Fund		
Lakeview 11th Subdivision	\$225,000	
Connection from Brickyard Park area to Marian Road		\$2,500,000
Marian Road Viaduct		\$12,500,000
Total BANS	\$225,000	\$15,000,000
Total Street Improvements	\$14,967,467	\$33,419,000

Department: Development Services
Staff Contact: Ember Batelaan
Planning Commission Meeting Date: 8/18/2026
File No: 2026-385
Prepared By: Ember Batelaan, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

Nebraska State Statutes updated the required age for micro-tif to 25 years. This item is the City's update to align state statutes. State statutes revised the requirements for structures to be within city limits for 60 years to 25 years, as well as revising the time for a platted lot to be within city limits from 60 years to 25 years.

Names of People/Business affected by this action:

Citizens of Hastings, Community Redevelopment Authority, The City

Why Planning Commission action is required:

Type of action requested:

Motion

Suggested motion:

Deadlines associated with action:

Department head comments:

See the draft resolution and attached application forms for micro-tif.

Recommendation:

Motion to recommend approval of the amended resolution to revise the required age of structures/plats from 60 years to 25 years.

RESOLUTION NO. ...

RESOLUTION OF THE CITY OF HASTINGS, NEBRASKA, ALLOWING EXPEDITED REVIEWS OF REDEVELOPMENT PLANS MEETING THE REQUIREMENTS OF SECTION 18-2155(2) OF THE NEBRASKA COMMUNITY DEVELOPMENT LAW; ESTABLISHING THE ANNUAL LIMIT ON THE NUMBER OF SUCH REDEVELOPMENT PLANS THAT MAY BE APPROVED BY THE CITY COUNCIL; NAMING THE OFFICIAL TO CONDUCT EXPEDITED REVIEWS OF SUCH REDEVELOPMENT PLANS; SETTING A FEE FOR THE APPLICATION FOR SUCH EXPEDITED REVIEW AND OTHER MATTERS.

WHEREAS, the City of Hastings, Nebraska, (the "City") has designated portions of the City as substandard and blighted pursuant to the Nebraska Community Development Law, NEB. REV. STAT. §§ 18-2101 through 18-2157 (the "Act"); and

WHEREAS, the City created the Community Redevelopment Authority of the City of Hastings, Nebraska (the "Authority") pursuant to the Act with powers to implement redevelopment plans approved by the Hastings City Council; and

WHEREAS, the Act, in §18-2155, allows cities in counties with populations less than 100,000 to expedite reviews of certain redevelopment plans. The City is located in Adams County, Nebraska, which has a current population of 31,205, as noted by the 2020 United States Census; and

WHEREAS, the City Council finds that it is in the best interest of the City to allow expedited reviews of redevelopment plans pursuant to §18-2155 of the Act, as revised to twenty-five years, as set forth in the Resolution.

NOW THEREFORE, in consideration of the foregoing recitals, the Mayor and City Council of the City of Hastings, Nebraska, do hereby adopt the following resolution:

BE IT RESOLVED by the Mayor and City Council of the City of Hastings, Nebraska, that expedited reviews of redevelopment plans (Micro-TIF) as provided in §18-2155 of the Act, as revised to twenty-five years, are hereby allowed in all areas of the City declared substandard and blighted pursuant to the Act, with the following requirements:

1. The annual limit on redevelopment plans subject to expedited approval is fifteen (15), which shall be calculated on a calendar year basis beginning June

- 1, 2025.
2. Expedited Review shall only be available for single-family residential redevelopment projects meeting the estimated assessed property value limits pursuant to the Act.
 3. The Development Services Director or their designee is hereby appointed to conduct the expedited review of such redevelopment plans and report the same to the City Council for approval or disapproval, pursuant to the Act.
 4. A fee of fifty dollars is hereby imposed for each application for expedited review of redevelopment plans which shall be paid to Development Services upon filing of the application for expedited review.
 5. The Community Redevelopment Authority of the City of Hastings is directed to administer contracts and issue bonds associated with redevelopment plans subject to expedited approval.
 6. The City Council reserves the right to amend or revoke the terms of this resolution.

PASSED AND APPROVED this ____th day of _____, 202__.

George, J.J. Beckby, Mayor

ATTEST:

Tyler Ficken, City Clerk

(S E A L)

Approved as to form:

Jesse Oswald, City Attorney

Application for Expedited Review of Community Redevelopment Plan Tax Increment Financing (TIF) Project

For Official Use

Date Received _____

Date of Review _____

___Approved ___Denied

County Name	City
Redeveloper (Owner)	
Redevelopment Project Name	
Parcel Number	
Application Date of the Expedited Redevelopment	

1. What are the existing uses and condition of the property within the redevelopment project area?
2. What are the proposed uses of the property within the redevelopment project area?
3a. Has the structure been within the corporate limits of the city for at least twenty-five years? Yes _____ No _____
3b. If the project includes the redevelopment of a vacant lot that is within the corporate limits of the city, has that lot been platted for at least twenty-five years? Yes _____ No _____
4. What is the current assessed value of the property within the redevelopment project area?
5. What the increase in the assessed value of the property within the redevelopment project area that is estimated to occur as a result of the redevelopment project?
6. Will the redevelopment project be financed in whole or in part through the division of taxes as provided in section 18-2147? Yes _____ No _____
7 What are the agreed-upon costs of the redevelopment project? \$ _____

➔ Redeveloper's Signature _____ Date _____

**Upon completion of this form, the redeveloper must provide the original
to the City or Community Redevelopment Authority.**

(see form instructions on reverse)

Instructions

Who Must File. If a city or the city's community redevelopment authority (CRA) has elected to allow expedited reviews of redevelopment plans that meet the requirements below, this form must be filed with the city or the CRA in order to receive an expedited review. A redevelopment plan is eligible for expedited review if:

1. The redevelopment plan includes only one project;
2. The project is located within a substandard and blighted area that has been within the corporate limits of the city for at least sixty years and:
 - a. Involves the repair, rehabilitation, or replacement of an existing structure; or
 - b. Involves the redevelopment of a vacant lot that has been platted for at least sixty years;
3. The project is located in a county with a population of less than 100,000 inhabitants; and
4. The assessed value of the property within the project area when the project is complete is estimated to be no more than:
 - a. \$350,000 for a project involving a single-family residential structure;
 - b. \$1.5 million for a project involving a multi-family residential or commercial structure;
 - c. \$10 million for a project involving the revitalization of a structure included in the National Register of Historic Places.

The redeveloper shall submit the redevelopment plan directly to the city or CRA, along with an application fee in an amount set by the governing body, not to exceed fifty dollars. The governing body shall determine whether to approve or deny the redevelopment plan within 30 days after submission of the plan. If approved, the authority incurs indebtedness related to the redevelopment project, and the project begins.

The county assessor shall then determine: (1) If the redevelopment project was fully completed within two years after the approval of the development plan and (2) the assessed value of the property within the redevelopment project area. Once completion has been determined, the county assessor shall certify the completion of the expedited redevelopment plan to the city or community redevelopment authority (CRA). Once the county assessor has certified this form as required in Neb. Rev. Stat. § 18-2155, the city or CRA may begin to use the portion of taxes as indicated in Neb. Rev. Stat. § 18-2147 to pay the indebtedness incurred by the city or CRA pursuant to Neb. Rev. Stat. § 18-2155. Payments shall be remitted to the holder of the indebtedness.



What is Micro-TIF?

Micro-TIF, or Expedited Review of Redevelopment Plans, allows smaller redevelopment projects on individual properties to use a simplified Tax Increment Financing process to help offset construction costs for a project. A qualifying redevelopment project can use the difference between the property taxes paid before the project and the property taxes anticipated to be owed as a result of the final redevelopment project and the new assessed value for the property. The Micro-TIF program has a shorter time frame and fewer approval procedures compared to the traditional TIF program. This process was adopted by the Nebraska Legislature in 2020 and can be found at: <https://nebraskalegislature.gov/laws/statutes.php?statute=18-2155>.

Please note that this is a reimbursement program, started after the project is done. You will most likely not see funds for 18-24 months after the application is submitted.

Eligible Projects

1. The Redevelopment Plan only includes one redevelopment project.
2. Redevelopment project involves:
 - a. Repair, rehabilitation, or replacement of an existing structure located within a substandard and blighted area.
 - b. Redevelopment of a vacant lot (construct a new home) located within a substandard and blighted area.
3. The redevelopment project must have been within the city limits for at least 25 years.
 - a. A vacant lot must have also been platted for 25 years.
4. The assessed value when the redevelopment project is complete is estimated to be no more than \$350,000 for a single-family residential structure

Micro-TIF Application Procedure

1. The Applicant has a pre-application meeting with the City to discuss the Micro-TIF process.
2. Meet with the County Assessor's Office to discuss the redevelopment project to determine an estimate of the increase in property value and TIF eligibility.
3. The Applicant submits the application packet, which includes the Standard Form, Supplemental Form, & Owner Authorization Form, by the application deadline.
 - a. Standard Form requires an estimated increase in value from the County Assessor.
 - b. The Owner Authorization Form is only needed if the Owner and Applicant are different.
4. The City Council approves or denies the redevelopment plan within 30 days of the application deadline.
5. Development Services notifies the applicant, CRA & County Assessor of the City Council decision.
6. Apply for and be issued the needed building permits.
7. Complete the redevelopment project. Development Services will verify that the project is completed as part of the building permit process.
8. Applicant notifies County Assessor of project completion. The project MUST be completed within two years of the redevelopment plan's approval (step 4).
9. The CRA uses a portion of taxes to pay indebtedness.
10. The County Assessor submits the Standard Certification Form to CRA.

City of Hastings Proposed Supplemental Form for Micro-TIF Projects

Please fill out the following information as a supplement to the application for the expedited review of a community redevelopment plan for a tax increment financing (TIF) project. Both applications are required when submitting a Micro-TIF Project application.

1. Please provide your contact information.

- a. Applicant Name: _____
- b. Applicant Phone Number: _____
- c. Applicant Email Address: _____
- d. Applicant Mailing Address: _____
- e. Preferred Method of Communication: _____
- f. Property Owner Name: _____

2. Is the Project located within a designated blight & substandard area?

- ☐ Yes
- ☐ No

3. What is the purpose of this project?

- ☐ House renovation
- ☐ New house
- ☐ Other _____

4. What is the age of the structure? _____

Department: Development Services
Staff Contact: Ember Batelaan
Planning Commission Meeting Date: 8/18/2026
File No: 2026-312
Prepared By: Ember Batelaan, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing to consider the request from John Ferrone, Johnny the Knife, LLC (JTK), for a conditional use permit for convenience retail, automobile for property commonly addressed as 223 E 14th Street, City of Hastings, Adams County, Nebraska. The applicant has requested a conditional use permit to establish a micro-boutique social club for invite-only attendees.

Names of People/Business affected by this action:

the City, the applicant, and the people of Hastings

Why Planning Commission action is required:

Sec. 54-301 states that Conditional uses may be approved by the Hastings City Council following a public hearing and receipt of a recommendation from the Planning Commission in accordance with the required finding set forth in this Chapter and the additional standards set forth in this article. In considering an application for a conditional use, the Commission and the Council shall require the applicant to produce satisfactory evidence of compliance with both the general and applicable specific standards set forth in this Article. The Commission may recommend and the Council may impose any conditions they deem reasonable and necessary to further the purposes and intent of this Article, to protect the public health, safety and welfare, and to meet the planning goals set forth in the City's Comprehensive Plan.

Type of action requested:

Motion

Suggested motion:

Deadlines associated with action:

The case is scheduled to be heard at the City Council Regular meeting on September 14, 2026.

Department head comments:

Development Services staff has reviewed the application for the Conditional Use Permit for convenience retail, automobile on the property. The complete details of the staff review and recommendation are in the attached staff report.

Recommendation:

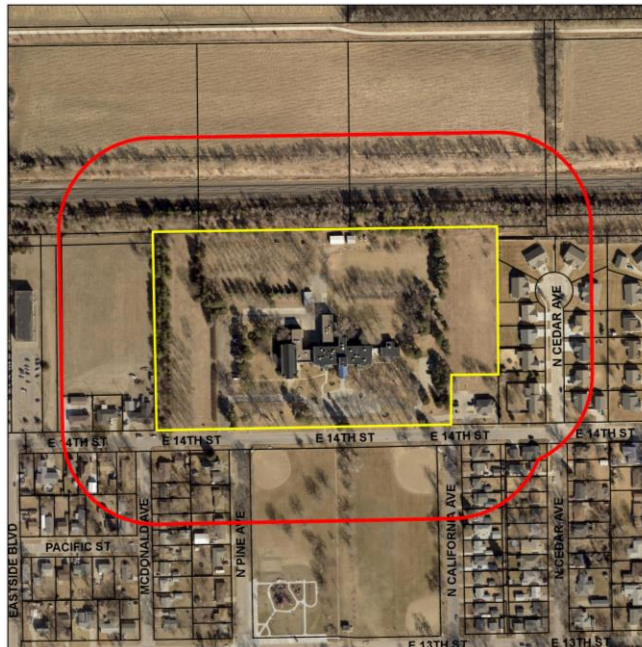
Staff recommends the Planning Commission recommend approval of the Conditional Use Permit for property commonly addressed as 223 E 14th Street with the following conditions of approval; the hours of operation shall be limited to 8 am to 1 am and the use shall be established within 180 days of approval.



City of Hastings Planning Commission

STAFF REPORT

Request for Conditional Use:	To establish a convenience retail, automobile within the garden level of the Crosier Professional Center
File No.	2026-312
Applicant	John Ferrone, Johnny the Knife, LLC (JtK)
Property Location:	223 E 14 th Street
Lot Size:	14.55 acres
Date of Public Hearing:	August 18, 2026
Zoning	C-O, Commercial Office Non-Retail District
Adjacent Zoning:	North: R-1, Urban Single-Family Residential District East: R-1, Urban Single-Family Residential District and R-2, Mixed Density Neighborhood District South: R-1, Urban Single-Family Residential District West: R-3, Multiple-Family Residential District



SECTION AND REQUIREMENT OF HASTINGS CODE OF ORDINANCE ALLOWING FOR CONDITIONAL USE:

- **Sec. 54 – 200. Uses and District Table (Table 200-1): Convenience retail, automobile -**
Conditional Use in C-O District

DESCRIPTION OF CONDITIONAL USE REQUESTED: The applicant, John Ferrone, Johnny the Knife, LLC (JtK), has proposed to “transform it into a martini social club with a liquor license.” The proposed use will be located in the garden level of the Crosier Professional Center and is intended to be invitation-only. The 400-square-foot social club will have a maximum of 30 guests at a time. The existing building has a building footprint of roughly 19,000 square feet in area. The proposed use would locate in the garden level. The current office and retail uses would remain. Please see the application materials for more information about the proposed use.

While the zoning code does not include a social club as a use type, the most similar use in the zoning code would be the convenience retail, automobile, which is defined as follows:

“A commercial use primarily engaged in the small-scale sale of household merchandise and general consumer products and involving less than 5,000 square feet of gross leasable area. Convenience retail, automobile uses are characterized by a target market based on high-traffic roadways, or are an associated accessory to an employment or service business.”

The convenience retail, automobile use is considered the most similar use type due to its sale of retail goods. A social club would involve the sale of alcohol, and the proposed use is less than 5,000 square feet in area. While the proposed use is not characterized by high-traffic roadways, this definition of a convenience retail, automobile fit best since the use is not limited to the nearby neighborhood as its service area. The convenience retail, automobile use is a conditional use in the C-O District.

Property Description: The property is approximately 14.55 acres in area and includes a parking lot and landscaping. The building footprint is roughly 19,000 square feet. The site has approximately 110 marked off-street parking spaces.

STANDARDS FOR CONDITIONAL USE PERMITS:

The provisions of Article III are applicable to all uses that are designated as “conditional” as set out in Sec. 54-200. The designation of a conditional use means that it is only allowed in a proposed location if all of the conditions applicable to the use, as set out in Sec. 54-304, as may be amended, and if all of the other applicable requirements of this Chapter or conditions of the Hastings City Council and Planning Commission are met.

Pursuant to Sec. 54-302 of the City Code of Ordinance, the City Council, by recommendation from the City Planning Commission, will base its decision on the following:

(a) Pedestrian and vehicular traffic circulation and safety.

The site was originally built as a monastery. The site gains access from E 14th Street. There is no public sidewalk. No changes to the site access or parking lot layout are proposed.

The proposed convenience retail, automobile use should not generate more vehicular or pedestrian traffic than the former monastery and current retail stores. The proposed use should maintain the area's traffic circulation and safety patterns.

(b) Reasonable and economic extension of public utilities and facilities.

The proposed use will generally use the existing infrastructure present in the immediate area. The proposed use would be a reasonable and economical use of the public utilities as no new water or sanitary sewer mains are required to serve the proposed re-use.

(c) Noise, fumes, dust, or other environmental pollution.

There should not be an increase in noise, fumes, or other environmental pollution by the change of use compared to the existing and former uses of the site.

(d) The maintenance of logical and efficient development patterns and land use mixtures.

The applicant stated that the proposed use would “create a complementary mixed-use environment that maximizes the utility of the building outside of standard business hours.” The proposed use maintains logical and efficient development patterns through the re-use of an existing structure, which already contains office and retail uses. The land use mixture of this area consists of residential uses, office uses, and retail uses. The proposed use of the property as a social club maintains logical and efficient land use mixtures by bringing another type of retail use to the area; the sale and consumption of alcohol. The nearest residential property is approximately 300 feet away from the building and therefore the residential property is not negatively impacted by this proposed retail use.

(e) The maintenance of property values in accordance with established and permitted land use.

The proposed use would maintain property values for the property and surrounding areas. The property would be reused for the proposed use instead of remaining vacant. The nearest residential property is approximately 300 feet away from this building and would not be impacted by the proposed use.

(f) **Other standards and conditions to consider.** Not applicable.

STAFF COMMENTS: Staff recommends the Planning Commission **APPROVE** the **CONDITIONAL USE PERMIT** for the convenience retail, automobile at 223 E 14th Street, in the C-O, Commercial Office Non-Retail District, with the following conditions:

1. The hours of operation shall be limited to 8 am to 1 am.
2. The use shall be established within 180 days of approval.

PREPARED BY: Ember Batelaan, AICP, City Planner

DATE: August 4, 2026

ATTACHMENTS:

1. Application materials
2. Owner Authorization Letter



For the July Meeting

Development Services
Planning

SUBMITTAL REQUIREMENTS FOR A CONDITIONAL USE PERMIT

City of Hastings Project Application Form submitted via online portal

<https://cityofhastings.portal.iworq.net/HASTINGS/new-permit/601/1145>

I have submitted this form online

Owner's Authorization if applicable

<https://s3.amazonaws.com/iworq-upload/HASTINGS/5/8172441-Owner%20Form.pdf>

A copy of this form, notarized, was delivered to the City Office.

Written narrative describing the reason for the conditional use permit

Project Title: Johnny the Knife, LLC – Micro-Boutique Social Club

Property Address: 223 E 14th St, Hastings, NE 68901 (Crosier Professional Center, Garden Level)

Current Zoning: C-0 (Office District)

Requested Action: I am requesting a Conditional Use Permit for the office space that I want to rent inside the Crosier Professional Center's garden level to transform it into a martini social club with a liquor license.

Executive Summary

Johnny the Knife, LLC (JtK) proposes a "micro-social club" (20' x 20' footprint) focusing on artisanal cocktails and a reservation-only experience. Operating exclusively after 5:00 PM (Wednesday–Saturday), this establishment serves as a high-end, low-impact amenity for the building and the community.

This 400-square-foot micro-boutique social club is designed to bring a sophisticated, "if you know, you know" atmosphere to Hastings. This is not a high-volume tavern; it is an opulent, reservation-only sanctuary for 18–20 guest members at any moment (max 30). Featuring dim lighting, marble tables, and expertly crafted Old Fashioneds with a head of cherry wood smoke, it offers a "wow factor" reminiscent of the elite lounges found in Chicago, Austin, or Denver.

Full Description

Hastings has many bars, but what it does not have is an out-of-the-way, sophisticated, quiet drinking establishment with an ambience akin to a quiet, social martini club one might find tucked away in a basement in Austin, Chicago, KC or Denver.

Introducing Johnny the Knife (referred to by guests as “The Knife”). IYKYK.

There are no signs, except on the door to the establishment which is located down a few stairs (or the elevator) to the garden level of the old Crosier monastery, now Crosier Professional Park. So, if you don’t know about The Knife, you won’t know about it as you drive by on 14th Street. Guests will learn via word of mouth, or perhaps social media. They will learn that in order to attend, they will need to register on the website to create a profile and become a member—this is free, and it is what allows a person to be eligible to make a reservation (membership is a marketing tool; any person aged 21 or older can become a member for free). This accomplishes two important things: 1) John Ferrone (owner, manager, bartender) can control the flow of guests so that he can preserve the experience for everyone who attends; and 2) prevent people from looking for “the bar in Crosier”, showing up, and ruining the experience for others.

There is plenty of parking, and the building grounds are well kept by Talan Properties. It is fully handicapped accessible, and the entire building including The Knife is sprinkled.

If you have a reservation, you know the time to arrive. Be on time, or lose your reservation. If you arrive early, you can wait in the well-appointed hallway of the garden level. When you arrive, you’ll see an opening that has dark velvet drapes pulled to the sides on either side. Pass through to a small room that is dimly lit. Hang your coat if necessary, and then read the rules: dress code, behavior, etc. (all of which will be on the website so you’re not surprised—this establishment is going to attempt to restore some level of fancy to Hastings). Then pick up the phone and wait for it to be answered. Be patient. The phone will be answered and you will be asked for your name and the time of your reservation. If you’re on the list, you’ll be greeted at the door.

The door will open and John will greet you and review the rules. You’ll be invited in. As you walk in, you will not feel out of place wearing your sport coat, jeans and dress shoes if you’re a man (or a tuxedo!), nor will you feel out of place if you’re a woman wearing a dress or skirt (or evening gown!), heels, and your favorite top and looking your finest. A group of men seeking the perfect dirty martini? Girls night out? Date night? That special proposal moment? The ambience will meet you at the your level of fanciness—dim lighting, great music playing softly throughout, cozy seating that creates a sense of privacy, and fantastic drinks and services featuring John’s personally created and curated recipes. The drink menu will have a variety of standard drinks but feature mostly John’s mixology creations—don’t come in to order “sex on the beach” or you’ll

be escorted out. Craft beers and some wines will also be available, along with soda and other non-alcoholic concoctions.

My goal is that you will say to yourself or to the person you're with, "I cannot believe this is in Hastings."

You will not be disturbed by a group of people stopping in from another bar, looking for another drink. This location is a specific destination for those who do not like the usual bar scene. Technically, Johnny the Knife will be a bar. But the experience will be controlled and very different, from the number of guests to overall ambience. Do not come to the Knife to watch sports, as there will be no TV's. Come to talk with your friend or significant other or colleague. Come to sit at the bar and talk philosophy with John as he makes drinks. If you want to sit and read or scroll on your phone with a fine cocktail, that's fine—but no phone calls or any audio coming from your phone. Come to lose yourself in the moment.

Regarding the Criteria for General Standards for Conditional Uses in Sec. 54-302

1. Pedestrian and Vehicular Traffic Circulation and Safety

Response: The Crosier Professional Center features a robust infrastructure with approximately **35+ dedicated off-street parking stalls** and a well-managed, one-way circulation pattern. As existing professional tenants (medical, legal, and financial) vacate the premises by 5:00 PM, a significant surplus of parking is created during my primary hours of operation. The establishment would close at midnight on Wednesday and Thursday, and 1:00am on Friday and Saturday. Traffic at that time is negligible on 14th Street.

With a seated occupancy of **25 guests**, the site provides a parking ratio exceeding **1.4 stalls per guest**, ensuring that 100% of customer parking is contained on-site with zero impact on street parking or neighborhood traffic flow. For occasional private events with up to 35 attendees, an **additional 12-stall side lot** on the property provides a secondary buffer. Furthermore, the significant setback from 14th Street and the lack of adjacent casual pedestrian traffic ensure that vehicular ingress and egress remain safe, efficient, and entirely contained within the private lot.

2. Reasonable and Economic Extension of Public Utilities and Facilities

Response: This proposal utilizes a space previously occupied by a hair salon and barber shop. Because the plumbing and electrical infrastructure was already built for a high-usage, water-intensive tenant, the social club will represent a **reduction in utility load**. My activities require significantly less power and water, and the limited hours of operation ensure that **no new city infrastructure spending or utility extensions** are required to support this use.

3. Noise, Fumes, Dust, or Other Environmental Pollution

Response: Located in the garden level of the former monastery, the establishment is naturally sound-insulated by thick masonry walls. The business model is a **low-intensity social club** with no outdoor seating and no outdoor music; therefore, there

will be no discernible noise impact on the surrounding area. Furthermore, the **reservation-only model** allows for strictly controlled entry and exit, preventing groups from idling or congregating outside. The operation produces no fumes, dust, or environmental pollution, and it will result in **no negative secondary effects** for the neighborhood.

4. The Maintenance of Logical and Efficient Development Patterns and Land Use Mixtures

Response: The proposed use represents an **efficient use of existing historical square footage** through infill development. By introducing a low-impact social use to an office park, we are creating a complementary **mixed-use environment** that maximizes the utility of the building outside of standard business hours. This allows the property to remain productive and vibrant without requiring new construction, sprawling development, or rezoning.

5. The Maintenance of Property Values in Accordance with Established and Permitted Land Uses

Response: The boutique social club is designed to be a **high-end amenity** for the Crosier Professional Center, enhancing the overall appeal of the property for existing and future tenants. By providing a quiet, reservation-only gathering space, the club fosters a professional "after-hours" ecosystem that supports tenant retention and networking. Furthermore, having a responsible, occupied presence in the building during evening hours provides **natural surveillance** for the campus, discouraging vandalism and protecting the landlord's investment. This use is historically consistent with the site's legacy of communal gathering and hospitality, ensuring that property values are maintained through **compatible and respectful land use**.

Alignment with "On The Horizon" 2025 Comprehensive Plan

This project fulfills the On the Horizon 2025 Comprehensive Plan goal for creative adaptive reuse of institutional landmarks, and the city's vision for **Creative Adaptive Reuse and Economic Diversity**:

- a) **Adaptive Historic Reuse:** The project revitalizes the garden level of a local landmark (the old monastery) without altering its historic character.
- b) **Missing Middle Commercial:** This project bridges the gap between high-intensity downtown bars and quiet office districts by providing a "micro-scale" commercial use that is functionally "invisible" to the exterior.
- c) **Structural Soundproofing:** The club is encased in the monastery's original 18-inch thick masonry walls. Being subterranean (garden level) creates a natural acoustic vault.
- d) **The "Invisible" Footprint:** The guest area is only **280 square feet**—less than 1% of the building's area. It is mathematically and physically "invisible" to the exterior world.

Unrivaled Site Suitability, Isolation & Buffering

The physical geography of the 14-acre Crosier campus ensures that this business will have zero impact on the neighborhood, offering a level of neighborhood protection that no other venue in Hastings can match:

- a) **Structural Sound Isolation:** Located in the garden level of an 1889 masonry structure, the establishment is naturally soundproofed.
- b) **Passive Buffering:** The site features a 200-foot setback from 14th Street and is bordered to the north by a 500-foot separation and a large railroad berm. Neighbors 500 feet away will have no visual or auditory indication of the business's presence.
- c) **Infrastructure Synergy:** The business utilizes a massive, underused parking lot during evening hours when other professional tenants have vacated. The presence of high-occupancy tenants like the federal health center confirms that building egress and fire safety (fully sprinkled) are maintained to the highest standards.
- d) **Zero Signage:** JtK requires no signage outside the Crosier Park Professional Center building. This establishment will be a member-driven entity resulting in a "If you know, you know" invisible existence.

Operational Low-Impact Guarantee

- a) **Controlled Access:** Strictly limited to 24 people at a time (30 max if it is a private booking), via a reservation-only model to prevent "spillover" or high-traffic disruptions.
- b) **Zero Conflict Hours:** We open at 5:00 PM, exactly when the Federal Health Center and other offices close. We utilize a high-capacity parking lot that would otherwise sit dark and empty.
- c) **Safety Upgrades:** The building is fully sprinkled and maintained to federal healthcare standards. The exact location is sprinkled.
- d) **Handicapped Accessibility:** An existing elevator, wide hallways, and seating in the hallway will accommodate those with a disability (similar to how Winestyles had placed a table upstairs in the hall)
- e) **Restrooms are Handicapped Accessible:** The restrooms down the hall are easily accessible and handicapped accessible.

Site plan detailing the proposed use including, drainage, parking and landscaping

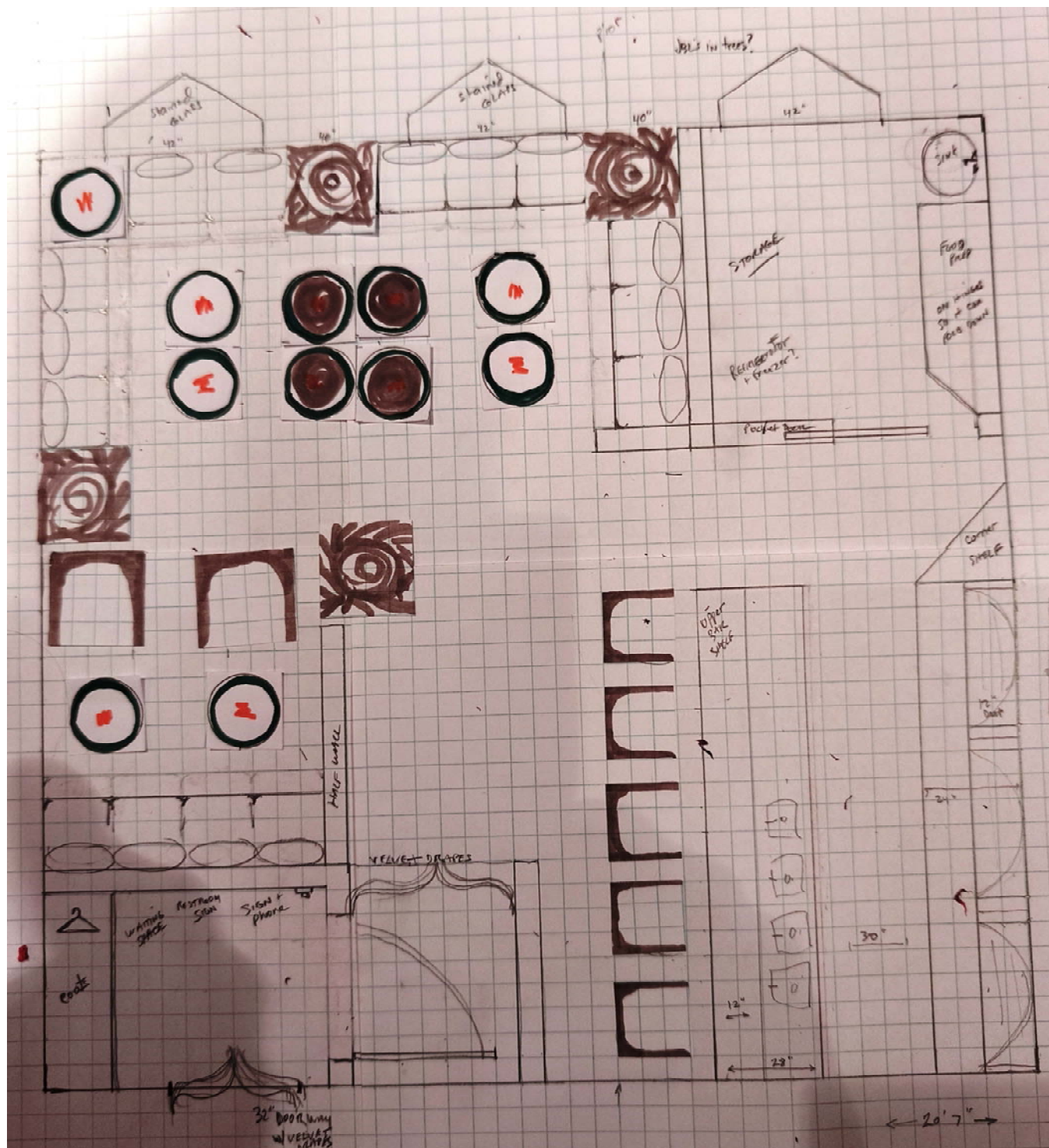
The Crosier Park Professional Center site is not changing. The only changes will be inside the office space that already exists within the garden level. A preliminary layout of the concept is included in the photo on the following page; however, this layout design may change, and JtK will collaborate with the City of Hastings Development Services to meet all requirements no matter the final design. The layout below is not a fully detailed layout—it is only a concept.

Regarding the layout *on the following page*:

- The scale is 1 square = 6 inches. The total “box” is approximately 20' x 20'.
- This is a preliminary floor plan to transform the office space into a micro-boutique social club. As you are looking at it, the bar is in the bottom right. It is not a full bar like you would find in most bar establishments—it would highlight JtK cocktail recipes and have some standard cocktails, a handful of wine choices, and local craft beer available. The food prep is only for pre-packed snacks to accompany cocktails. For example, orange chocolate to accompany a certain Manhattan. Or nuts, or figs, etc. There is no cooking involved. The lack of on-site cooking further ensures zero impact on the building's HVAC system and prevents any odors or environmental discharge common in traditional restaurant uses
- The design provides for a fixed seating capacity of 25, ensuring an intimate, low-density environment that never exceeds the available on-site infrastructure. The circles with the orange are cocktail tables. The brown swirls are decorative pillars to create a sense of spatial division.

Thank you for the opportunity to submit this application. Johnny the Knife represents a surgical approach to economic development: it utilizes a negligible physical footprint to provide a high-value social amenity, all while remaining functionally invisible to the surrounding residential and professional neighborhood.

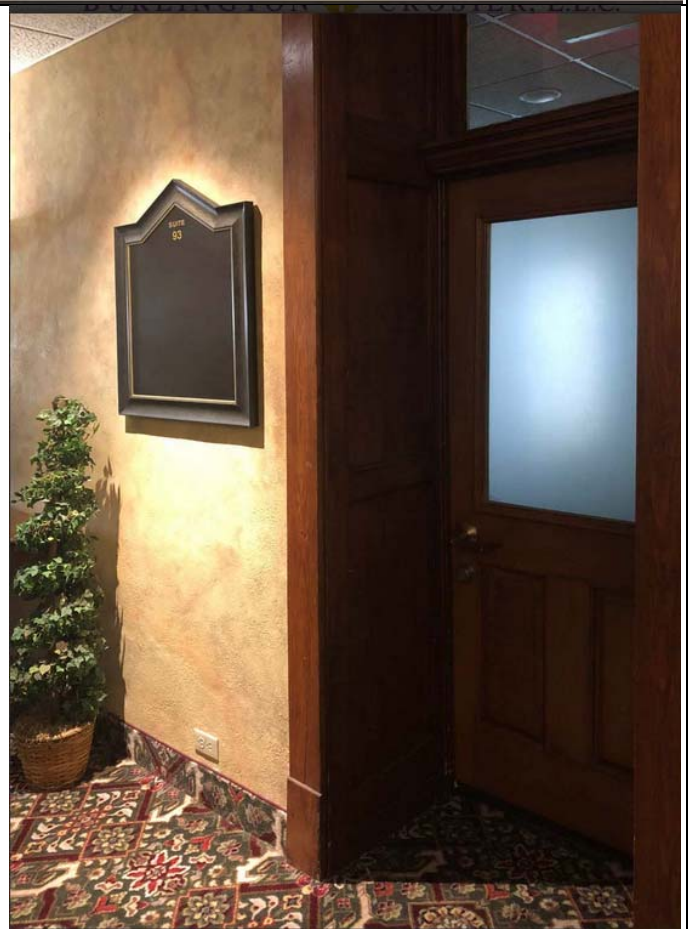
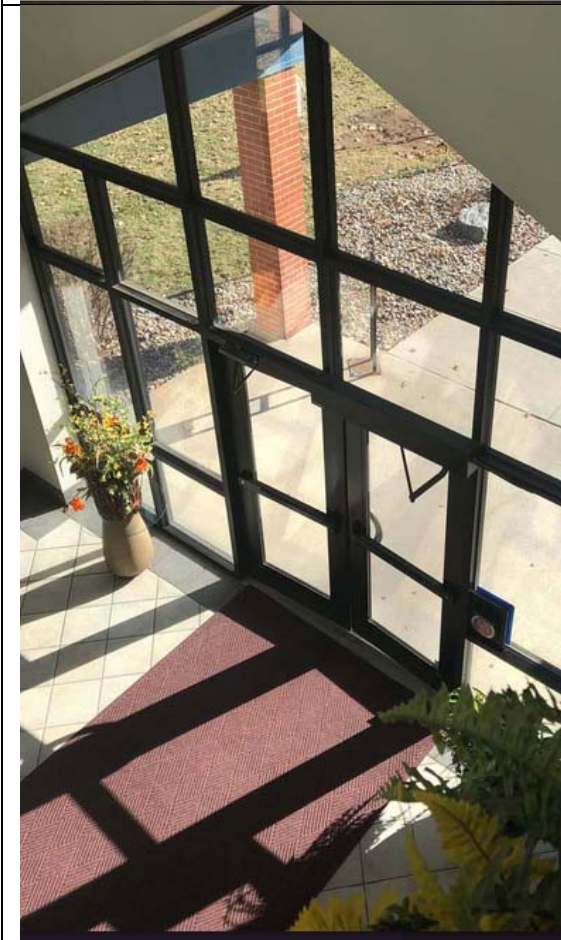
Current JtK Layout Concept:



Photos of the site in question

Please see the above photo of the current layout concept.

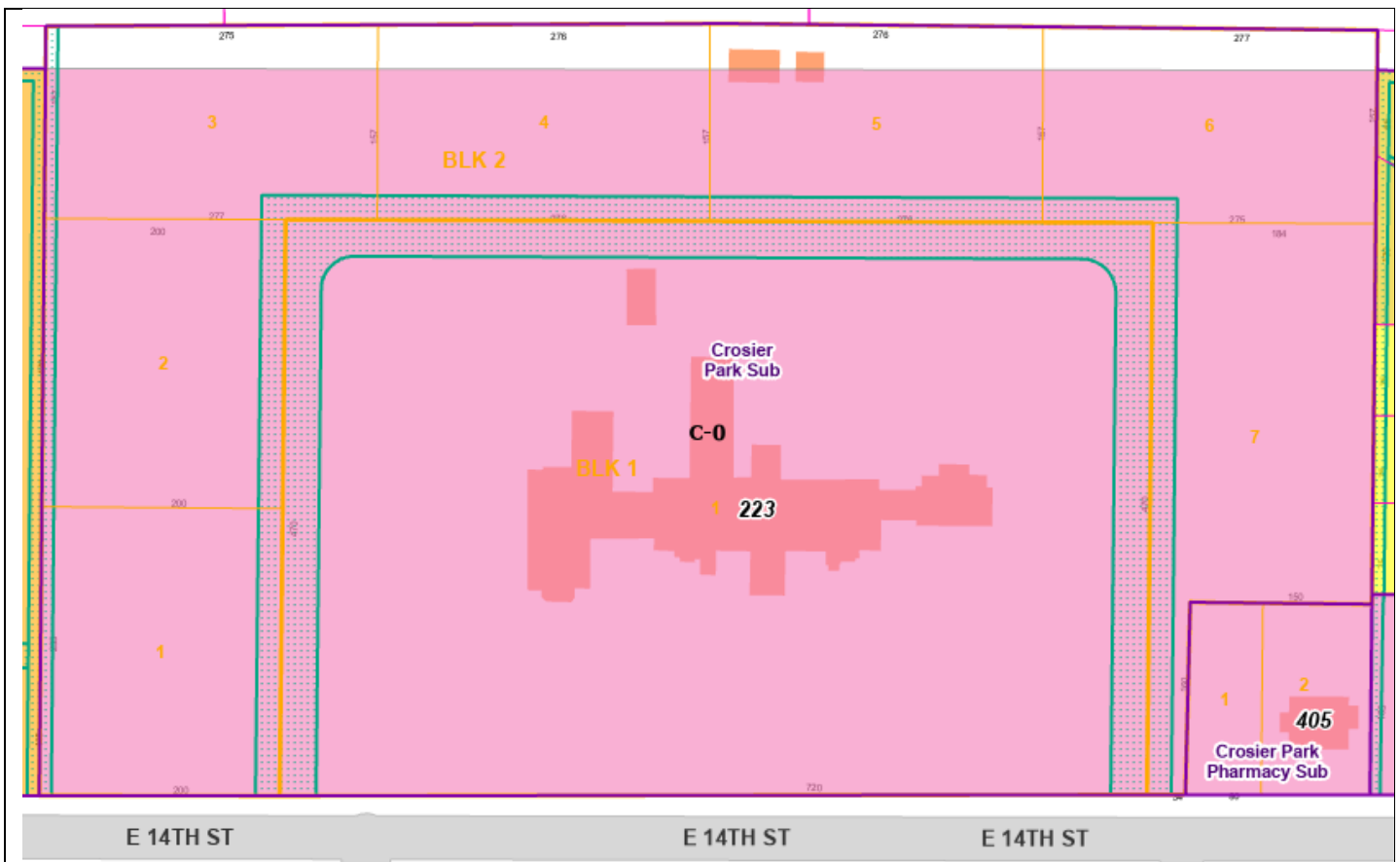
Additionally, images of the Crosier Park Professional Center are included below:



Map depicting the site for the conditional use permit. (A snippet of said lot in GIS is acceptable. Link for GIS: <https://gis.adamscounty.org/map/landuse/>)

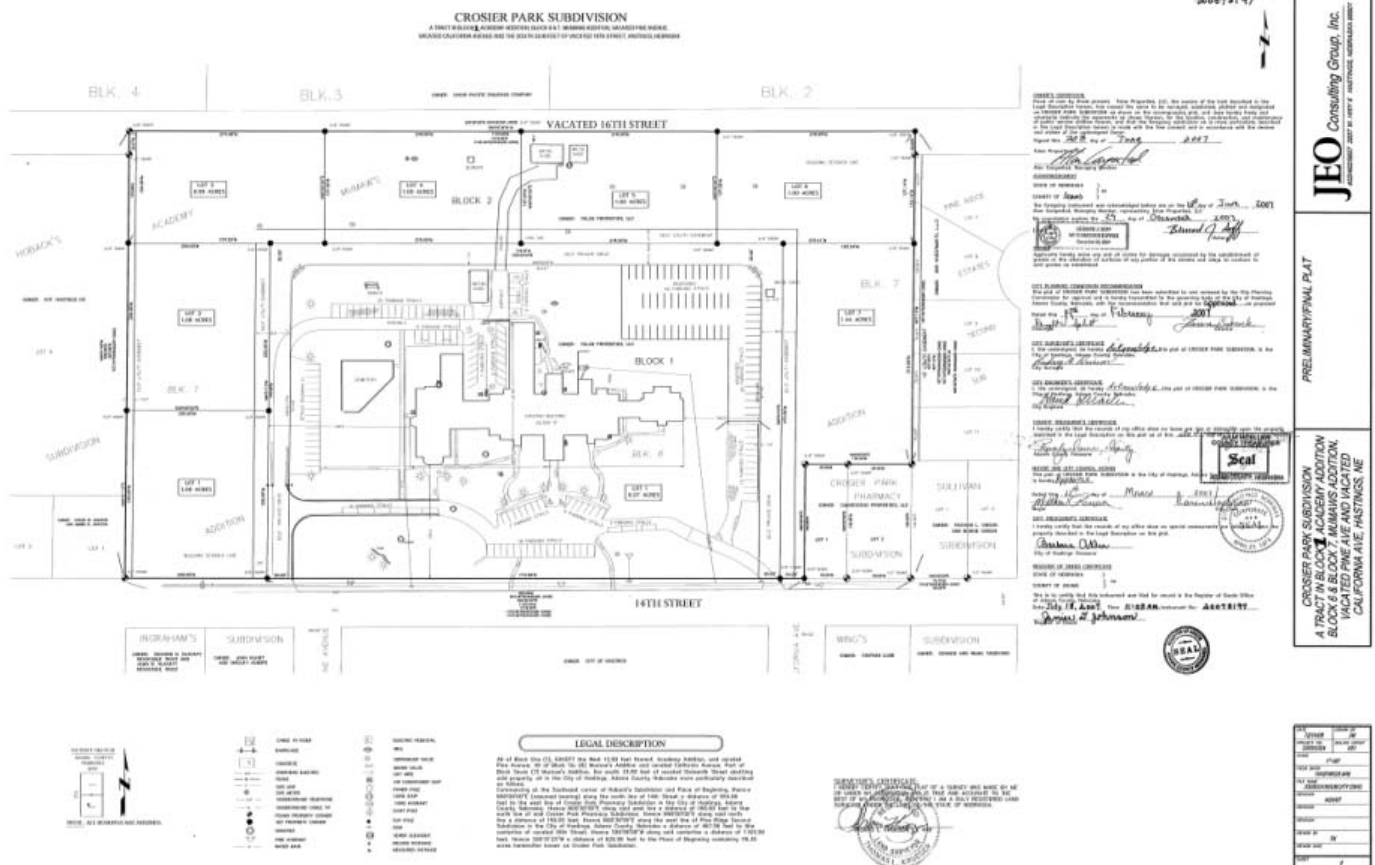
Instructions

- Under *Map Contents* (stack of papers icon next to binoculars) open the land use drop down box, and make sure “Zoning” is checked.
- Under *Search* (the Binoculars icon), click the “By Value” tab
 - In the Search Layer drop box, select Address and then enter the address below.
- Take a snippet of the site or a screenshot off the computer.



Nebraska Deeds Online

Copyright © 2009 MIPS Inc. All rights reserved.



LEGAL DESCRIPTION

All of Block One (1), EXCEPT the West 12.00 feet thereof, Academy Addition, and vacated Pine Avenue; All of Block Six (6) Mumaw's Addition and vacated California Avenue; Part of Block Seven (7) Mumaw's Addition, the south 33.00 feet of vacated Sixteenth Street abutting said property, all in the City of Hastings, Adams County, Nebraska more particularly described as follows;

Commencing at the Southeast corner of Hoback's Subdivision and Place of Beginning, thence N90°00'00"E (assumed bearing) along the north line of 14th Street a distance of 954.06 feet to the west line of Crosier Park Pharmacy Subdivision in the City of Hastings, Adams County, Nebraska; thence N00°30'59"E along said west line a distance of 160.00 feet to the north line of said Crosier Park Pharmacy Subdivision; thence N90°00'00"E along said north line a distance of 150.00 feet; thence N00°30'59"E along the west line of Pine Ridge Second Subdivision in the City of Hastings, Adams County, Nebraska a distance of 467.56 feet to the centerline of vacated 16th Street; thence S89°58'08"W along said centerline a distance of 1103.99 feet; thence S00°31'25"W a distance of 626.96 feet to the Place of Beginning containing 15.35 acres hereinafter known as Crosier Park Subdivision.

Other materials necessary to fully depict the proposed development.

No other materials to submit at this time; however, I am happy to provide additional information as needed.

\$450.00 fee for a Conditional Use Permit + filing fees

- ☐ Checks made out to the City of Hastings
- ☐ Credit Card either online or in person

I will pay the \$450 fee after meeting with the City Planning Department and refining the application.



Permit #23200



Permit Number:	23200	Description:	Current zoning does not allow liquor retail sales; however, the proposed concept is unique and differs from the typical understanding of a high traffic bar.
Permit Date:	04/09/2026		
Permit Type:	Conditional Use		
Site Address:	223 E 14th Street, Hastings, NE 68901		
Applicant Name:	John Ferrone	Project Cost:	0
Phone Number:	402-462-0244	Square Feet:	400
Applicant Email:	jferrone@ferroneassociates.com	Status:	New
Proposed Use:	Transform the space into a micro-boutique social club with a liquor license.		

Property Information

Parcel #: 010011225
223 E 14TH ST
HASTINGS, NE 68901

Uploaded Files

- [DRAFT_Ferrone_JTK_Conditional-Use-Permit1654270045.pdf](#)

Files

Choose Files



Owner's Authorization Letter

I/we hereby certify that I/we are the owner(s) of the property described herein. I/we am/are respectfully requesting processing and approval of the application(s) referenced herein. I/we hereby authorize the Applicant(s) listed on this application to act on my/our behalf during the processing and presentation of the request. The person(s) identified as Applicant shall be the principal contact with the City in processing this application.

Project Johnny the Knife, LLC—Micro-Boutique Social Club

Address/Location 223 E 14th Street, Hastings, NE 68901

Applicant(s) JOHN FERRONE

Alan Gangestad

Owner Talan Properties, LLC

Alan Gangestad

Owner's Signature

Terri Gangestad

Owner Talan Properties, LLC

Terri Gangestad

Owner's Signature

State of Nebraska)

) ss

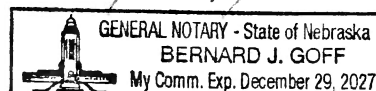
County of Adams)

The foregoing document was acknowledged before me this 3RD day of APRIL
2020, by ALAN GANGESTAD

TERRI GANGESTAD

Bernard J. Goff

Notary Public



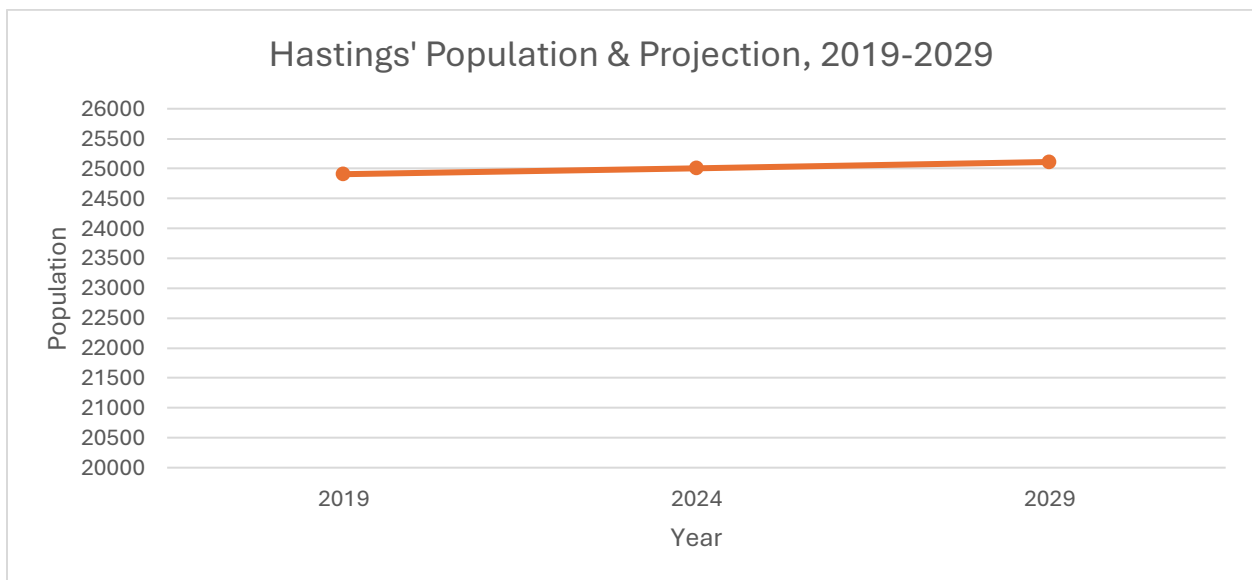
Appendix C - 2026 Comprehensive Plan Update

This Comprehensive Plan Update addresses population, housing, economic, land use, and transportation data as part of the annual review identified in the Implementation Chapter of the Comprehensive Plan. This is intended to incorporate the most current data from the Census and American Community Survey, as well as other data sources, to ensure the continued relevance of the Comprehensive Plan.

Population

The American Community Survey Estimates provides annual data about social, economic, housing, and demographic characteristics of communities. The 5-year estimates provide data collected over a 5-year time period and are the most reliable. This data is released on a yearly basis. The comprehensive plan used data from the 2012-2022 American Community Survey (ACS) 5-Year Estimates. This update includes the most current data from the 2024 ACS 5-Year Estimates. The Census Bureau recommends comparing data that do not have overlapping years. The 2024 ACS 5-year estimates contain data from 2020 through 2024, which is compared to the 2019 ACS 5-year estimates with data from 2015-2019. The trend lines of this data was examined both linearly and exponentially to determine the projected 2029 population. This projection estimates slight growth in Hastings' population, which is consistent with the estimates in the 2025 Comprehensive Plan. This information should be reviewed every few years to account for changes that may not have been anticipated when the 2025 Comprehensive Plan was developed.

Figure 1: Population & Projection, 2019-2029



Source: 2019 & 2024 5-Year American Community Survey Estimates & City of Hastings

The American Community Survey Estimates from 2019 and 2024 identified an age breakdown of the population and City Staff grouped them into 5-year increments. Table 1, below, presents this age breakdown and indicates the percentage each category represents of the total. This data identified that the largest segments of the population fall within the “15 to 19” and “20 to 24” age categories. This reaffirms the data in the 2025 Comprehensive Plan, which identified the largest cohort of men and women as those in the “15 to 19” and “20 to 24” age categories in the 2012 and 2022 American Community Survey Estimates.

This Table also shows the change in age of the various categories, such as the “5 to 9” age category in 2019 ages to be “10 to 14” in 2024, which shows that the number of children in this age category increased between 2019 and 2024. The “0 to 4” age category in 2024 were not alive yet in 2019.

Table 1: Age Characteristics, 2019 & 2024

Age in 2019 2019 Population Percent of Total			Age in 2024 2024 Population Percent of Total		
			0 to 4	1617	6%
0 to 4	1625	7%	5 to 9	1426	6%
5 to 9	1695	7%	10 to 14	1905	8%
10 to 14	1571	6%	15 to 19	1907	8%
15 to 19	2089	8%	20 to 24	2014	8%
20 to 24	1974	8%	25 to 29	1558	6%
25 to 29	1584	6%	30 to 34	1338	5%
30 to 34	1607	6%	35 to 39	1623	6%
35 to 39	1511	6%	40 to 44	1488	6%
40 to 44	989	4%	45 to 49	1320	5%
45 to 49	1268	5%	50 to 54	1260	5%
50 to 54	1415	6%	55 to 59	1327	5%
55 to 59	1618	6%	60 to 64	1579	6%
60 to 64	1617	6%	65 to 69	1307	5%
65 to 69	1196	5%	70 to 74	1419	6%
70 to 74	1088	4%	75 to 79	983	4%
75 to 79	730	3%	80 to 84	414	2%
80 & older	1329	5%	85 & older	523	2%
Total	24906	100%	Total	25008	100%
Source: 2019 & 2024 5-Year American Community Survey Estimates					

Table 2, below, identifies the population change for each age category from Table 1. This identifies the largest increase in population in the “45 to 49” age category and the largest decrease in population in the “80 & older” age categories. These changes in population were projected linearly and exponentially to 2029 and then the average of these two values was input into the table. The projected population has the largest population in the “15 to 19” and “20 to 24” age categories, which remains consistent with past years. The projected population has the largest increase in population in the “50 to 54” age category which is attributed to the aging of the 2024 age category of “45 to 49”.

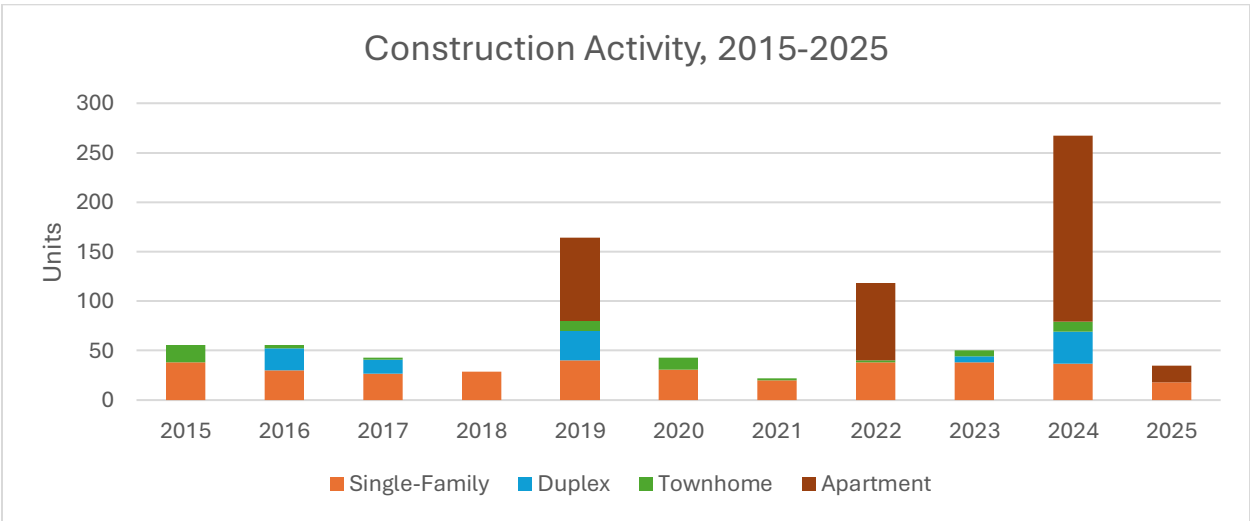
Table 2: Age Characteristics Projections, 2029

Age Categories	2019 to 2024 Population Change	2019 to 2024 Percent Change	Age in 2029	2029 Population	2024 to 2029 Percent Change
			0 to 4	1468	-
0 to 4	-	-	5 to 9	1175	-27%
5 to 9	-199	-12%	10 to 14	1239	-13%
10 to 14	210	12%	15 to 19	2128	12%
15 to 19	336	21%	20 to 24	2279	20%
20 to 24	-75	-4%	25 to 29	1940	-4%
25 to 29	-416	-21%	30 to 34	1186	-24%
30 to 34	-246	-16%	35 to 39	1111	-17%
35 to 39	16	1%	40 to 44	1639	1%
40 to 44	-23	-2%	45 to 49	1465	-2%
45 to 49	331	33%	50 to 54	1706	29%
50 to 54	-8	-1%	55 to 59	1252	-1%
55 to 59	-88	-6%	60 to 64	1242	-6%
60 to 64	-39	-2%	65 to 69	1540	-2%
65 to 69	-310	-19%	70 to 74	1027	-21%
70 to 74	223	19%	75 to 79	1663	17%
75 to 79	-105	-10%	80 to 84	883	-10%
80 to 84	-316	-43%	85-89	166	-60%
85 & older	-806	-61%	90 & older	0	-100%
Total	102	0%	Total	25110	0%
Source: 2019 & 2024 5-Year American Community Survey Estimates & City of Hastings					

Housing

Hastings’ completed a Housing Assessment in August 2025, which reiterated Hastings’ population growth as slow growth. The Housing Assessment also indicated the construction activity in the community, which likely suggests a larger increase in population than identified by American Community Survey Estimates. Figure 2, below, provides an update on construction activity from 2025, which identifies continued construction activity in single-family and multi-family housing options. In 2026 up until March, building permits have been received for one duplex and two single-family homes.

Figure 2: Construction Activity, 2015-2025



Source: 2015-2025 City of Hastings’ Building Permits

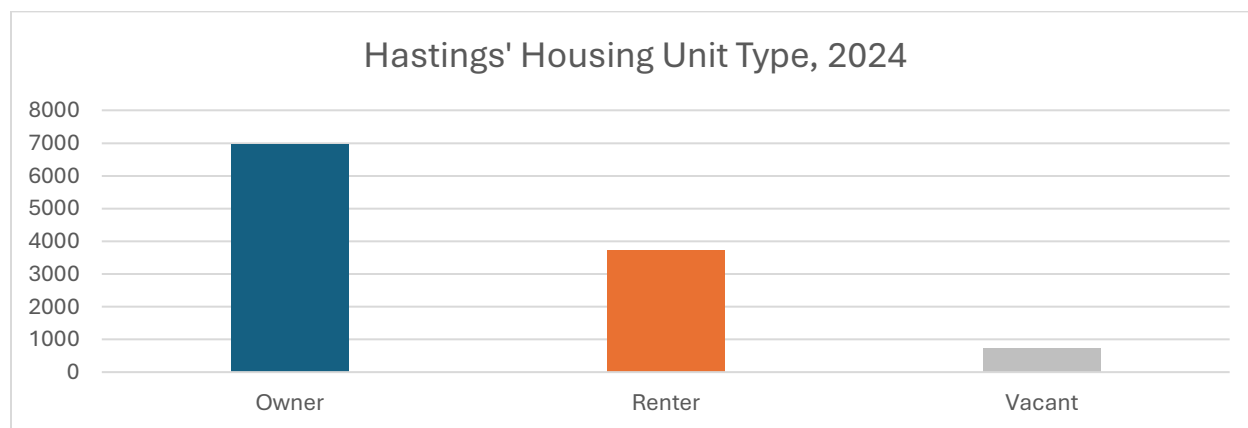
The 2025 Comprehensive Plan identified the number of units in a structure as a percentage of the total number of housing units. This update includes the most current data from the 2024 ACS 5-Year Estimates, as shown in Table 3, below, which identifies that 67% of the housing units in Hastings are single-family detached units. The high percentage of single-family detached units indicates a need to develop alternative housing types to provide for a variety of household needs. The 2025 Comprehensive Plan and 2025 Housing Assessment identified a variety of housing types as an important aspect of the housing market.

Table 3: Hastings’ Housing Units, 2024

Label	Total:	1, detached	1, attached	2	3 or 4	5 to 9	10 to 19	20 to 49	50 or more	Mobile home
#	11408	7616	650	606	736	492	151	280	324	553
%	100%	67%	6%	5%	6%	4%	1%	2%	3%	5%
Source: 2024 5-Year American Community Survey Estimates										

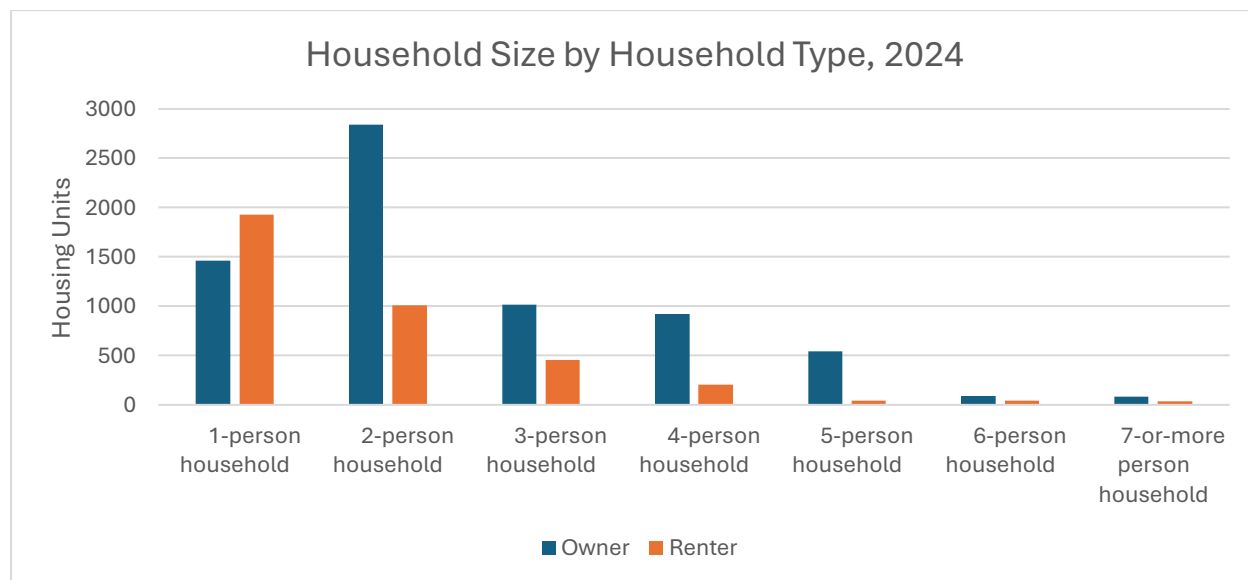
The 2025 Comprehensive Plan identified Household Size by Household Type from the 2022 5-Year American Community Survey. This update includes the most current data from the 2024 ACS 5-Year Estimates. The total number of housing units in 2024 was estimated to be 10,677, consisting of 6,955 owner-occupied and 3,722 renter-occupied housing units, as shown in Figure 3, below. Figure 4, below, identifies household size by household type from the 2024 5-year ACS Estimates, which reiterates the findings from the 2025 Comprehensive Plan. The 2022 findings, included in the 2025 Comprehensive Plan, indicate that the largest group of owner-occupied housing units consisted of two-person households, while the largest group of renter-occupied housing units consisted of one-person households.

Figure 3: Hastings' Housing Unit Type, 2024



Source: 2024 5-Year American Community Survey Estimates

Figure 4: Household Size by Household Type, 2024

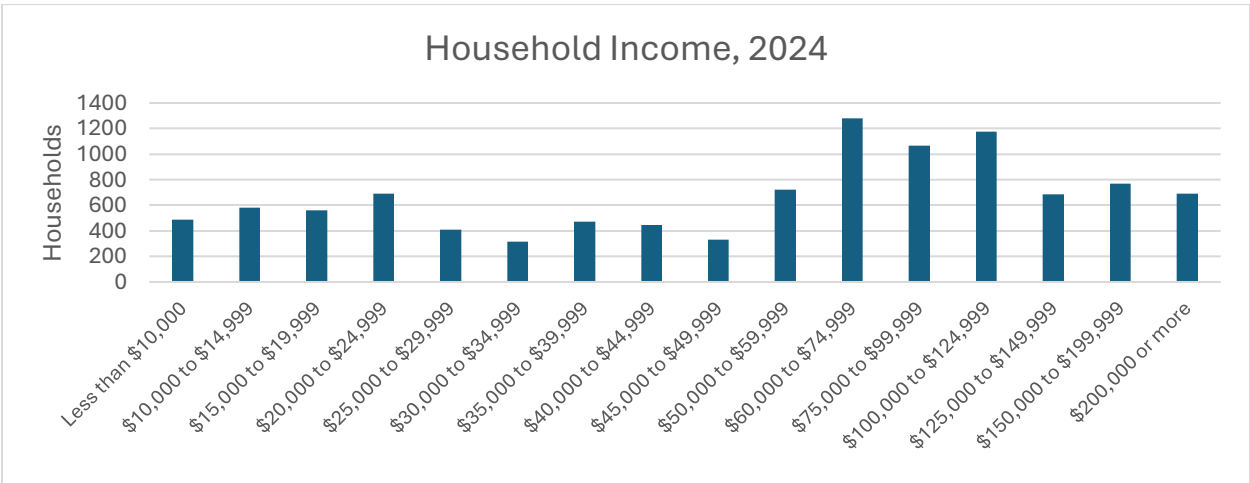


Source: 2024 5-Year American Community Survey Estimates

Economy

The American Community Survey Estimates identify household income in Hastings for the income brackets shown in Figure 5, below. This indicates that the majority of households are in the “\$60,000 to \$74,999” income bracket, followed by households in the “\$100,000 to \$124,999” and “\$75,000 to \$99,999” income brackets.

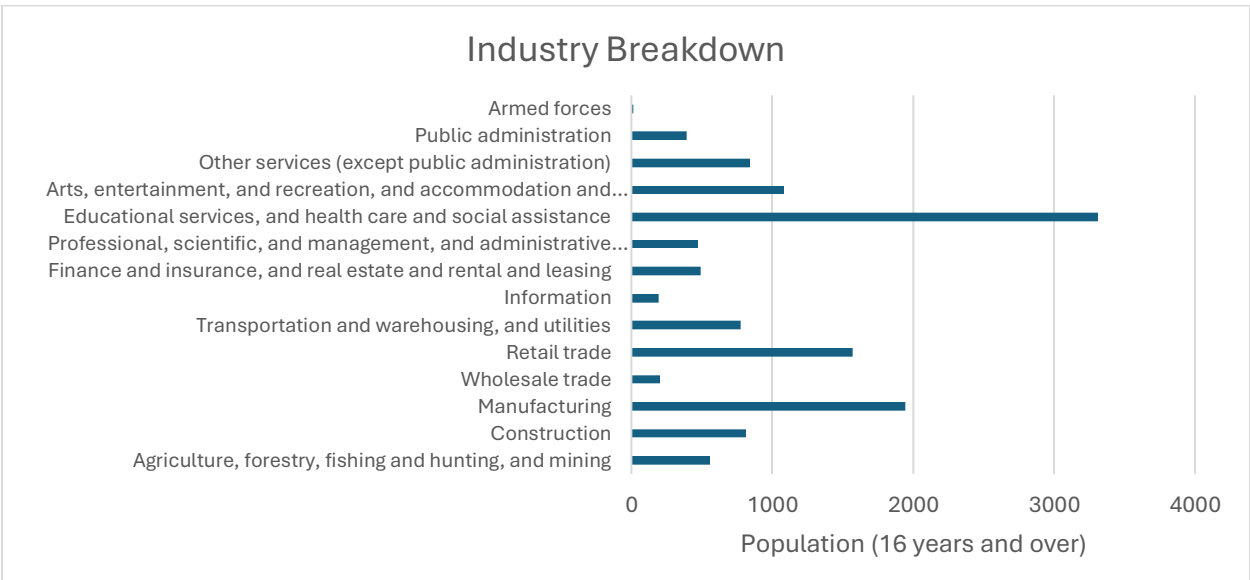
Figure 5: Household Income, 2024



Source: 2024 5-Year American Community Survey Estimates

The 2024 American Community Survey 5-year Estimates are the most current information available for the industry of the population 16 years and over. Figure 6, below, identifies that the majority of the employed population is in the “Educational services, and health care and social assistance” sector.

Figure 6: Industry Sector, 2024



Source: 2024 5-Year American Community Survey Estimates

Land Use & Development

The Future Land Use Map is a policy guide, which is intended to serve as a roadmap for future development in the community and the extraterritorial jurisdiction. Rezoning and conditional use permit applications should align with the Future Land Use Map, and therefore, it is vital that the Future Land Use Map is updated regularly to ensure it accurately reflects existing development realities and guides future development. The Future Land Use Map, shown in Figure 7 on Page 141, was amended to more accurately reflect existing land uses, which would impact the future development in the area. One such example is the wetland to the west of Hastings Middle School, which would not be conducive to medium density residential development and has been corrected to parks/recreation to reflect the undevelopable character of this area.

Another example is the area located north of 12th Street and west of Baltimore Avenue. This area is identified as low-density residential in the 2025 Comprehensive Plan; however, the area is currently developed with a mixture of single-family homes, townhomes, duplexes, and apartments, which is more conducive to the medium density residential land use category.

Additionally, the area between 5th and 7th Street from Burlington Avenue to Colorado Avenue and between 3rd and 7th Street along Burlington Avenue are identified as Downtown Commercial in the 2025 Comprehensive Plan, which is not an accurate reflection of this area due to the lack of civic institutions and historic small businesses. This area is mainly comprised of churches, doctors' offices, commercial businesses, and small residential properties, which would more closely align with the general commercial land use category designation.

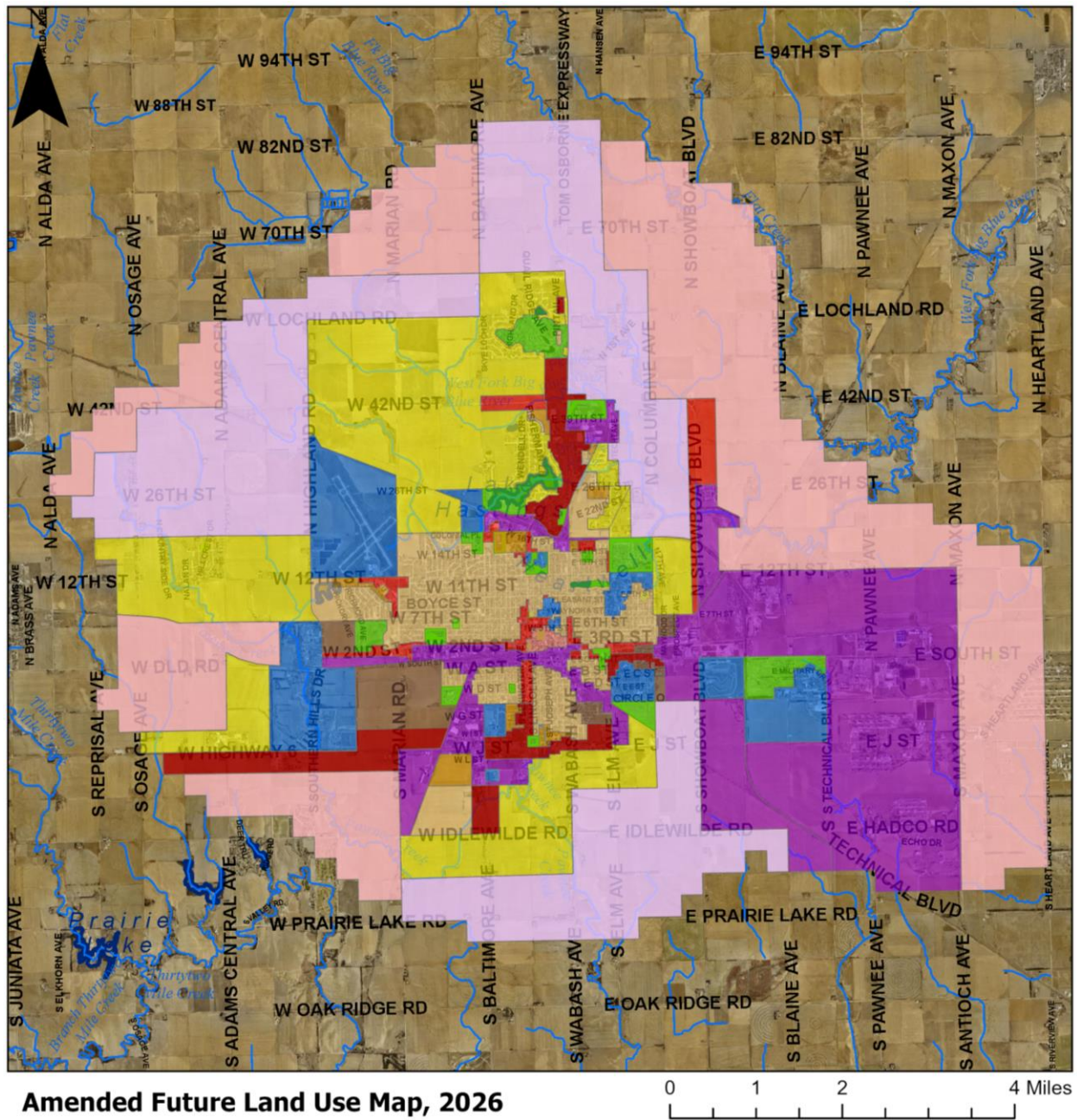
After further review in collaboration with the County, two feedlots were identified, which impact development potential in their surroundings. One feedlot is located less than one mile outside of the extraterritorial jurisdiction near Juniata, and the other is located near the Idlewilde Subdivision. Neither of these areas would be conducive to future residential development and have been changed to transitional agriculture to better reflect the intended development for that area.

Furthermore, Good Samaritan Village is identified as high density residential in the 2025 Comprehensive Plan, which does take into account the duplexes and apartment buildings in the area, but does not consider other associated uses, such as the Hastings Community Theatre and doctors' offices. This area is amended to the public/institutional land use category, allowing greater flexibility for a mix of uses to be developed in a campus setting.

The 2025 Comprehensive Plan identifies Highway 6 and Showboat Boulevard as the flex land use category, indicating an intent for a mix of uses, both commercial and industrial. These areas have been amended to the highway and general commercial land use categories due to their proximity to residential development, which would not be conducive to industrial development.

The Motorsport Park Hastings (MPH) is identified as the parks/recreation land use category, which does not reflect the nature of this business as a vehicle racetrack. This use is more closely aligned with the public/institutional land use category due to its campus setting including the racetrack and residential uses. Other minor changes were made throughout the community to better reflect existing development realities in the area.

Figure 7: Amended Future Land Use Map, 2026



Legend

Land Use

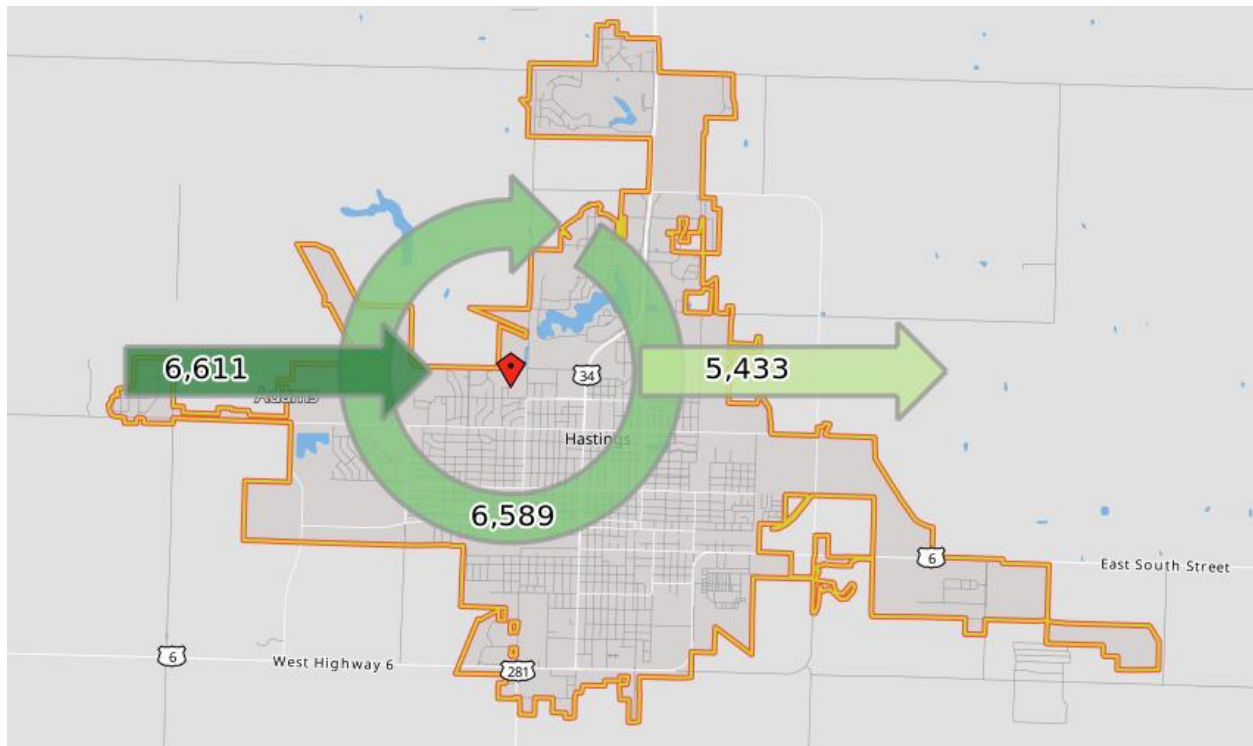
Residential Estates (RE)	Low Density Residential (LDR)	Residential Village Park (RVP)
Downtown Commercial (DC)	Medium Density Residential (MDR)	Transitional Agriculture (TA)
General Commercial (GC)	Parks/Recreation (P/R)	Two Mile
High Density Residential (HDR)	Public/Institutional (P/I)	Limits
Highway Commercial (HC)	Residential Estates (RE)	
Industrial (I)		

Source: City of Hastings

Transportation

The commuter information for Hastings is shown in Figure 8 below, which indicates that about one-third of Hastings' workforce commutes into Hastings for work, about one-third live and work in the community, and about one-third leave the community for work. The map below does not identify the location where people are commuting from or to, but merely indicates the number of commuters.

Figure 8: Commuter Information, 2023



Source: US Census, Center for Economic Studies, On The Map

Considering that a large percentage of the population commutes into and out of the community, it is not surprising that Table 4, below, identifies the majority of the population uses a car as their means of transportation to work. Additionally, a small percentage of the population either walks or works from home. This information reaffirms the importance of multi-modal infrastructure, which should be designed with multiple types of road users in mind.

Table 4: Means of Transportation, 2024

Label	Total:	Car	Carpool	Transit	Walked	Taxi, Bike, Motorcycle	Worked from Home
#	12,668	10,431	1,226	11	442	61	497
%	100%	82.3%	9.7%	0.1%	3.5%	0.5%	3.9%
Source: 2024 5-Year American Community Survey Estimates							