



# Hall County Regional Planning Commission

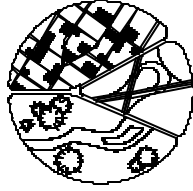
Wednesday, January 07, 2009  
Regular Meeting

## Item E

### Meeting Minutes

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Staff Contact:



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

Minutes  
for  
December 3, 2008

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The meeting of the Regional Planning Commission was held Wednesday, December 3, 2008, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" November 22, 2008.

Present:	Pat O'Neill	Lisa Heineman
	Deb Reynolds	Jaye Monter
	Don Snodgrass	Karen Bredthauer
	Leslie Ruge	Bill Hayes
	John Amick	Ray Aguilar
	Mark Haskins	

Absent: Scott Ericksen

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 November 5, 2008 meeting.**

O'Neill asked if there were any changes to the November 5, meeting minutes. Hearing none, O'Neill asked for a motion.

A motion was made by Ruge, and seconded by Aguilar to approve the Minutes of the November 5, 2008 meeting.

The motion carried with 11 members present and 10 voting in favor (O'Neill, Aguilar, Amick, Monter, Ruge, Hayes, Reynolds, Bredthauer, and Snodgrass) and 1 member abstaining (Haskins).

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

No one requested time to speak.

Heineman joined the meeting at 6:05 p.m.

Introductions of the current members were made to Ray Aguilar the new Planning Commission member.

### **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) in Grand Island, Hall County Nebraska. (C-03-2009GI)

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

Nabity explained the property located in blighted area # 6, there are two lots, Mr. Enck is planning on building two duplexes on the lots, one that would face Blake Street and one that would face Darr Avenue, one duplex on each lot. Zoning allows for a dwelling unit for every 1000 square feet and the current lots are over 6000 feet. Nabity stated the assessor's property condition for this property is worn out. The current house is worn out that the only option left is tearing the property down. Enck is asking for Tax Increment Financing (TIF) financing for the cost of acquisition of the property and the demolition of the current house.

Nabity stated the Planning Commission is to determine if the proposed plan fits the appropriate use and if it is in conformance with the Comprehensive Plan for Grand Island.

O'Neill closed the Public Hearing.

A motion was made by Hayes to approve the Resolution recommending the amendment to the Redevelopment Plan for the CRA area #6 and properties

located at 233 and 235 N Darr Avenue and 2018 and 2020 Blake Street, it was seconded by Bredthauer.

The motion carried with 11 members present and 10 voting in favor (O'Neill, Ruge, Hayes, Reynolds, Haskins, Bredthauer, Snodgrass, Amick, Monter and Aguilar) and 1 member abstaining (Heineman).

## **5. Planning Directors Report**

Nabity had nothing further to report on Project Amada.

Nabity explained that with the new FEMA maps there were a few changes and properties that had FEMA letters removing them from the flood zone prior to 1995 were missing certain information and did not get re-validated. Planning does have a list that has been provided by FEMA of the letters that were re-validated. The homeowner may have to re-survey their land and submit a new request to FEMA, or we can request by a letter by re-submitting information to FEMA to re-validate those letters that didn't get re-validated.

## **6. Next Meeting January 7, 2009**

## **7. Adjourn**

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

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Leslie Ruge, Secretary

by Rose Woods