



# Hall County Regional Planning Commission

**Wednesday, December 03, 2008**

## **Regular Meeting Packet**

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### **Commission Members:**

<b>Ray Aguilar</b>	<b>Grand Island</b>	
<b>John Amick</b>	<b>Hall County</b>	
<b>Karen Bredthauer</b>	<b>Grand Island</b>	<b>Vice Chairperson</b>
<b>Scott Eriksen</b>	<b>Grand Island</b>	
<b>Mark Haskins</b>	<b>Hall County</b>	
<b>Bill Hayes</b>	<b>Doniphan</b>	
<b>Lisa Heineman</b>	<b>Grand Island</b>	
<b>Jaye Monter</b>	<b>Cairo</b>	
<b>Pat O'Neill</b>	<b>Hall County</b>	<b>Chairperson</b>
<b>Deb Reynolds</b>	<b>Hall County</b>	
<b>Leslie Ruge</b>	<b>Alda</b>	<b>Secretary</b>
<b>Don Snodgrass</b>	<b>Wood River</b>	

**Regional Planning Director: Chad Nability**

**Technician:**

**Edwin Maslonka**

**Secretary:**

**Rose Woods**

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**6:00:00 PM**

**Council Chambers - City Hall**

**100 East First Street**

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## **Call to Order**

## **Roll Call**

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### **A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS**

Individuals who have appropriate items for Commission consideration should complete the Request for Future Agenda Items form located at the Regional Planning Office on the second floor of City Hall. If the issue can be handled administratively without Commission action, notification will be provided. If the item is scheduled for a meeting, notification of the date will be given.

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### **B - RESERVE TIME TO SPEAK ON AGENDA ITEMS**

This is an opportunity for individuals wishing to provide input on any of tonight's agenda items to reserve time to speak. Please come forward, state your name and address, and the Agenda topic on which you will be speaking.

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### **DIRECTOR COMMUNICATION**

This is an opportunity for the Director to comment on current events, activities, and issues of interest to the commission.

**Staff Recommendation Summary  
For Regional Planning Commission Meeting  
December 3, 2008**

- 4. Public Hearing** – Consideration of Redevelopment Plan for property located in Blight and Substandard Area #6, at 233 and 235 N Darr Avenue and 2018 and 2020 Blake Street (Lots 9 and 10 of Block 19 of Packer & Barr's Second Addition to the City of Grand Island). (C-03-2009GI)



# Hall County Regional Planning Commission

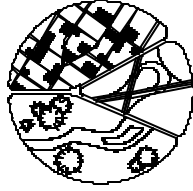
Wednesday, December 03, 2008  
Regular Meeting

## Item E

### November Meeting Minutes

*Insert a narrative here*

Staff Contact:



THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, GRAND ISLAND,  
WOOD RIVER AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA

Minutes  
for  
November 5, 2008

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The meeting of the Regional Planning Commission was held Wednesday, November 5, 2008, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" October 25, 2008.

Present:	Pat O'Neill	Lisa Heineman
	Deb Reynolds	Jaye Monter
	Don Snodgrass	Karen Bredthauer
	Leslie Ruge	Bill Hayes
	John Amick	Scott Ericksen

Absent: Mark Haskins

Other:

Staff: Chad Nabity, Rose Woods

Press:

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**1. Call to order.**

Chairman O'Neill called the meeting to order at 6:00 p.m. He stated that this was a public meeting subject to the open meetings laws of the State of Nebraska. He noted that the requirements for an open meeting were posted on the wall in the room and easily accessible to anyone who may be interested in reading them.

**2. Minutes of October 1, 2008 meeting.**

O'Neill asked if there were any changes to the October 1, meeting minutes. Monter stated she was absent at the October 1, meeting and that wasn't listed on the Meeting Minutes. O'Neill asked for a motion.

A motion was made by Snodgrass, and seconded by Reynolds to approve the Minutes of the October 1, 2008 meeting as corrected.

The motion carried with 10 members present and 7 voting in favor (O'Neill, Ruge, Hayes, Reynolds, Heineman, Bredthauer, and Snodgrass) and 3 members abstaining (Amick, Monter and Eriksen).

### **3. Request time to speak.**

No one requested time to speak.

### **4. Election of Officers**

The nomination committee nominated Pat O'Neill as Chair, Karen Bredthauer as Vice Chair, and Les Ruge as Secretary. The only change would be Bredthauer replacing Mark Haskins as Vice Chair. Amick made a motion to approve the nominations as presented, it was seconded by Eriksen.

The motion carried with 10 members present and voting in favor (O'Neill, Ruge, Hayes, Reynolds, Heineman, Bredthauer, Snodgrass, Amick, Monter and Eriksen).

### **5. Public Hearing**

Consideration of Redevelopment Plan Resolution for the CRA #2 for property located at 2623, 2707 and 2709 South Locust Street. (C-02-2009GI).

Nabity explained this is the Wonderful Garden property and the Star Motel property located on Locust Street across from Stagecoach Road, Ray O'Conner owns the Wonderful Garden property and has made an offer to the CRA for the Star Motel property, this is being brought forward as a request for Tax Increment Financing (TIF), with the proposal to build an 80 to 82 room hotel at this site. It could possibly be a Best Western Inn and Suites, the Planning Commission is being asked by the CRA to determine if the use of the hotel at the location is appropriate and supported by the Comprehensive Plan. Primarily commercial development is around the proposed site and it's zoned for General Commercial. The future land use map indicates that this property is intended to be used for commercial purposes.

O'Neill opened the Public Hearing asking if anyone had any questions or comments.

Following further discussion, O'Neill closed the Public Hearing and looked for a

motion.

A motion was made by Heineman to approve the Resolution recommending the amendment to the Redevelopment Plan for the CRA #2 and properties located at 2623, 2707 and 2709 South Locust, it was seconded by Bredthauer.

The motion carried with 10 members present and voting in favor (O'Neill, Ruge, Hayes, Reynolds, Heineman, Bredthauer, Snodgrass, Amick, Monter and Ericksen).

## **6. Final Plat Aguilar Subdivision**

Aguilar Subdivision is located north of 6<sup>th</sup> Street and East of Beal Street in Grand Island; it consists of .629 acres and has three lots.

Nabity explained they are creating three lots at the end of the cul-de-sac, Habitat for Humanity is the owner of these lots and the area meets all the requirements for a subdivision. Sewer and water are available and the street is already there.

O'Neill asked if anyone had any questions or comments.

Following further discussion, O'Neill asked for a motion.

A motion was made by Heineman to approve the Final Plat of Aguilar Subdivision as presented it was seconded by Ruge.

The motion carried with 10 members present and voting in favor (O'Neill, Ruge, Hayes, Reynolds, Heineman, Bredthauer, Snodgrass, Amick, Monter and Ericksen).

## **7. Final Plat Memorial Place Subdivision**

Memorial Place Subdivision is located south of Memorial Drive and east of Vine Street consisting of 1.255 acres.

Nabity explained they are proposing is to create three lots and build a four-plex on lot three. Currently a duplex is on lot one and on lot two, and there is enough room on the lot to build a four-plex. Sewer and water are available. The fire code requirements now require housing units of three or more to have sprinklers. A water line will likely have to be extended to loop the water to provide adequate pressure for fire sprinklers.

O'Neill asked if anyone had any questions or comments.

Following further discussion, O'Neill asked for a motion.

A motion was made by Ruge to approve the Final Plat of Memorial Place Subdivision as presented it was seconded by Eriksen.

The motion carried with 10 members present and voting in favor (O'Neill, Ruge, Hayes, Reynolds, Heineman, Bredthauer, Snodgrass, Amick, Monter and Ericksen).

## **8. Preliminary Plat Fairway Crossing at Indianhead Golf Club Subdivision**

Fairway Crossing at Indianhead Golf Club Subdivision is located north Husker Hwy and east of Engleman Road, it consists of 61.70 acres and 152 lots with no outlots.

Nabity explained outlot A is next to a row of trees and the golf course would like to maintain ownership of the row of trees, they will do a parcel boundary change and assign that piece of property to the other piece of property on the final plat. There is a long cul-de-sac, longer than 500 foot length recommended by the subdivision regulations. The property could not be developed without significant changes to the golf course without the longer cul-de-sac. City staff is recommending that the cul-de-sac be approved. Looped or cross connected streets are available throughout the subdivision.

Sewer has been an issue that has delayed the development of this subdivision. The developers are proposing a lift station and force main that would pump this sewer into the adjacent neighborhood sewer until such time as a main is extended up Husker Highway. This is not an uncommon practice in other cities; Public Works has given their authorization for the sewer as proposed. Streets are all 37' concrete and gutter, meeting city street standards. Sewer and water would be extended throughout the development to meet city standards. Lot sizes are all sufficient for the R1 Zoning district. There should be only single family dwellings in this subdivision.

O'Neill asked if there were any questions. Ruge asked if it would be placed in the Subdivision spell out where city sidewalk and utilities will be placed. Nabity believed all utilities will be going up front. Quest requested a single 5' easement along Husker Hwy. to the front of those lots to bring in telephone. Cable will go in along with electric. Sewer is in the center of the street and water will be up front. If conventional sidewalk is wanted there will have to be additional 5' easement just outside of the ROW. This will have to be up to the developer. Lift station maintenance has not been decided at this time. If this is a private lift station a homeowners association will need to maintain it. If this is a public system the sewer department will maintain it. Nabity added by the time the Final Plat is presented this will be decided.

Following further discussion, O'Neill asked for a motion.

A motion was made by Eriksen to approve the Preliminary Plat of Fairway Crossing at Indianhead Golf Club Subdivision as presented it was seconded by Amick.



The motion carried with 10 members present and voting in favor (O'Neill, Ruge, Hayes, Reynolds, Heineman, Bredthauer, Snodgrass, Amick, Monter and Ericksen).

**9. Planning Directors Report**

Project Amada is still at a standstill.

**10. Next Meeting December 3, 2008**

**11. Adjourn**

Chairman O'Neill adjourned the meeting at 6:35p.m.

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Leslie Ruge, Secretary

by Rose Woods



# Hall County Regional Planning Commission

Wednesday, December 03, 2008  
Regular Meeting

## Item F

### Public Hearing for Redevelopment Plan

*Insert a narrative here*

Staff Contact:

## Agenda Item #4

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

November 18, 2008

#### SUBJECT:

*Redevelopment plan amendment for property located in Blight and Substandard Area #6 at 233 and 235 N Darr Avenue and 2018 and 2020 Blake Street (Lots 9 and 10 of Block 19 of Packer & Barr's Second Addition to the City of Grand Island )in Grand Island Nebraska and other properties as necessary to support this development. (C-03-2009GI)*

#### PROPOSAL:

To redevelop the property in the redevelopment area applicant has purchased and will redevelop these properties as with 2 duplex structures (4 units) making real property improvements in the amount of \$280,000. The applicant is requesting to use Tax Increment Financing to offset part of the costs development.

#### OVERVIEW:

The purpose of the CRA and the designated blight and substandard areas is to provide incentives for development in underdeveloped areas of the community. This project will provide commercial development in a location that is intended for these uses. Development of this property should prevent further decay of this neighborhood. This area has already been declared blighted and substandard by the CRA, the Hall County Regional Planning Commission and the Grand Island City Council.

This project is **consistent** with the **existing zoning** and the **future land use plan** for the City of Grand Island. This is evidenced by the fact that the property is zoned R4 High Density Residential proposed housing units are allowed in this district at the proposed housing density.

The Regional Planning Commission recommendation is limited to the appropriateness of the proposed use at this location. The Grand Island Comprehensive Plan and Zoning Map both call for residential uses at this location.

The Planning Commission is required to comment on these applications to confirm that expenditure of public funds through TIF is not supporting uses that would be inconsistent with the Comprehensive Plan. The proposed use for residential units at this location **is** supported by the plan.

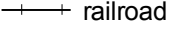










#### RECOMMENDATION:

That the Regional Planning Commission recommend that City Council **approve** of the redevelopment plan amendment as submitted. A resolution is attached for your consideration.

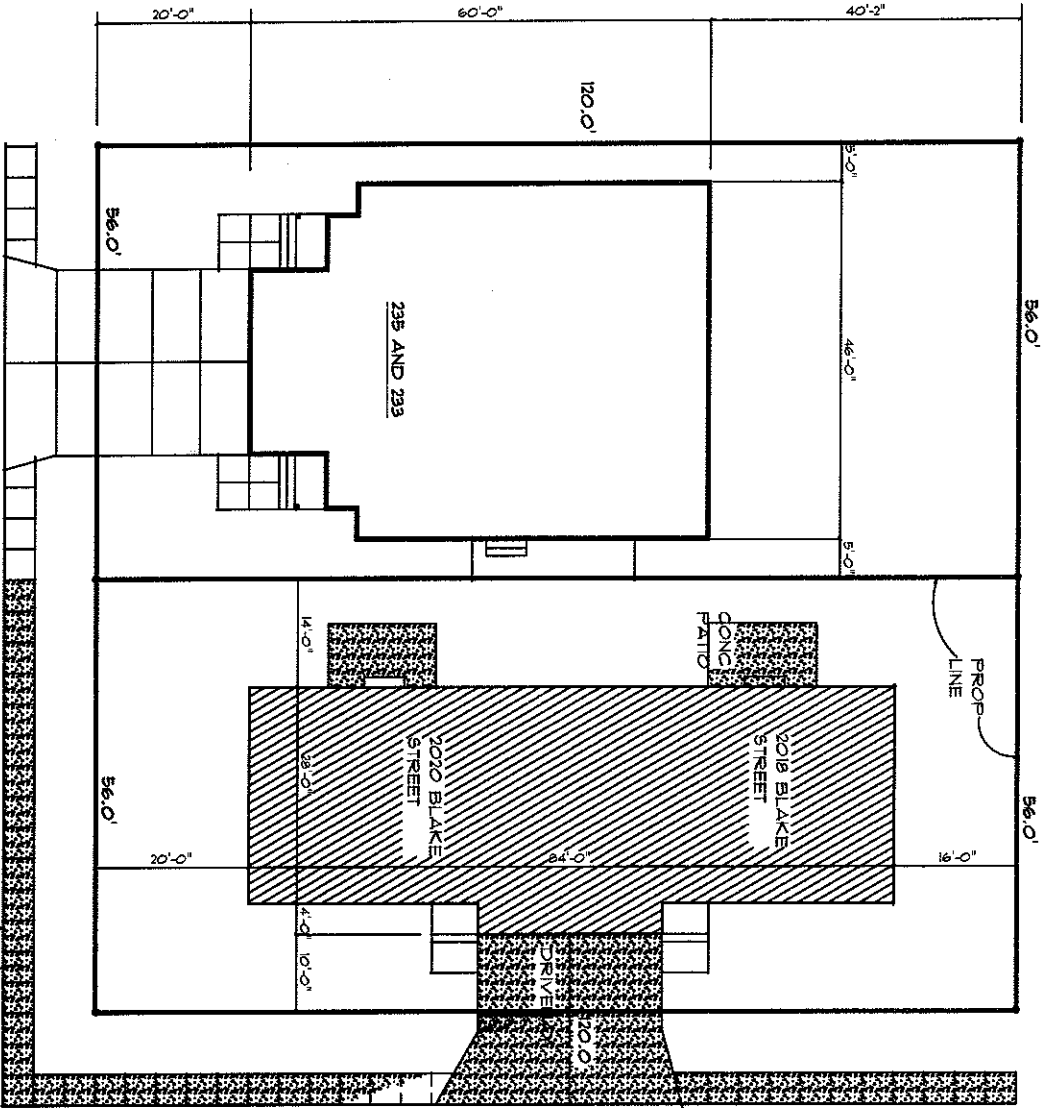
\_\_\_\_\_ Chad Nability AICP, Planning Director



### Legend

-  railroad
  -  Centerline
  -  Area Boundary
- Existing Land Use**
-  Commercial
  -  County Government
  -  Industrial
  -  Large Lot Residential
  -  Public
  -  Residential
  -  Street ROW
  -  Suburban Agriculture

ALLEY



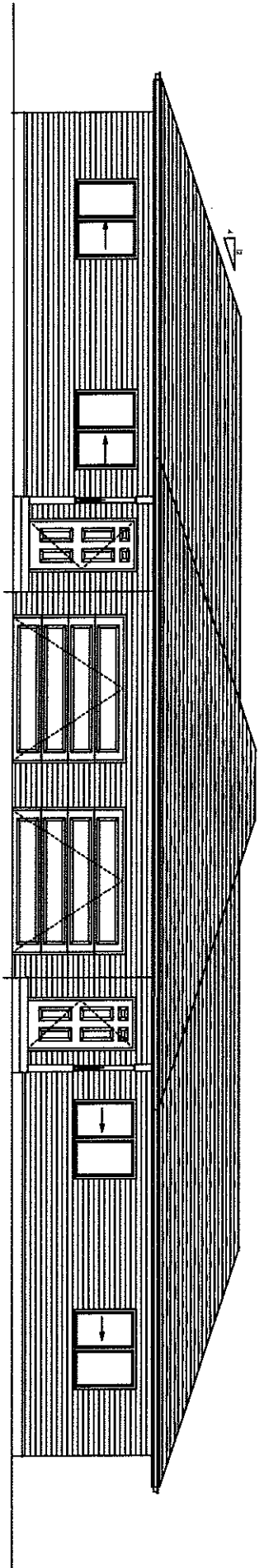
BLAKE STREET

DARR AVENUE

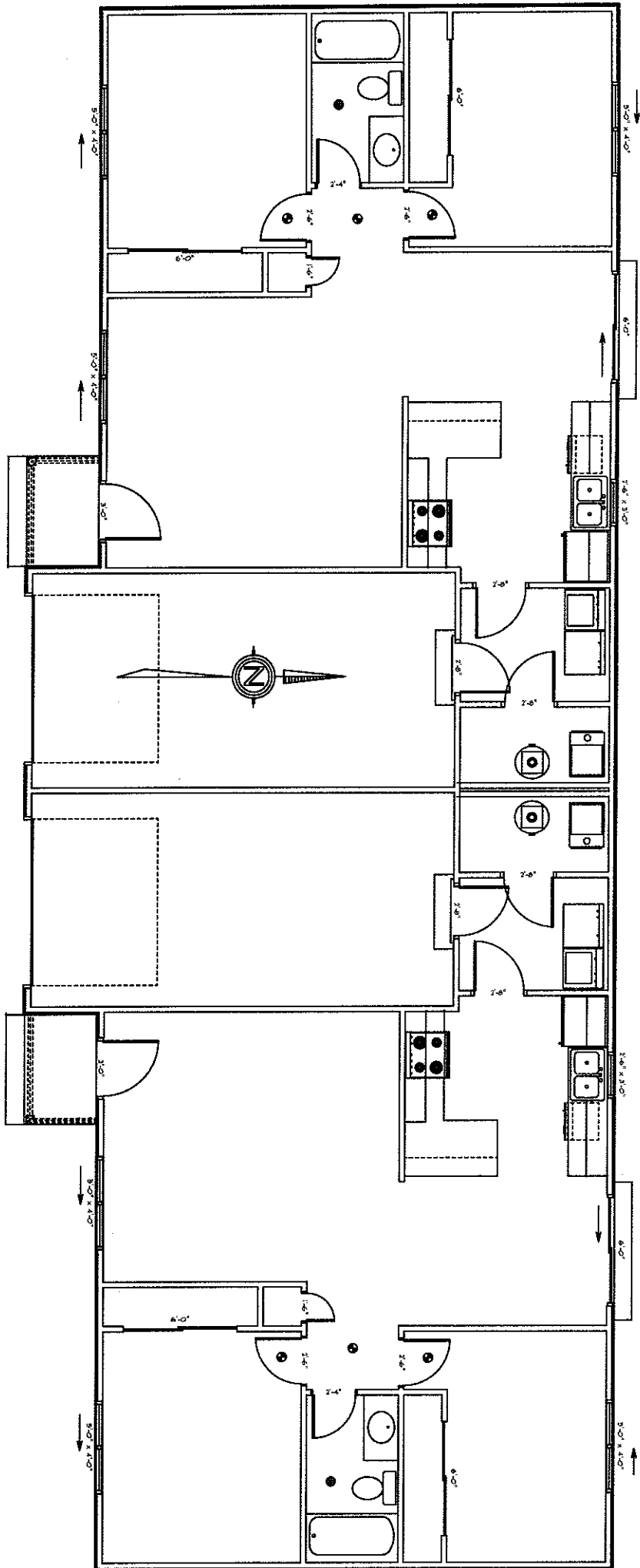
# SITE PLAN

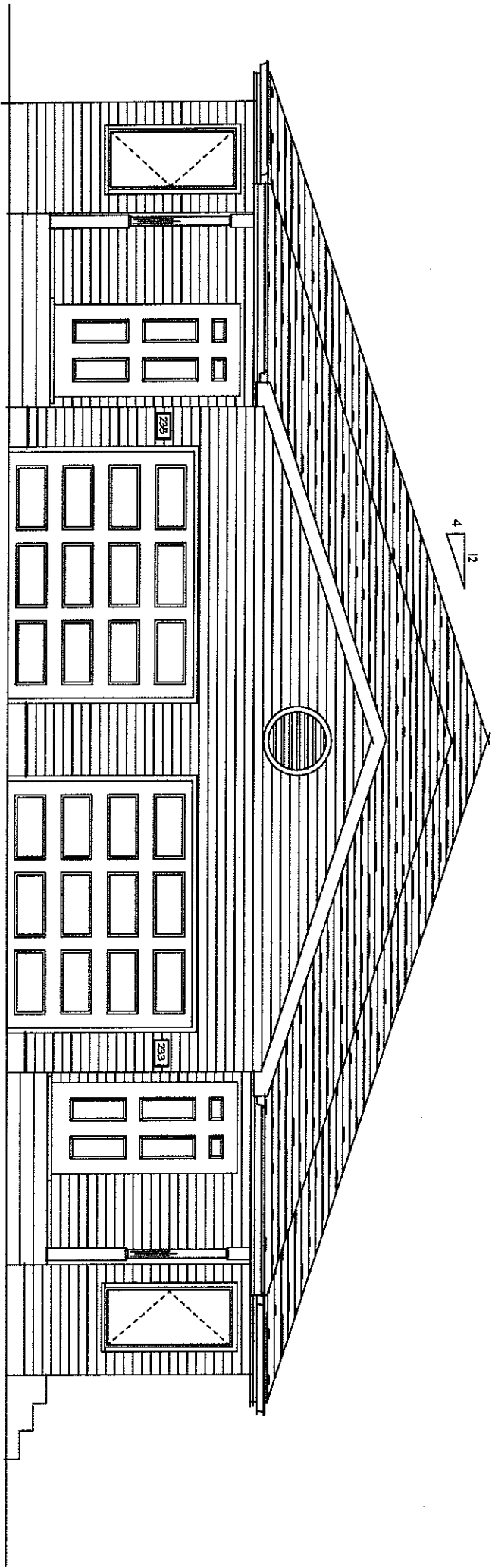
1" = 10.0'





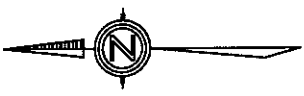
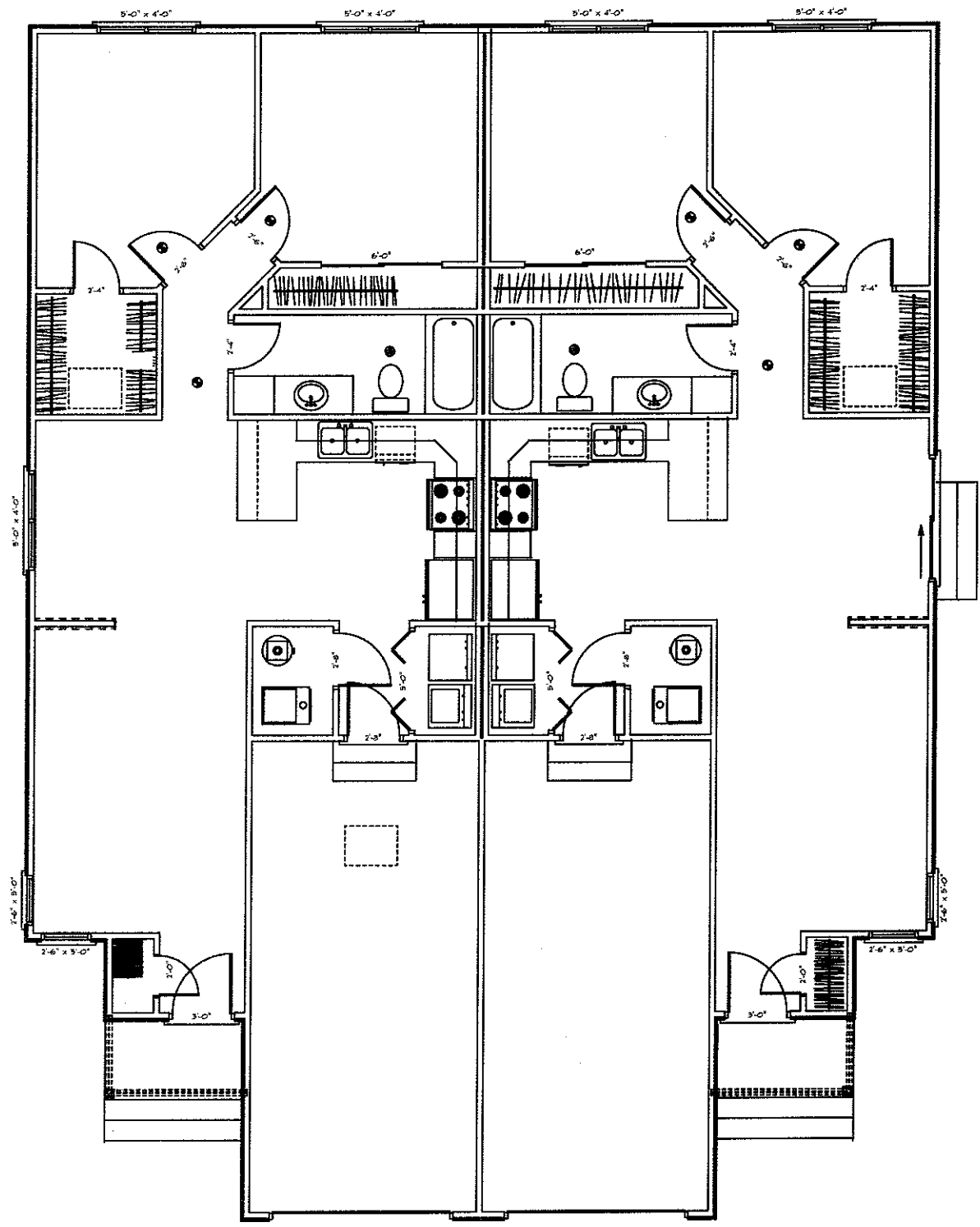
FRONT ELEVATION





# FRONT ELEVATION





Future Land Use Map



Future Land Use Map from 2004 Comprehensive Plan adopted by the City of Grand Island for the area near Blake Street and Darr Avenue the proposed redevelopment site.