

HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Monday, December 18, 2017 at 4:00 PM in the City Building, 220 North Hastings Avenue.

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. Public Notice - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday , December 15, 2017. Pursuant to Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material which will be discussed at today's meeting is located at the back of the Council Chambers. Also, a current copy of the Nebraska Open Meetings Act is posted on the south wall of the Council Chambers which is accessible to members of the public.
6. Approval of Minutes
 - a. Meeting of November 20, 2017
7. Special Order of Business
8. Unfinished Business
 - a. Continued Applications - None
 - b. Tabled Applications - None
 - c. Postponed Applications - None
 - d. Unfinished Applications - None
9. Public Hearings.
 - a. **2017-045.** A public hearing on a request for a change of zoning from "I-2 Heavy Industrial" to "C-3 Commercial Business" for Lots 13, 14, and 15 of Block 4, Dietz Addition to the City of Hastings, Adams County, Nebraska, commonly known as 1600, 1606, and 1614 North Saint Joseph Avenue respectively.
10. Subdivisions
 - a. **2017-046.** A Preliminary/Final Plat for Hoch Subdivision, a replat of Lots 2 and 3, Shadow Ridge 4th Subdivision in the City of Hastings, Adams County, Nebraska.
11. Reports
 - a. Committee Reports
 - b. Chairman Comments
 - c. Staff Reports

Planning Commission Agenda
December 18, 2017
Page 2

Adjourn

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Monday, November 20, 2017

Pursuant to due call and notice thereof, a meeting of the Hastings Planning Commission was conducted in the City Building, 220 North Hastings Avenue, on November 20, 2017.

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

Acting Chair Johnson lead the group in recital of the Pledge of Allegiance.

Moved by Jodi Graves, seconded by Rakesh Srivastava, to adopt the current agenda for the Planning Commission Meeting. Ayes: Lou Kully, Dave Johnson, Rakesh Srivastava, Jodi Graves, Marshall Gaines, Gavin Raitt, Dale Hamburger. Nays: None.

Public Notice - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, November 17, 2017. Pursuant to Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material which will be discussed at today's meeting is located at the back of the Council Chambers. Also, a current copy of the Nebraska Open Meetings Act is posted on the south wall of the Council Chambers which is accessible to members of the public.

Moved by Lou Kully, seconded by Dale Hamburger, to approve the minutes of the October 16, 2017 meeting. Roll Call: Ayes: Marshall Gaines, Dale Hamburger, Lou Kully, Dave Johnson, Gavin Raitt, Jodi Graves, Rakesh Srivastava. Nays: None. The motion carried.

Moved by Marshall Gaines, seconded by Gavin Raitt, to approve the minutes of the October 23, 2017, meeting. Roll Call: Ayes: Marshall Gaines, Dale Hamburger, Lou Kully, Dave Johnson, Gavin Raitt, Jodi Graves, Rakesh Srivastava. Nays: None. The motion carried.

7.b. Special Order of Business

Acting Chair Johnson stated action needed to be taken to amend the Rules of Procedure to change the titles of the officers.

Don Threewitt explained in order to keep consistency among the boards and commissions of the City, it was requested that the Planning Commission change the titles of the positions of the Commission. Therefore, the Vice Chair would be the First Vice Chair, and the Member at Large would be the Second Vice Chair. There would be no change in duties, just consistent with other boards and commissions of the City.

Moved by Lou Kully, seconded by Dale Hamburger, to rename the officers of the Planning Commission. Roll Call: Ayes: Marshall Gaines, Dale Hamburger, Lou Kully, Dave Johnson, Gavin Raitt, Jodi Graves, Rakesh Srivastava. Nays: None. The motion carried.

Acting Chair Johnson opened up nominations.

Lou Kully requested the Chair waive the rules, and by acclamation make nominations for officers as follows: Chuck Rosenberg, Chair; Dave Johnson, First Vice Chair; and Dale Hamburger, Second Vice Chair. Motion seconded by Rakesh Srivastava. There being no further discussion, Acting Chair Johnson approved the nominations by acclamation.

10.a. Subdivisions.

2017-044. Final plat for Raymaker and Blake's Second Subdivision.

Don Threewitt stated this is a replat of existing industrial parcels. They have been assembled into more logical lot configuration. Staff supports a motion to recommend approval of the final plat for Raymaker and Blake's Second Subdivision.

Moved by Dale Hamburger, seconded by Marshall Gaines, to approve Raymaker and Blake's Second Subdivision of the City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Marshall Gaines, Dale Hamburger, Lou Kully, Dave Johnson, Gavin Raitt, Jodi Graves, Rakesh Srivastava. Nays: None. The motion carried.

11. Reports

c. Staff Reports. Staff has procured several Webinars through the end of the year. They are as follows:

11/28: Law, Planning, and Plain English will review Ordinances and Resolutions

12/12: Demystifying Real Estate Markets will look at market analysis and economics of real estate development

12/19: A Play on Planning Ethics

1/9: Reinventing Resource-Rich Midwestern Cities will look at trends to move back to the water belt from the coastal areas

1/16: Age-Friendly Plans to Practice will look at aging in place and building infrastructure for an aging population

Adjourn

Chairman

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 12/18/2017
File No: 2017-045
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

A public hearing on a request to consider a change of zoning from “I-2 Heavy Industrial” to “C-3 Commercial Business” for the following described properties: Lot 13 of Block 4, Dietz Addition to the City of Hastings, Adams County, Nebraska, also addressed as 1600 North Saint Joseph Avenue; Lot 14 of Block 4, Dietz Addition to the City of Hastings, Adams County, Nebraska, also addressed as 1606 North Saint Joseph Avenue, Lot 15 of Block 4, Dietz Addition to the City of Hastings, Adams County, Nebraska, also addressed as 1614 North Saint Joseph Avenue, Hastings, Nebraska.

Names of People/Business affected by this action:

The property owners, the people of Hastings, and the City.

Why Planning Commission action is required:

Upon the final hearing of an application to amend the zoning map, the Commission shall approve or deny the same and a report of such action, together with a recommendation for final approval or denial, shall be made by the Commission to the City Council [34-801 (2)(f)].

Type of action requested:

Ordinance

Suggested motion:

Motion to recommend approval of a change of zoning for Lots 13, 14, and 15 of Block 4 Dietz Addition to the City of Hastings, Adams County, Nebraska.

Deadlines associated with action:

This item is scheduled to be heard at the regular meeting of City Council on January 8, 2018.

Department head comments:

This change of zoning is an expansion of the applicant's requested property in order to advance the Commission's and City Council's directive to legitimize residential uses in areas zoned for industrial and adjacent to railroads.

The Development Services office contacted the affected property owners through personal visits, phone calls and letters to the owners of record.

The proposed change is consistent with the character of development in the vicinity. The residential uses to the west and south interspersed with commercial uses to the north and south are amenable to a mix of residential and commercial uses.

A change of zoning to "C-3" in lieu of "I-2" is consistent with the future land use contemplated in the area. Adjacent zoning and uses are:

North: "I-2 Heavy Industrial," current use is commercial business and railroad Right-of-way;

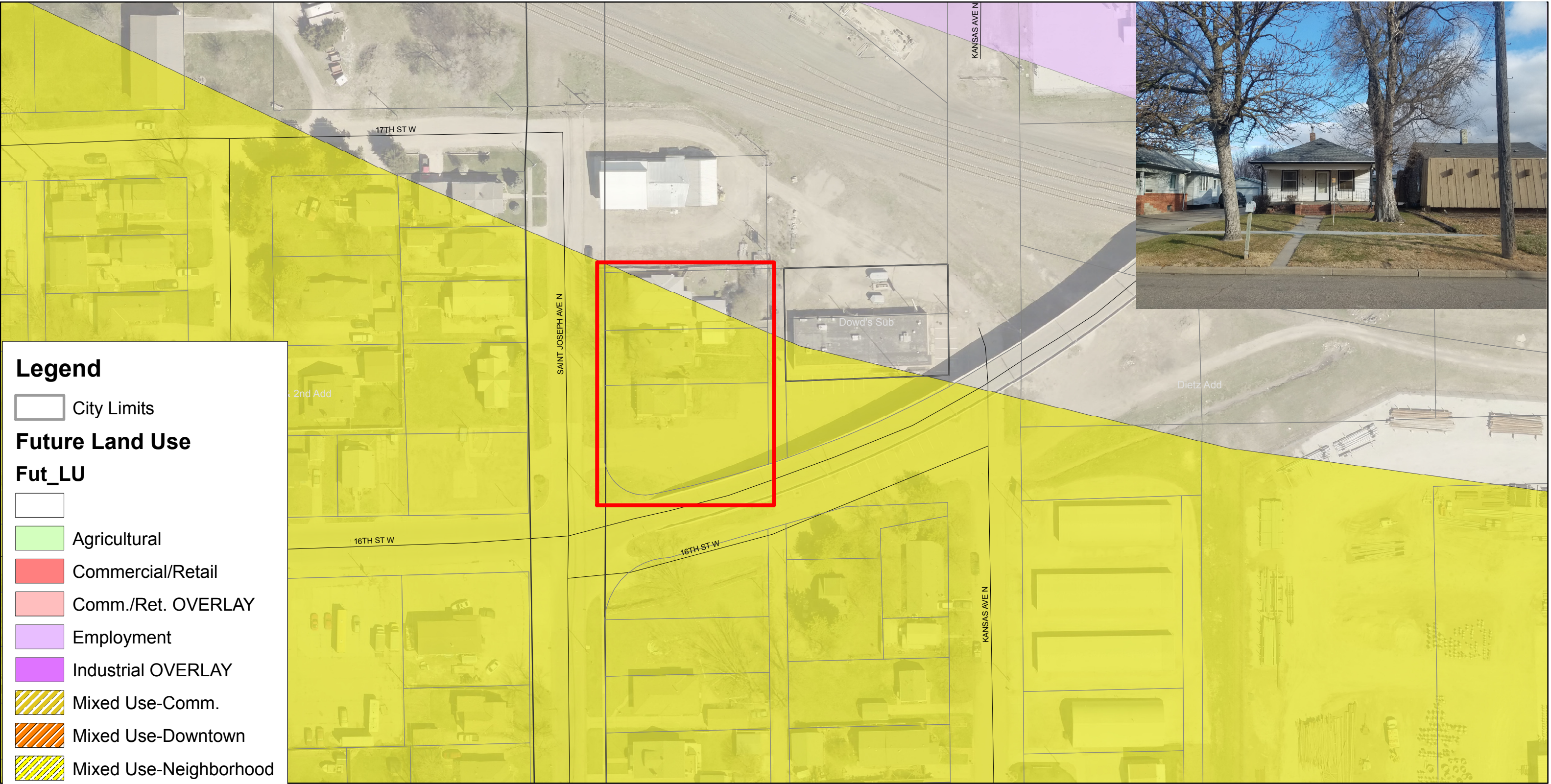
South: "R-2 Two-family Residential and C-3 Commercial Business," current use is residential and commercial sales;

East: "I-2 Heavy Industrial," current use is railroad right of way and undeveloped land;

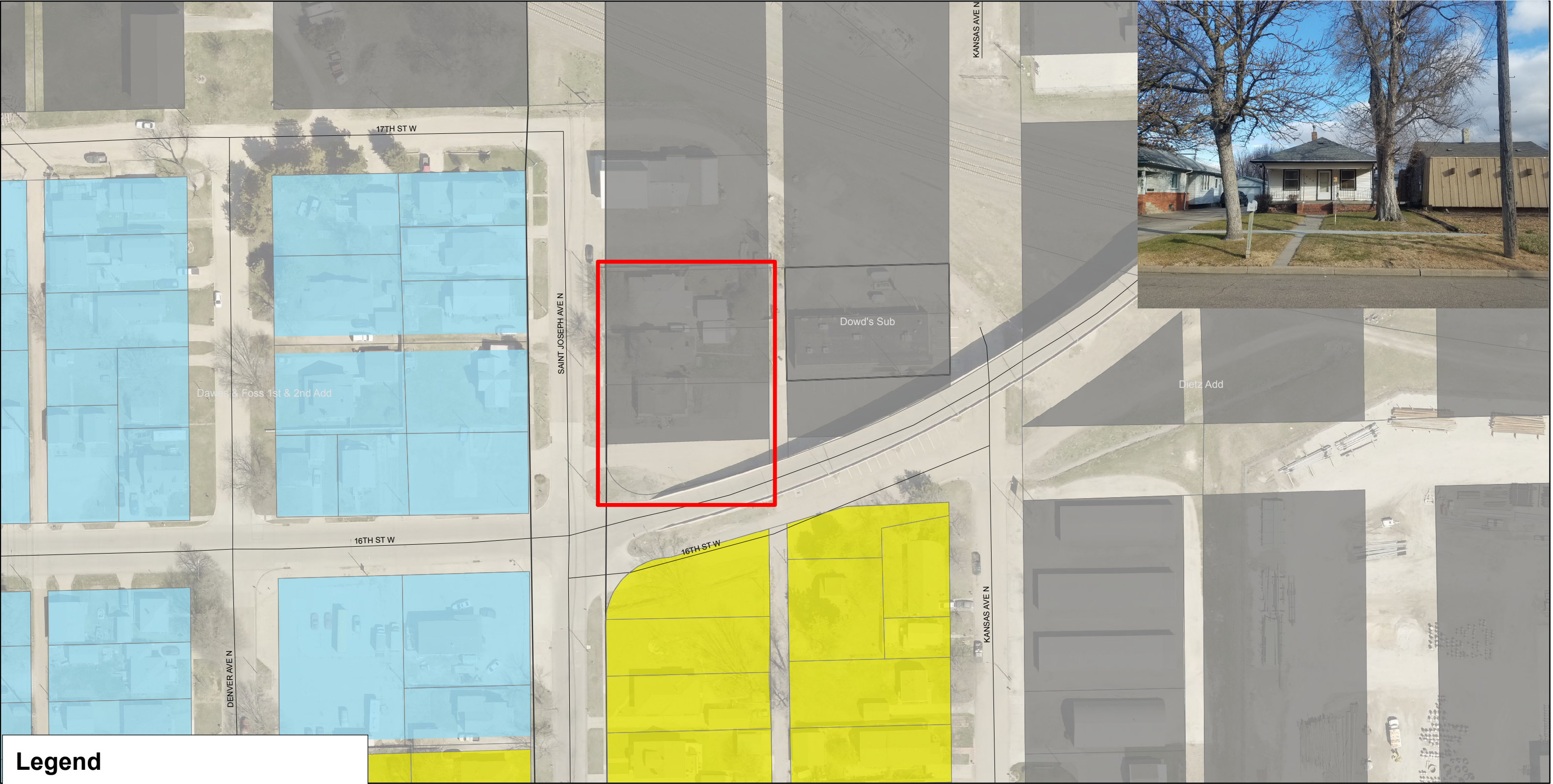
West: "C-3 Commercial Business," current use is residential.

Recommendation:

The Development Services office supports an affirmative recommendation to City Council to approve a change of zoning for Lots 13, 14, and 15 of Block 4, Dietz Addition to the City of Hastings, Adams County, Nebraska.



Lots 13-15, Block 4 of Dietz Addition
Future Land Use Map



Legend

City Limits

Zoning

ZONE_

A

AG

C-0

C-1

C-2

C-3

CMP

I-1

I-2

MU

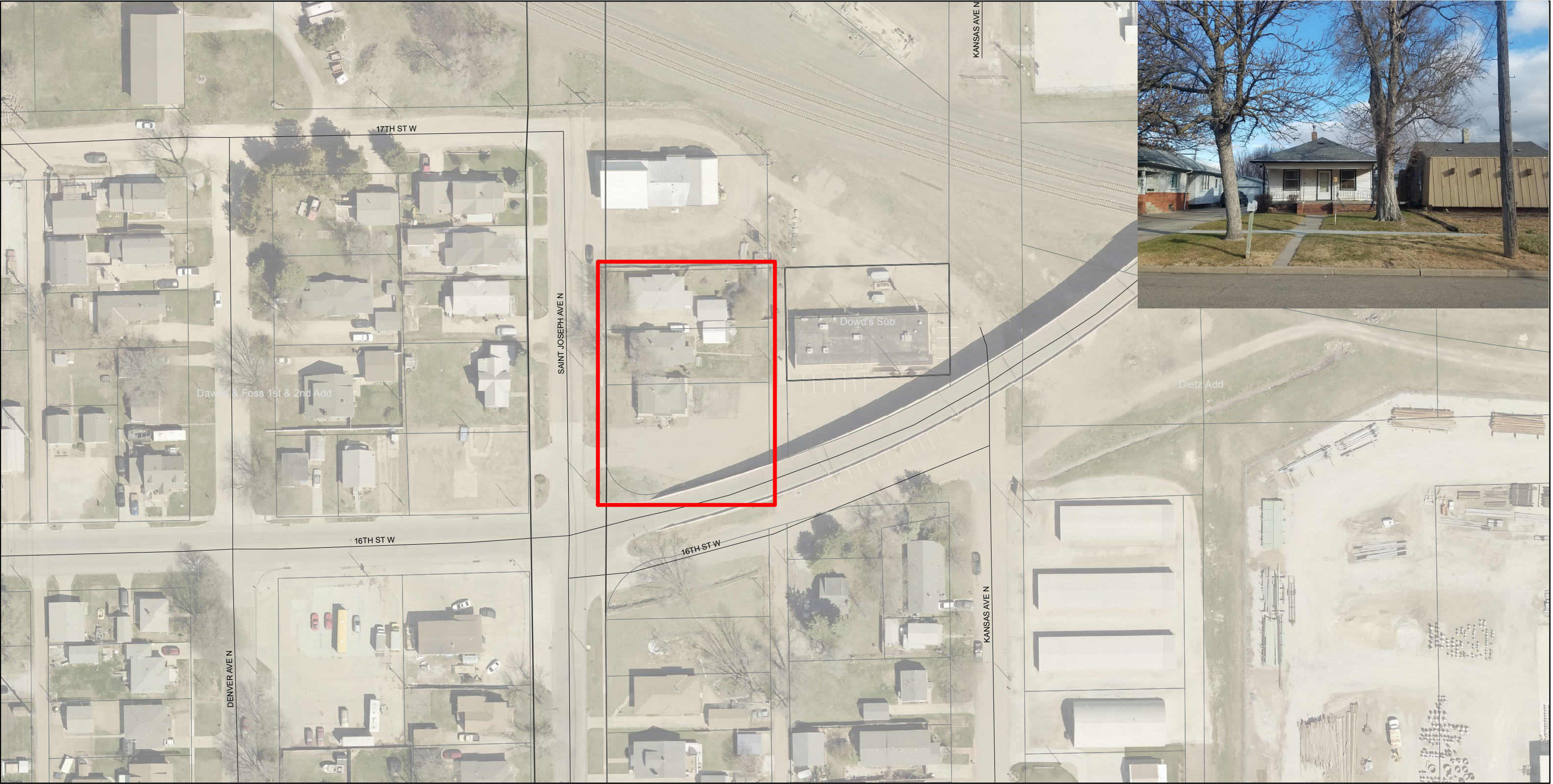
R-1

R-2

R-3

R-5

Lots 13-15, Block 4 of Dietz Addition
Zoning Map



Lots 13-15, Block 4 of Dietz Addition
Aerial Map

Legend

City Limits



HASTINGS
DEVELOPMENT SERVICES

ORDINANCE NO. 4541

AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF HASTINGS, NEBRASKA TO REZONE THE FOLLOWING DESCRIBED PARCELS OF LAND, TO WIT:

Lot 13, Block 4; Lot 14, Block 4; and Lot 15, Block 4 of Dietz Addition to the City of Hastings, Adams County, Nebraska, excepting all Rights-of-Way therein.

FROM I-2, HEAVY INDUSTRIAL TO C-3, COMMERCIAL BUSINESS DISTRICT; TO REPEAL ANY ORDINANCE IN CONFLICT HEREWITH; AND TO PROVIDE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF HASTINGS, NEBRASKA:

SECTION 1. That the properties legally described as:

Lot 13, Block 4; Lot 14, Block 4; and Lot 15, Block 4 of Dietz Addition to the City of Hastings, Adams County, Nebraska,

which are currently zoned I-2, Heavy Industrial District, be and the same are hereby rezoned to C-3, Commercial Business District.

SECTION 2. That the City Engineer is hereby directed to cause the Official Zoning District Map of the City of Hastings, Nebraska to be changed in accordance with the foregoing provisions.

SECTION 3. That any ordinance passed and approved prior to the passage of this ordinance, and in conflict with its provisions, is hereby repealed.

SECTION 4. This ordinance shall take effect and be in full force from and after its passage, approval and publication in pamphlet form, said effective date being the ____ day of _____, 20____, and this ordinance shall not be included in the Hastings City Code Book.

PASSED AND APPROVED by the Mayor and City Council of the City of Hastings,
Nebraska, this _____ day of _____, 2018.

ATTEST:

Mayor

City Clerk

(S E A L)

APPROVED TO FORM:

City Attorney

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 12/18/2017
File No: 2017-046
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

A Preliminary/Final Plat for Hoch Subdivision, a replat of Lots 2 and 3, Shadow Ridge 4th Subdivision in the City of Hastings, Adams County, Nebraska.

Names of People/Business affected by this action:

The applicant, the people of Hastings, and the City.

Why Planning Commission action is required:

No plat of or instruments effecting the subdivision of real property shall be recorded or have any force and effect unless the same be approved by the City Council, subject however, to the exceptions set forth in Section 34-106 of the City Code. The City Council shall hold no public meeting, nor take any action upon any plat or instrument affecting a subdivision until it has received the recommendation of the Hastings Planning and Zoning Commission (38-201).

Type of action requested:

Motion

Suggested motion:

Motion to approve the Preliminary/Final Plat for Hoch Subdivision, a replat of Lots 2 and 3, Shadow Ridge 4th Subdivision in the City of Hastings, Adams County, Nebraska.

Deadlines associated with action:

This item is scheduled to be presented at the regular meeting of City Council on January 8, 2018.

Department head comments:

The applicant has requested this replat to combine 2 lots under applicant's current 3 lot ownership, in order to allow the neighbor to the west to construct a 6' privacy fence abutting the property. No property transfer, development, or change of use is contemplated at this time.

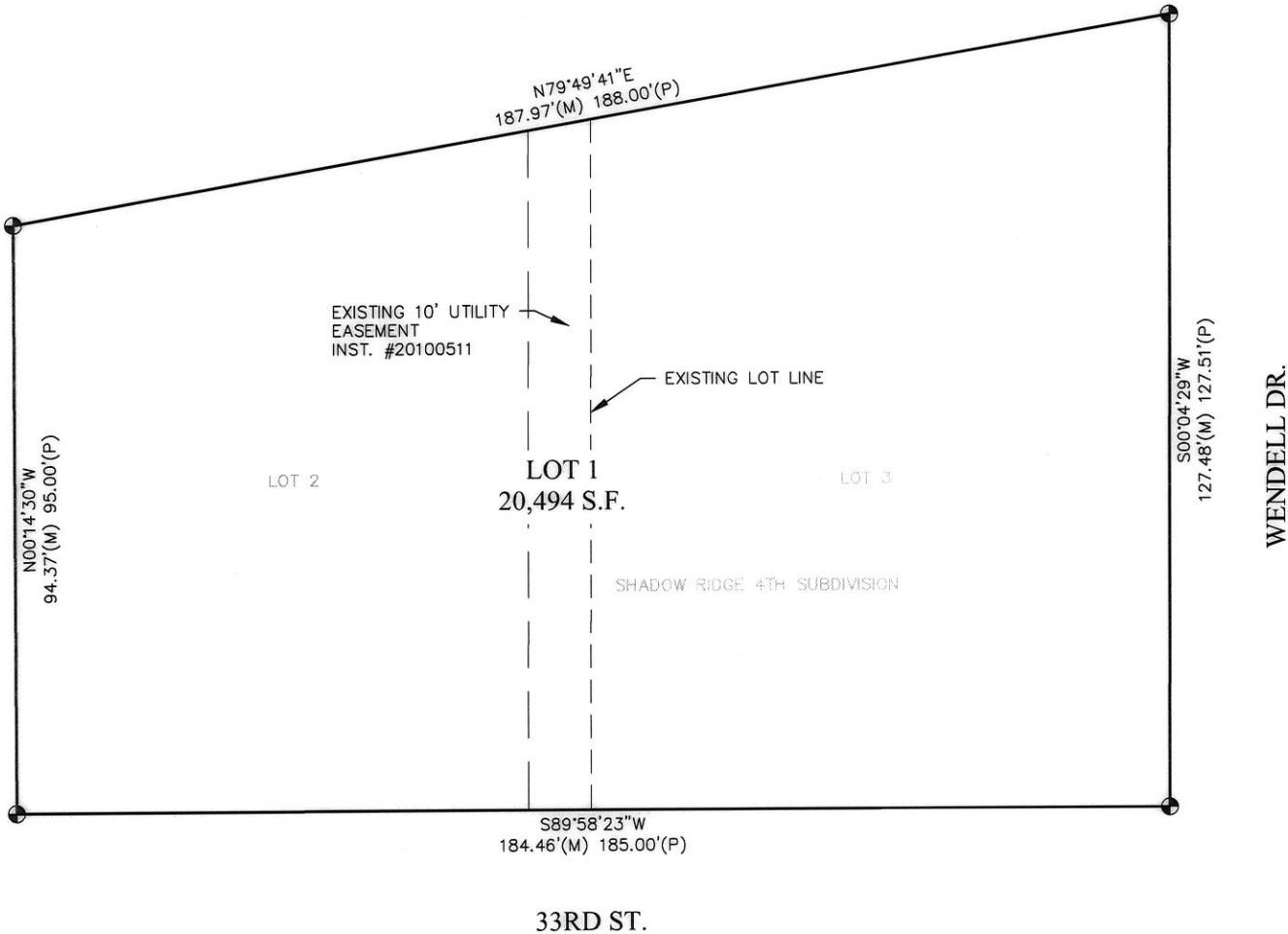
The property abuts the 33rd Street right-of-way to the South and developed single-family residential to the North, East, and West. Future Land Use designation for the lots is Suburban Residential.

All requirements of Hastings City Code Sections 38-202 and 38-203 have been met, and the plat may be approved. Staff recommends the condition that a standard 4-foot sidewalk be constructed along the east property frontage as a condition of approval.

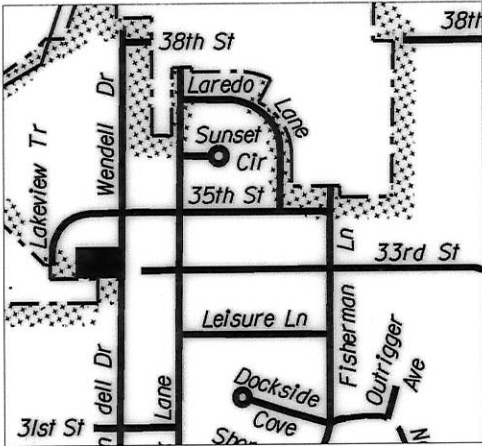
Recommendation:

Staff supports a recommendation approving the Preliminary/Final Plat for Hoch Subdivision with one (1) condition: that a 4-foot sidewalk be constructed on the east boundary of the property.

PRELIMINARY/FINAL PLAT
HOCH SUBDIVISION
A REPLAT OF LOTS 2 AND 3, SHADOW RIDGE 4TH SUBDIVISION
IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA



VICINITY SKETCH



SURVEYOR'S REPORT:

EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE A 5/8" REBAR WITH PLASTIC CAP STAMPED "L.S. 287".

ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE R8 GNSS RECEIVER AND A 100 FOOT STEEL TAPE.

LEGAL DESCRIPTION:

LOTS TWO (2) AND THREE (3), SHADOW RIDGE 4TH SUBDIVISION, A REPLAT OF LOTS ONE (1), TWO (2), FIVE (5) AND SIX (6), INCLUSIVE, OF SHADOW RIDGE 2ND SUBDIVISION, CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, NOW KNOWN AS "HOCH SUBDIVISION".

SURVEYOR'S CERTIFICATE:

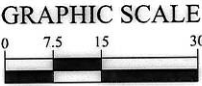
I HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

Thomas L. Krueger
THOMAS L. KRUEGER, LS 448



NOTE: ALL BEARINGS ARE ASSUMED.

- LEGEND
- MONUMENT FOUND
 - MONUMENT SET
 - CALCULATED POINT
 - D DEEDED DISTANCE
 - G GOVERNMENT DISTANCE
 - M MEASURED DISTANCE
 - P PLATTED DISTANCE
 - R RECORDED DISTANCE



DATE	11/30/17
SCALE	1"=30'
DRAWN	KSL
JOB NO.	R171976
FIELD BOOK	HASTINGS #55
FIELD WORK	JM/BS
SHEET	1 OF 3
FILE NO.	

JEO CONSULTING GROUP INC
800.723.8567
Hastings, NE 402.462.5657
www.jeo.com

PRELIMINARY/FINAL PLAT
HOCH SUBDIVISION
A REPLAT OF LOTS 2 AND 3, SHADOW RIDGE 4TH SUBDIVISION
IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

HASTINGS PLANNING COMMISSION:

THIS PLAT OF HOCH SUBDIVISION, A REPLAT OF LOTS 2 AND 3, SHADOW RIDGE 4TH SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA HAS BEEN SUBMITTED TO AND REVIEWED BY THE HASTINGS PLANNING AND ZONING COMMISSION AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, NEBRASKA, WITH THE RECOMMENDATION THAT SAID PLAT BE _____ AS PROPOSED. SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN DIRECTOR OF PLANNING

CITY ENGINEER'S APPROVAL:

HOCH SUBDIVISION, A REPLAT OF LOTS 2 AND 3, SHADOW RIDGE 4TH SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA HAS BEEN RECEIVED AND REVIEWED BY ME AND IS IN COMPLIANCE WITH THE PROVISIONS OF ORDINANCE #2882 OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, PROVIDING FOR THE APPROVAL OF SUBDIVISIONS AND PLATS BY THE CITY ENGINEER UNDER CERTAIN CIRCUMSTANCES. APPROVED THIS _____ DAY OF _____, 20____.

CITY ENGINEER

CITY TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO SPECIAL ASSESSMENTS ARE DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT.

CITY OF HASTINGS TREASURER

COUNTY TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES ARE DUE OR DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT AS OF THIS 6th DAY OF December, 2017.

ADAMS COUNTY TREASURER



REGISTER OF DEEDS CERTIFICATE:

STATE OF NEBRASKA)
COUNTY OF ADAMS) SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE OF ADAMS COUNTY, NEBRASKA.

DATE: _____ TIME: _____ INSTRUMENT NO.: _____

REGISTER OF DEEDS

DATE	11/30/17
SCALE	1"=30'
DRAWN	KSL
JOB NO.	R171976
FIELD BOOK	HASTINGS #55
FIELD WORK	JM/BS
SHEET	3 OF 3
FILE NO.	

JEO CONSULTING GROUP INC
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Hastings, NE 402.462.5657
www.jeo.com

PRELIMINARY/FINAL PLAT
HOCH SUBDIVISION

A REPLAT OF LOTS 2 AND 3, SHADOW RIDGE 4TH SUBDIVISION
IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

OWNER'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENT, THAT JUDY ANN HOCH AND MARTIN A. HOCH, CO-TRUSTEES OF THE JUDY ANN HOCH REVOCABLE LIVING TRUST AS AMENDED AND RESTATED APRIL 2, 2016, TOGETHER WITH ANY FURTHER AMENDMENTS MADE THERETO, THE OWNERS OF RECORD OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "HOCH SUBDIVISION, A REPLAT OF LOTS 2 AND 3, SHADOW RIDGE 4TH SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA" AND THAT SAID SURVEYING, SUBDIVIDING, PLATTING AND DESIGNATION WAS DONE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNERS.

SIGNED THIS 5th DAY OF December, 2017.
Judy Ann Hoch, CO-TRUSTEE
Martin A. Hoch, CO-TRUSTEE

ACKNOWLEDGEMENT:

STATE OF Nebraska }
COUNTY OF Adams } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 5th DAY OF December, 2017, BY JUDY ANN HOCH AND MARTIN A. HOCH, CO-TRUSTEES OF THE JUDY ANN HOCH REVOCABLE LIVING TRUST AS AMENDED AND RESTATED APRIL 2, 2016, TOGETHER WITH ANY FURTHER AMENDMENTS MADE THERETO, THE OWNERS.

MY COMMISSION EXPIRES THE 8th DAY OF May, 2019.
Notary Public
(SEAL) NOTARY

WAIVER FOR STREET GRADES:

THE APPLICANTS HEREBY WAIVE ANY AND ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE STREETS AND ALLEYS TO CONFORM TO SAID GRADES ESTABLISHED.

SIGNED THIS 6th DAY OF December, 2017.
Judy Ann Hoch, CO-TRUSTEE
Martin A. Hoch, CO-TRUSTEE

CITY OF HASTINGS MAYOR AND CITY COUNCIL APPROVAL:

THIS PLAT OF HOCH SUBDIVISION, A REPLAT OF LOTS 2 AND 3, SHADOW RIDGE 4TH SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA HAS BEEN _____ BY MOTION DULY

PASSED THIS _____ DAY OF _____, 20____.

MAYOR CITY CLERK

DATE	11/30/17
SCALE	1"=30'
DRAWN	KSL
JOB NO.	R171976
FIELD BOOK	HASTINGS #55
FIELD WORK	JM/BS
SHEET	2 OF 3
FILE NO.	

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