



Hall County Regional Planning Commission

**Wednesday, September 5, 2012
Regular Meeting**

Item E1

August 1, 2012 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
August 1, 2012

The meeting of the Regional Planning Commission was held Wednesday, August 1, 2012, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" July 21, 2012.

Present:	Bill Hayes	Leslie Ruge
	Karen Bredthauer	Pat O'Neill
	Deb Reynolds	Don Snodgrass
	Mark Haskins	Dennis McCarty
	Julie Connelly	John Amick
	Scott Eriksen	Jaye Monter

Absent:

Other:

Staff: Chad Nabity, Rose Woods

Press:

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 July 11, 2012 meeting.

A motion was made by Bredthauer to approve the meeting minutes and seconded by Hayes to approve the Minutes of the July 11, 2012 meeting as mailed.

The motion carried with 12 members present and 8 voting in favor (McCarty, Snodgrass, Haskins, Reynolds, Ruge, O'Neill, Bredthauer, Hayes) and 4 members present abstaining (Amick, Monter, Eriksen, Connelly).

2. Request Time to Speak.

Bruce Schreiner, 3535 Grassridge Drive, Grand Island NE 68803
Todd Enck, 511 Fleetwood Circle, Grand Island NE 68801
Bob Batt, 700 S 72nd St, Omaha NE

3. Public Hearing – Concerning an amendment to the redevelopment plan for CRA, Area 6, for a Site Specific Redevelopment Plan for 125 & 131 Carey Street, in Grand Island, Hall County, Nebraska. Resolution No. 2012-07. (C-25-2012GI)

O'Neill opened the Public Hearing.

Nabity spoke briefly regarding Token Properties LLC has proposing to acquire property, demolish the existing house, extend services, prepare the site and build two duplexes on property located at 125 and 131 N. Carey Street. The developer is seeking Tax Increment Financing to offset the cost of acquisition of the property, service extension, and site preparation. The structure on this property is currently vacant. This does meet the Comprehensive Comp plan.

O'Neill closed the Public Hearing.

A motion was made by Ruge and seconded by Eriksen to approve the Redevelopment Plan Amendment and Resolution 2012-07 as presented.

A roll call vote was taken and the motion passed with 12 members present and voting in favor (Amick, Monter, Eriksen, Connelly, McCarty, Snodgrass, O'Neill, Hayes, Bredthauer, Ruge, Reynolds and Haskins) and no one voting against.

4. Public Hearing – Concerning an amendment to the redevelopment plan for CRA, Area 9, for a Site Specific Redevelopment Plan for 2300 N Webb Road, in Grand Island, Hall County, Nebraska. Resolution No. 2012-08. (C-26-2012GI)

O'Neill opened the Public Hearing.

Nabity explained Gordman Grand Island LLC of Omaha, Nebraska is proposing to remodel and rehabilitate the Gordman's/Half Price Store at 2300 Webb Road. 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 reconfigure the space within the building to better facilitate tenant needs and maximize the space available for retail use.

Bruce Schreiner briefly discussed the future developments for 2300 Webb Road. He noted this was a project to "flip the facing" that will encourage larger retailers to come

to Grand Island that offers a more attractive retail space.

O'Neill closed the Public Hearing.

A motion was made by Reynolds and seconded by Connelly to approve the Redevelopment Plan Amendment and Resolution 2012-08.

A roll call vote was taken and the motion passed with 12 members present and voting in favor (Amick, Monter, Eriksen, Connelly, McCarty, Snodgrass, O'Neill, Hayes, Bredthauer, Ruge, Reynolds and Haskins) and no one voting against.

- 5. Public Hearing – Rezone** - A request to rezone properties located west of US Hwy 281 and south of Capital Avenue, from RO – Residential Office Zone to RD Residential Development Zone, in the City of Grand Island. (C-24-2012GI)

Preliminary Plat – Sterling Estates Second Subdivision – located west of US Hwy 281 and south of Capital Avenue, in the City of Grand Island, in Hall County, Nebraska. Consisting of (2 Lots) and 13.79 acres.

Final Plat – Sterling Estates Second Subdivision – located west of US Hwy 281 and south of Capital Avenue, in the City of Grand Island, in Hall County, Nebraska. Consisting of (2 Lots) and 13.79 acres.

O'Neill opened the Public Hearing.

Nabity told the board an application has been made to rezone 13.79 acres south of Capital Avenue and west of the Moore's Creek Drainway from RO Residential Office to RD Residential Development Zone. The developers are proposing to building ten, 30 unit three story apartment buildings as shown on the attached plans, along with a club house and pool area. Also included is a Preliminary Plat for Sterling Estates Second Subdivision and a Final Plat for Sterling Estates Second Subdivision.

Bob Batt, explained this project is \$24 million which is privately funded and is being completed in two phases. Batt and his partner have been looking around for ideal investment property and this caught their eye as Grand Island is in need of more housing.

Ruge voiced concerns of the traffic on Capital Ave., with it being two lanes and how congested it would be at certain times of the day.

O'Neill closed the Public Hearing.

A motion was made by Bredthauer and seconded by McCarty to approve the Rezone from RO – Residential Office Zone to RD – Residential Development Zone. A motion was also made simultaneously to approve the Preliminary Plat and Final Plat for Sterling Estates 2nd Subdivision.

A roll call vote was taken and the motion passed with 12 members present and voting in favor (Amick, Monter, Eriksen, Connelly, McCarty, Snodgrass, O'Neill, Hayes, Bredthauer, Ruge, Reynolds and Haskins) and no one voting against.

- 6. Final Plat – Prickly Pear Subdivision** – located south of Rosedale Road and west north of Barrows Road, in Hall County, Nebraska. Consisting of (1 Lot) and 10 acres.

A motion was made by Amick and seconded by Hayes to approve the Final Plat for Prickly Pear Subdivision.

A roll call vote was taken and the motion passed with 12 members present and voting in favor (Amick, Monter, Eriksen, Connelly, McCarty, Snodgrass, O'Neill, Hayes, Bredthauer, Ruge, Reynolds and Haskins) and no one voting against.

- 7. Planning Director's Report**

There is a proposal for 20 townhome units.

- 8. Next Meeting September 5, 2012**

- 9. Adjourn**

Chairman Pat O'Neill adjourned the meeting at 6:41 p.m.

Leslie Ruge, Secretary

by Rose Woods