



Hall County Regional Planning Commission

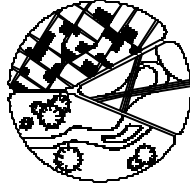
Wednesday, June 02, 2010
Regular Meeting

Item E2

May 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
May 5, 2010

The meeting of the Regional Planning Commission was held Wednesday, May 5, 2010, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" April 22, 2010.

Present:	Leslie Ruge	Scott Eriksen
	Karen Bredthauer	Bill Hayes
	Don Snodgrass	Jaye Monter
	Julie Connelly	Ray Aguilar
	Deb Reynolds	

Absent: Pat O'Neill, John Amick, Mark Haskins
Other:

Staff: Chad Nabity, Rose Woods

Press:

1. Call to order.

Vice-Chair Bredthauer called the meeting to order at 6:00 p.m. She stated that this was a public meeting subject to the open meetings laws of the State of Nebraska. She 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 April 7, 2010 meeting.

A motion was made by Reynolds and seconded by Hayes, to approve the Minutes of the April 7, 2010 meeting as presented.

The motion carried with 9 members present and 8 voting in favor (Ruge, Aguilar, Hayes, Reynolds, Monter, Bredthauer, Snodgrass and Connelly) and 1 member abstaining (Ericksen).

3. Request time to speak.

Joni Schlatz, PO Box 195, Doniphan NE, on item # 6.

4. Public Hearing – Concerning an amendment to the Redevelopment plan for CRA Area #2, 107 and 203 E Stolley Park Rd., in Grand Island, Hall County Nebraska. A retail office building is being proposed for property located at the corner of South Locust Street and Stolley Park Road.

Bredthauer opened the Public Hearing.

Nabity explained this is a Redevelopment plan amendment for property located in Blight and Substandard Area #2 at the southeast corner of South Locust Street and Stolley Park Road in Grand Island Nebraska and other properties as necessary to support this development.

Ken-Ray LLC is proposing to build 17,500 square feet of retail/office space at the corner of South Locust and Stolley Park Road. The developer is seeking Tax Increment Financing to offset the cost of acquisition of the property and site preparation.

A motion was made by Aguilar to approve the Redevelopment Plan Amendment and seconded by Hayes, to recommend approval to CRA and City Council the Redevelopment Plan Amendment. Ruge noted some findings of fact that is this consistent with the comprehensive plan and is developed for commercial use.

A roll call vote was taken and the motion passed with 9 members present voting in favor (Aguilar, Ruge, Hayes, Reynolds, Monter, Eriksen, Bredthauer, Connelly, Snodgrass) and no member present voting against.

Bredthauer closed the Public Hearing.

Consent Agenda

5. Final Plat – Hettler Subdivision – located south of Husker Hwy., and east of 90th Rd, in Hall County, Nebraska. Consisting of 2.0 acres. (1 Lot).

6. Final Plat – Schlatz Subdivision – located south of Bartelt Ave., and east of Second St., in Doniphan, in Hall County, Nebraska. Consisting of 4.093 acres. (2 Lots).

A motion was made by Ruge and seconded by Aguilar to approve the plats as presented on the Consent Agenda. A roll call vote was taken and the motion

passed with 9 members present (Ruge, Bredthauer, Hayes, Snodgrass, Connelly, Reynolds, Eriksen, Monter, Aguilar) voting in favor and no member present abstaining.

7. Planning Director's Report

Nabity told the commission members there will be some fee increases for the next fiscal year. Those would be decided on in the next week and presented at the next meeting.

8. Next Meeting June 2, 2010

9. Adjourn

Vice-Chair Bredthauer adjourned the meeting at 6:40 p.m.

Leslie Ruge, Secretary

by Rose Woods