



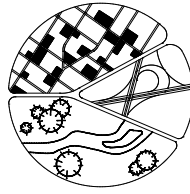
# **Hall County Regional Planning Commission**

**Wednesday, November 7, 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  
October 3, 2012

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The meeting of the Regional Planning Commission was held Wednesday, September 5, 2012, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" September 22, 2012.

Present:	Leslie Ruge	Scott Eriksen
	Karen Bredthauer	Pat O'Neill
	Deb Reynolds	Bill Hayes
	Mark Haskins	Dennis McCarty
	Julie Connelly	

Absent: Don Snodgrass, John Amick and Jaye Monter

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 September 5, 2012 meeting.**

A motion was made by Bredthauer to approve the meeting minutes and seconded by Hayes to approve the Minutes of the September 5, 2012 meeting as mailed.

The motion carried with 8 members present and 8 voting in favor (McCarty, Hayes, Haskins, Ruge, O'Neill, Bredthauer, Connelly and Eriksen) and no members present abstaining.

**3. Request Time to Speak.**

**4. Public Hearing** – Concerning an amendment to the redevelopment plan for CRA, Area 2, for a Site Specific Redevelopment Plan for 1135 S Locust, in Grand Island, Hall County, Nebraska. Resolution No. 2013-01. (C-01-2013GI)

O'Neill opened the Public Hearing.

Nabity spoke briefly Auto One is proposing to redevelop the property immediately north of the Central Nebraska Health Department. They are proposing to renovate the commercial building on Locust Street and build a tri-plex on Pine Street side. The developer is seeking Tax Increment Financing to offset the cost of renovation of the existing building, utility service extensions, necessary surveying and engineering and site preparation. The structure on this property is currently vacant.

O'Neill closed the Public Hearing.

A motion was made by McCarty and seconded by Hayes to approve the Redevelopment Plan Amendment and Resolution 2013-01 as presented.

A roll call vote was taken and the motion passed with 9 members present and voting in favor (Eriksen, Connelly, McCarty, O'Neill, Hayes, Bredthauer, Ruge, Reynolds and Haskins) and no one voting against.

**5. Public Hearing** – Concerning an amendment to the redevelopment plan for CRA, Area 1, for a Site Specific Redevelopment Plan for 1103 St Paul Road, in Grand Island, Hall County, Nebraska. Resolution No. 2013-02. (C-02-2013GI)

O'Neill opened the Public Hearing.

Nabity explained The Grand Island Area Habitat for Humanity is proposing to acquire property, demolish the existing house, extend services, prepare the site and build three single family homes on property located at 1103 St. Paul Road. 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.

O'Neill closed the Public Hearing.

A motion was made by Ruge and seconded by McCarty to approve the Redevelopment Plan Amendment and Resolution 2013-02.

A roll call vote was taken and the motion passed with 9 members present and voting in favor (Eriksen, Connelly, McCarty, O'Neill, Hayes, Bredthauer, Ruge, Reynolds and Haskins) and no one voting against.

- 6. Final Plat – DSK Second Subdivision** – located north of Bismark Rd., and south of Stoneridge Path, in the City of Grand Island, in Hall County, Nebraska. Consisting of 3.250 acres and (2 Lots).

A motion was made by Bredthauer and seconded by Reynolds to approve the Final Plat for DSK Subdivision.

A roll call vote was taken and the motion passed with 9 members present and voting in favor (Eriksen, Connelly, McCarty, Hayes, O'Neill, Bredthauer, Ruge, Reynolds and Haskins) and no one voting against.

- 7. Vacate a part of Outlot A of Lake Heritage Second.** The owners of this property are proposing a subdivision that does not include the easterly 22 feet of the south east corner of Outlot A. This property is covered with trees that adjoin their property to the east. This small parcel will be added to the deed of the larger parcel to the east.

**Final Plat - Lake Heritage Third Subdivision** – located south of US Hwy 34 and east of Blaine St., in the City of Grand Island, in Hall County, Nebraska. Consisting of 9.43 acres and (3 Lots).

A motion was made by Ruge and seconded by Connelly to approve the Vacate a portion of Outlot A of Lake Heritage Second Subdivision and Final Plat for Lake Heritage Third Subdivision.

A roll call vote was taken and the motion passed with 9 members present and voting in favor (Eriksen, Connelly, McCarty, Hayes, O'Neill, Bredthauer, Ruge, Reynolds and Haskins) and no one voting against.

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

## **9. Next Meeting November 7, 2012**

## **10. Adjourn**

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

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Leslie Ruge, Secretary

by Rose Woods