



# **Hall County Regional Planning Commission**

**Wednesday, August 1, 2012  
Regular Meeting**

## **Item E1**

**Meeting Minutes July 11, 2012**

**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  
July 11, 2012

---

The meeting of the Regional Planning Commission was held Wednesday, July 11, 2012, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" June 30, 2012.

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

Absent: Julie Connelly, John Amick, 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 June 6, 2012 meeting.**

A motion was made by Bredthauer to approve the meeting minutes and seconded by McCarty to approve the Minutes of the June 6, 2012 meeting as mailed.

The motion carried with 7 members present and 7 voting in favor (McCarty, Haskins, Ruge, O'Neill, Bredthauer, Hayes) and one member present abstaining (Snodgrass).

Reynolds joined the meeting at 6:06 p.m.

**3. Request Time to Speak.**

**4. Public Hearing** – Concerning an amendment to the redevelopment plan for CRA, Area # 6, for a Site Specific Redevelopment Plan for 709 & 715 W 18<sup>th</sup> Street, in Grand Island, Hall County, Nebraska. Resolution No. 2012-06. (C-20-2012GI)

O'Neill opened the Public Hearing.

Nabity explained this was the redevelopment plan for CRA #6, located on 18<sup>th</sup> Street between Eddy and Cleburn in Grand Island.

Baker Development Inc. is proposing to acquire property, extend services, prepare the site and build a duplex on property located at 709 and 715 W 18<sup>th</sup> Street. The developer is seeking Tax Increment Financing to offset the cost of acquisition of the property, service extension and site preparation. The property is currently vacant.

O'Neill closed the Public Hearing.

A motion was made by McCarty and seconded by Haskins to approve the Redevelopment Plan Amendment and Resolution 2012-06.

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

**5. Public Hearing** - Concerning adoption of a blight and substandard Area 10. This property is located between East Oklahoma Avenue and Phoenix Avenue and Kimball Ave and Oak Street, in the City of Grand Island. (C-21-2012GI)

O'Neill opened the Public Hearing.

Nabity explained this Substandard and Blight Study was prepared for Larry Fowle by Marvin Planning Consultants. This study is for approximately 7 acres of property in south central Grand Island, east of Locust Street and south of Bismark Road. The study as prepared and submitted indicates that this property could be considered substandard and blighted.

O'Neill closed the Public Hearing.

A motion was made by McCarty and seconded by Reynolds to approve the Blight Study as proposed for Area #10. A roll call vote was taken and the motion passed with 8 members present and voting in favor (McCarty, Snodgrass, O'Neill, Hayes, Bredthauer, Ruge, Reynolds and Haskins) and no one voting against.

6. **Public Hearing** - Concerning adoption of a blight and substandard Area 11. This property is located south of Capital Avenue and between north Broadwell Ave and north Wheeler Ave., in the City of Grand Island. (C-22-2012GI)

O'Neill opened the Public Hearing.

Nabity explained this was a Substandard and Blight Study as prepared for Pridon LLC, by RDG Planning and Design. This study is for approximately 27 acres of property in north central Grand Island south of Capital Avenue between Broadwell and Wheeler encompassing the Veteran's Hospital. The study as prepared and submitted indicates that this property could be considered substandard and blighted.

O'Neill closed the Public Hearing.

A motion was made by Bredthauer to approve the Blight Study as proposed for Area #11 and seconded by Ruge 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, Snodgrass, O'Neill, Hayes, Bredthauer, Ruge, Reynolds and Haskins) and no one voting against.

7. **Referral** – Concerning the formation of a new business improvement district along South Locust Street, from Fonner Park Road to Stolley Park Road in Grand Island to create South Locust Street BID 2012 (formally BID 4). (C-23-2012GI)

Nabity explained, this was to create a Business Improvement District for an area of South Locust between south of Fonner Park Road and north of Stolley Park Road in Grand Island. This South Locust 2012 BID would replace the existing BID 4 that is set to expire later this year. They are requesting that the district be created for one year to allow for the possible combination of the South Locust BID's next year when BID 7 expires.

A motion was made by Reynolds to refer to City Council the formation of a new business improvement district along South Locust Street, from Fonner Park Road to Stolley Park Road in Grand Island to create South Locust BID 2012 and was seconded by McCarty to approve the referral as presented.

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

8. **Final Plat – Sheaffer Second Subdivision** – located west of Claude Rd., and south of Arch Ave., in the City of Grand Island, in Hall County, Nebraska. Consisting of (2 Lots) and 5.6046 acres.

A motion was made by Bredthauer and seconded by Hayes 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, Snodgrass, O'Neill, Hayes, Bredthauer, Ruge, Reynolds and Haskins) and no one voting against.

- 9. Final Plat – White Tail Country Subdivision** – located south of Platte River Drive and west of S 110<sup>th</sup> Road, in Hall County, Nebraska. Consisting of (1 Lot) and 4.173 acres.

A motion was made by Reynolds and seconded by McCarty 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, Snodgrass, O'Neill, Hayes, Bredthauer, Ruge, Reynolds and Haskins) and no one voting against.

**10. 2012-2013 Budget and Fees.**

Nabity reviewed the budget and fees for 2012-2013 fiscal year.

A motion was made by Ruge and seconded by Hayes to approve the budget and fees as presented.

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

**11. Planning Director's Report**

**12. Next Meeting August 1, 2012**

**13. Adjourn**

Chairman Pat O'Neill adjourned the meeting at 6:43 p.m.

---

Leslie Ruge, Secretary

by Rose Woods