



Hall County Regional Planning Commission

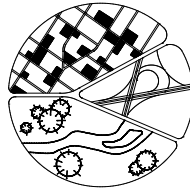
Wednesday, January 2, 2013

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
November 7, 2012

The meeting of the Regional Planning Commission was held Wednesday, November 7, 2012, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" October 27, 2012.

Present:	Leslie Ruge	Scott Eriksen
	Karen Bredthauer	Pat O'Neill
	Deb Reynolds	Don Snodgrass
	Mark Haskins	Jaye Monter

Absent: Bill Hayes, Dennis McCarty, John Amick and Julie Connelly

Other:

Staff: Chad Nabity, Rose Rhoads

Press:

1. Call to order.

Chairman O'Neill called the meeting to order at 6:01 p.m.

- 2.** O'Neill 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.

3. Minutes of October 3, 2012 meeting.

A motion was made by Bredthauer to approve the meeting minutes and seconded by Eriksen to approve the Minutes of the October 3, 2012 meeting as mailed.

The motion carried with 8 members present and 6 voting in favor (Reynolds, Haskins, Ruge, O'Neill, Bredthauer and Eriksen) and two members present abstaining (Monter, Snodgrass).

4. Request Time to Speak.

Leon Roby, 517 Saturn, Alda, #5, Todd Enck, 511 Fleetwood Cr., Grand Island, #6, Janna Cornelius, 5150 S Alda Rd., #5 and Donald Soderman, 6120 W Wildwood, Alda #5.

O'Neill moved item #6 in front of item #5.

5. Public Hearing - Concerning an amendment to the redevelopment plan for CRA, Area 10, for a Site Specific Redevelopment Plan for 809-811 S Kimball Ave., in Grand Island, Hall County, Nebraska. Resolution No. 2013-03. (C-04-2013GI)

O'Neill recused himself from the Public Hearing siting a conflict of interest.

Bredthauer opened the Public Hearing.

Nabity briefly explained this is an amendment to the redevelopment plan for area 10 for a Site Specific Redevelopment Plan for 809-811 S Kimball Ave. Token Properties, LLC has purchased the land and is requesting TIF funds in the development of a duplex at this location.

Bredthauer closed the Public Hearing.

A motion was made by Ruge to approve Resolution 2013-03 as presented and was seconded by Eriksen.

The motion carried with 7 members present and 7 voting in favor (Reynolds, Haskins, Ruge, Monter, Snodgrass, Bredthauer and Eriksen) and no member present voting against.

O'Neill returned to the meeting.

6. Public Hearing - Concerning annexation of land, located north of Wildwood Drive and west of Saturn Street. (C-03-2013 Alda)

O'Neill opened the Public Hearing.

Leon Roby, 517 Saturn, Alda, spoke against being annexed stating the only access to his property is his driveway and he is not going to be developing his land.

Janna Cornelius, 5150 S Alda Rd., Alda, was concerned about zoning and the changes

that could happen with the annexation.

Don Soderman, 6120 W Wildwood, Alda, questioned the changes in the easement along his property to the north of his tree strip.

There was some further discussion.

O'Neill closed the Public Hearing.

A motion was made by Ruge to approve the Annexation request and recommend the Village of Alda approve this annexation of property and was seconded by Reynolds.

The motion carried with 7 members present and 6 voting in favor (Reynolds, Haskins, Ruge, Monter, Snodgrass, Bredthauer and Eriksen) and 1 member present voting against (O'Neill).

O'Neill noted the next three items would be taken on Consent Agenda.

7. **Final Plat – Dowd Second Subdivision** – located east of South Locust and north of Fonner Park Road, in Grand Island, in Hall County, Nebraska. Consisting of .693 acres and (2 Lots).
8. **Final Plat – Turek Acres Subdivision** – located east of NE State Hwy 11 and south of Old Potash Hwy, in Hall County, Nebraska. Consisting of 3.4138 acres and (1 Lot).
9. **Final Plat – 3J Subdivision** – located north of Abbott Road and west of Burwick Road, in Hall County, Nebraska. Consisting of 8.224 acres and (1 Lot).

A motion was made by Haskins to approve the Consent Agenda and was seconded by Reynolds.

The motion carried with 7 members present and 7 voting in favor (Reynolds, O'Neill, Haskins, Ruge, Monter, Snodgrass, Bredthauer and Eriksen) and no member present voting against.

10. Election of Officers.

A motion was made by Haskins to keep the current officers in place. Pat O'Neill, Chair, Karen Bredthauer, Vice Chair and Les Ruge, Secretary. Eriksen seconded the motion.

The motion carried with 7 members present and 7 voting in favor (Reynolds, O'Neill, Haskins, Ruge, Monter, Snodgrass, Bredthauer and Eriksen) and no member present voting against.

11. Planning Director's Report

12. Next Meeting December 5, 2012

13. Adjourn

Chairman Pat O'Neill adjourned the meeting at 7:00 p.m.

Leslie Ruge, Secretary

by Rose Rhoads