

**HASTINGS PLANNING COMMISSION**  
**MINUTES**  
**January 19, 2016**

A meeting of the Hastings Planning Commission was called to order by Chairman Keith Napier, Tuesday, January 19, 2016 at 4:00 p.m. in the City Building, 220 North Hastings Avenue, City Council Chambers, Hastings, Nebraska.

**ROLL CALL**

Mr. Gaines, absent  
Mr. Stutte  
Mr. Hamelink  
Mr. Rosenberg  
Mr. Napier, Chairman  
Mr. Kully, absent  
Mr. Johnson, absent  
Mr. Hamburger  
Mrs. Shutt

**STAFF**

Mark Evans, Building Inspector  
Linda Waldron, Fire Prevention Officer  
Dave Ptak, City Attorney  
Teri Schelkopf, Recording Secretary  
Joe Patterson, City Administrator &  
Interim DS Director  
Al Meyer, Hastings Utilities  
Lance A. Lang, City Planner

It was stated that a quorum was present.

The Pledge of Allegiance was recited by all present.

The Chair asked for a motion to adopt the current agenda. It was moved by Mr. Hamelink, seconded by Mr. Rosenberg to adopt the current agenda.

**VOTE – 6 - YES – Stutte, Hamelink, Rosenberg, Napier, Shutt, Hamburger**

The Chair stated that the Open Meetings Act is posted on the southeast wall of the City Council Chambers and that prior to this meeting a notice was placed in the Hastings Tribune on January 8, 2016, that notice was posted in three public places, that each Planning Commission member received a copy of the proposed agenda and that an agenda for such meeting, kept continuously current, is available for public inspection and that said meeting is held in open session.

The Chair asked for a motion to approve the minutes from the November 16, 2015, meeting. It was moved by Mr. Hamburger, seconded by Mr. Stutte to approve the minutes as circulated. The Chair asked for any comments or changes to the minutes.

There being none, the Chair asked for the vote.

**VOTE – 6 - YES – Stutte, Hamelink, Rosenberg, Napier, Shutt, Hamburger**

Motion carried unanimously.

The first item on the agenda was request number **16-001**. Application from Mary Lanning Hospital to rezone three parcels of land as follows:

- The south ½ of Lot 18, Block 3, Buswell's Addition, from R-3, Multiple Family Residential District, to CMP, Campus Institutional District, property located at 826 North St. Joseph Avenue, City of Hastings, Adams County, Nebraska.
- Lot 11, Block 2, Cline's Addition, from R-3, Multiple Family Residential District, to CMP, Campus Institutional District, property located at 744 North Hastings Avenue, City of Hastings, Adams County, Nebraska.
- The south 21.5 feet of Lot 10 and the north 33.25 feet of Lot 11, Scofield's Addition, from R-3, Multiple Family Residential District, to CMP, Campus Institutional District, property located at 714 North Hastings Avenue, City of Hastings, Adams County, Nebraska.

The legal notice was read into the record.

The Chair declared the public hearing open.

The Chair asked for comments from Staff.

Mr. Lang stated this is a rezoning request. There are three separate properties that Mary Lanning has acquired that are residential in nature and are presently zoned R-3. The campus in the past was rezoned to CMP and this is a continuation of that process. 714 N. Hastings Avenue will be used to house the helicopter crew and employees for Life Flight. 744 N. Hastings Avenue will be used for lodging for Life Flight personnel as well. 826 N. St. Joseph Avenue has been acquired for an expansion of the Cancer Center. That house will either be demolished or moved off site this spring. The Fire Department has commented they have no concerns regarding these properties and their uses.

The Chair asked if anyone else would like to speak to the application.

There being no one, the Chair declared the public hearing closed.

The Chair asked for a motion on application 16-001.

Moved by Mr. Hamburger to approve 16-001. Seconded by Mr. Stutte.

The Chair asked for further questions or discussion.

There being none, the Chair asked for the vote.

**VOTE – 6 - YES – Stutte, Hamelink, Rosenberg, Napier, Shutt, Hamburger**

Motion carried unanimously.

The next item on the agenda was request number **16-003**. Application from Daniel Pauley, representing Walter Dieken, requesting approval of the Preliminary and Final Plat of Dieken Subdivision, a replat of Lot 6, Block 3, Block 3 and Block 4 Thom Subdivision, containing aforementioned Lot 6, Block 3 at 1.47 acres, more or less, and the addition of an unplatted parcel being a part of the Northwest Quarter of Section 29, Township 8 North, Range 9 West of the Sixth P.M., Adams County, Nebraska, containing .53

acres, more or less, for a total area of 2.00 acres, more or less, located north of 54<sup>th</sup> Street on the east side of First Avenue, City of Hastings, Nebraska.

Mr. Lang this is a one-lot subdivision that is proposed. The subdivision has to exist before it can be added into the City, which is another agenda item on today's agenda. The graphics included in the information packet provide aerial views of the lot. There is an existing house on Lot 6, Block 3 and an outbuilding in the rear of the lot. The aerial shows the access drive used to access the outbuilding approaching from 54<sup>th</sup> Street going north is actually owned by another party. Mr. Dieken is adding a .53 acre parcel that encompasses the driveway area to the 1.47 acres that is already a platted lot providing a combined total of 2.0 acres. The second part of this subdivision request is whether or not it should be brought into the City limits. The existing City limit line runs down the back of these platted lots so it is logical to "bump" that line out and include the entire lot in the corporate boundary. The Fire Department has commented they have no concerns. This process cleans up the access to the outbuilding.

The Chair asked for questions or concerns.

There being none, the Chair asked for a motion to approve 16-003.

Moved by Mr. Rosenberg to approve 16-003, seconded by Mrs. Shutt.

The Chair asked for further questions or discussion.

There being none, the Chair asked for the vote.

**VOTE – 6 - YES –** Stutte, Hamelink, Rosenberg, Napier, Shutt, Hamburger

Motion carried unanimously.

The next item on the agenda was request number **16-002**. Application of Walter Dieken to add Dieken Subdivision to the City of Hastings, Nebraska. (Addition to the City)

The legal notice was read into the record.

The Chair declared the public hearing open.

The Chair asked for comments from Staff.

Mr. Lang stated the newly created subdivision that is known as Dieken Subdivision contains the .53 acre parcel that was not part of the lot before. The existing City limits line runs on the back side of the existing lot so the new City limit line will "bump out" and run along the new line. We would not want to leave the .53 acre piece hanging out there. It makes sense to clean it up and bring it into the corporate limits of the City. Exhibit B in the info packet illustrates the location of the city limit lines.

The Chair asked if there was anyone else that would like to speak to the application.

Daniel Pauley, Dunmire, Fisher & Hastings, 800 W. 3<sup>rd</sup> St., Hastings, NE. He stated Mr. Dieken has no objection to this property being annexed into the City.

The Chair asked if there was anyone else that would like to speak to the application.

There being no one, the Chair declared the public hearing closed.

The Chair asked for a motion to approve.

Moved by Mr. Stutte to approve application 16-002. Seconded by Mr. Hamelink.

The Chair asked for further questions or discussion.

There being none, the Chair asked for the vote.

**VOTE – 6 - YES – Stutte, Hamelink, Rosenberg, Napier, Shutt, Hamburger**

Motion carried unanimously.

The Chair stated the ad hoc committee did not meet in January and are planning to meet in February. The Chair is requesting Mr. Lang, Mr. Ptak and Judy Mignery, from the County, to get together prior to that meeting so that the committee can move forward. The meeting will be the first Wednesday in February 3<sup>rd</sup> at 5:30 p.m..

The Chair asked for any comments from Staff.

There being none, the Chair asked for a motion to adjourn.

Moved by Mr. Hamburger, seconded by Mr. Stutte.

The Chair asked for the vote.

**VOTE – 6 - YES – Stutte, Hamelink, Rosenberg, Napier, Shutt, Hamburger**

Motion carried unanimously.

Keith Napier

Digitally signed by Keith Napier  
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Chairman