



# **Hall County Regional Planning Commission**

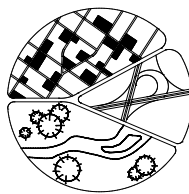
**Wednesday, July 11, 2012**

**Regular Meeting**

## **Item E1**

### **Meeting Minutes**

**Staff Contact: Chad Nabity**



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

Minutes  
for  
June 6, 2012

---

The meeting of the Regional Planning Commission was held Wednesday, June 6, 2012, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" May 26, 2012.

Present:	Bill Hayes	Leslie Ruge
	Karen Bredthauer	Pat O'Neill
	Deb Reynolds	John Amick
	Mark Haskins	Dennis McCarty

Absent: Julie Connelly, Don Snodgrass, Scott Eriksen, Jaye Monter

Other:

Staff: Chad Nabity, Rose Woods

Press:

---

**1. Call to order.**

Chairman O'Neill called the meeting to order at 6:04 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 May 2, 2012 meeting.**

A motion was made by Bredthauer to approve the meeting minutes and seconded by Hayes to approve the Minutes of the May 2, 2012 meeting as mailed.

The motion carried with 8 members present and 6 voting in favor (Ruge, O'Neill, Bredthauer, Hayes, Amick and Reynolds) and two members present abstaining (Amick, McCarty).

### **3. Request Time to Speak.**

Ron DePue 308 N Locust. Item #4.  
Kelly Rafferty 717 W Anna. Item #5.

### **4. Public Hearing** – Consideration of the redevelopment plan for CRA area #9, located between State Street and Capital Avenue and US Highway 281 and Webb Road, in Grand Island, Hall County, Nebraska. Resolution 2012-04. (C-18-2012GI)

O'Neill opened the Public Hearing.

Nabity explained this was the redevelopment plan for CRA #9, located between State Street and Capital Avenue and US Highway 281 and Webb Road.

The enclosed plan is based on the one prepared by Marvin Planning Consultants as part of the blight study.

This study does not specifically approve any TIF projects but does outline the types of activities that could be considered for Tax Increment Financing in this redevelopment area. These activities focus on public improvements to utility, drainage and transportation infrastructure. Any applications for TIF on these properties would be subject to specific approval by the CRA and City Council and recommendation of the Planning Commission.

O'Neill closed the Public Hearing.

A motion was made by Reynolds and seconded by Amick to approve the Redevelopment Plan and Resolution 2012-04.

A roll call vote was taken and the motion passed with 8 members present and voting in favor (McCarty, Amick, O'Neill, Hayes, Bredthauer, Ruge, Reynolds and Haskins) and no one voting against.

### **5. Public Hearing** – Amendment to the redevelopment plan for CRA area #9, for a Site Specific Redevelopment Plan for 3420 W State Street, in Grand Island, Hall County, Nebraska. Resolution 2012-05. (C-19-2012GI)

O'Neill opened the Public Hearing.

Nabity explained the Equity Investment Group of Fort Wayne Indiana is proposing to remodel and rehabilitate the old grocery/furniture store at 3420 W. State Street. The developer is seeking Tax Increment Financing to offset the cost of remodeling and rehabilitation of the property. Improvements will be made to the existing building to convert it from a single tenant big box into multiple tenant spaces. Several nationally known retailers have signed letters of intent occupy this space once the remodeling is done.

O'Neill closed the Public Hearing.

A motion was made by Bredthauer and seconded by McCarty to approve the Redevelopment Plan and Resolution 2012-05.

A roll call vote was taken and the motion passed with 8 members present and voting in favor (McCarty, Amick, O'Neill, Hayes, Bredthauer, Ruge, Reynolds and Haskins) and no one voting against.

- 6. Public Hearing – Rezone** - A request to rezone properties located west of Independence Avenue and north of 13th Street. From LLR Large Lot Residential to R1 Low Density Residential Zone, in the City of Grand Island. (C-17-2012GI)

O'Neill opened the Public Hearing.

Nabity explained this was a request to rezone approximately 2.885 acres of land west of Independence Avenue and north of 13th Street, from LLR Large Lot Residential to R1 Suburban Density Residential, in the City of Grand Island. The purpose of this rezoning request is to aid in the development of property.

O'Neill closed the Public Hearing.

A motion was made by Ruge and seconded by Reynolds to approve the rezone as presented.

A roll call vote was taken and the motion passed with 8 members present and voting in favor (McCarty, Amick, O'Neill, Hayes, Bredthauer, Ruge, Reynolds and Haskins) and no one voting against.

- 7. Final Plat – Western Heights Seventh**, located west of Independence Avenue and north of 13th Street, in Grand Island, Hall County, Nebraska. Consisting of 2.885 acres and (4 Lots).

A motion was made by Ruge and seconded by Haskins to approve the final plat as presented.

A roll call vote was taken and the motion passed with 8 members present and voting in favor (McCarty, Amick, O'Neill, Hayes, Bredthauer, Ruge, Reynolds and Haskins) and no one voting against.

#### **11. Planning Director's Report**

Budget time is near. Nabity said Community Beautification Awards nominations would be accepted.

#### **12. Next Meeting July 11, 2012**

#### **13. Adjourn**

Chairman Pat O'Neill adjourned the meeting at 6:30 p.m.

---

Leslie Ruge, Secretary

by Rose Woods