



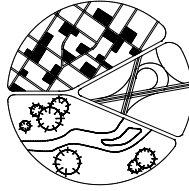
Hall County Regional Planning Commission

Wednesday, April 4, 2012
Regular Session

Item E1

March Meeting Minutes

Staff Contact:



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

Minutes
for
March 7, 2012

The meeting of the Regional Planning Commission was held Wednesday, March 7, 2012, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" February 25, 2012.

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

Absent: Dennis McCarty

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 February 1, 2012 meeting.

A motion was made by Bredthauer to approve the meeting minutes and seconded by Snodgrass to approve the Minutes of the February 1, 2012 meeting as mailed.

The motion carried with 9 members present and 9 voting in favor (O'Neill, Ruge, Bredthauer, Hayes, Eriksen, Reynolds, Connelly, Snodgrass and Haskins) and no member present abstaining.

3. Request Time to Speak.

- 4. Public Hearing - Rezone** - A request to rezone properties located east of Alda Road, north of US Hwy 30. From R9 Single Family Residential to BGC General Commercial District, in the Village of Alda. Lot 3 of Fetsch Subdivision in the Village of Alda (C-10-2012Alda)

O'Neill opened the Public Hearing.

Amick joined the Meeting at 6:03 p.m.

Nabity explained the request to rezone properties at the northeast corner of the intersection of Alda Road and Front Street (Highway 30) from R9 – Single Family Residential District to BGC – General Commercial District, in the Village of Alda. Nabity stated this is consistent with Alda's comprehensive land use plan. This is also consistent with existing roads, with redevelopment and supported by existing infrastructure.

O'Neill closed the Public Hearing.

A motion was made by Ruge to recommend the Rezone request from from R9 – Single Family Residential District to BGC – General Commercial District and was seconded by Snodgrass. The motion carried with 10 members present voting in favor of recommending the Rezone request to the Board of Alda (Amick, O'Neill, Eriksen, Bredthauer, Ruge, Hayes, Reynolds, Haskins, Connelly and Snodgrass) and no one voting against.

- 5. Public Hearing** - Concerning an amendment to redevelopment plan for CRA area #1. This property is located in east Grand Island and all action will take place at the existing Lincoln Park north of 7th Street and east of Beal Street in the City of Grand Island. (C-11-2012GI)

Monter joined the Meeting at 6:06 p.m.

O'Neill opened the Public Hearing.

Nabity told the board the City of Grand Island is proposing to rebuild the existing swimming pool at Lincoln Park. They are asking the Community Redevelopment Authority to finance this as a redevelopment project to improve the neighborhood.

Redevelopment of the Lincoln Park Swimming pool should help prevent further decay of this neighborhood. This area has already been declared blighted and substandard by the CRA, the Hall County Regional Planning Commission and the Grand Island City Council. The Planning Commission is required to comment on these applications to confirm that expenditure of public funds. This project will not be using TIF but will be using a portion of the tax levy authorized for use by the CRA.

O'Neill closed the Public Hearing.

A motion was made by Bredthauer to approve the Redevelopment Plan for the property located in Blight and Substandard Area #1 at Lincoln Park as presented and was seconded by Eriksen. The motion carried with 11 members present voting in favor of to approve the Redevelopment Plan and to forward the request to City Council (Amick, O'Neill, Monter, Bredthauer, Ruge, Hayes, Reynolds, Haskins, Eriksen, Connelly and Snodgrass) and no one voting against.

6. Public Hearing - Concerning adoption of blight study and generalize redevelopment plan for CRA Blight and Substandard Area #8. (C-12-2012GI)

O'Neill opened the Public Hearing.

Nabity explained to the Commissioners the Grand Island Area Community Redevelopment Authority (CRA) commissioned a Blight/Substandard Study and Generalized Redevelopment Plan for the proposed Redevelopment Area No. 8 to be prepared by Olsson Associates along with Marvin Planning and Ken Bunker. The study area includes approximately 92.77 acres referred to as CRA Area #8. The study focused on an area south of Anna Street along Adams Street in south central Grand Island.

FINDINGS FOR GRAND ISLAND

Study Area #8 has several items contributing to the Blight and Substandard Conditions. These conditions include:

Blighted Conditions

- Substantial number of deteriorating structures,
- Unsanitary / Unsafe conditions,
- Deterioration of site or other improvements,
- Dangerous conditions to life or property due to fire or other causes,
- Combination of factors which are impairing and/or arresting sound growth,
- Average age of structures is over 40 years of age.

Substandard Conditions

Average age of the residential or commercial units in the area is at least forty years

Issues which were not researched due to a lack of data were:

- Tax/special assessment delinquency greater than fair value of land,
- Tax delinquency,
- Underemployment that equals 120% state or national average,
- Per capita income less than city wide average, and
- High Density or population and overcrowding.

Unemployment in the designated area is at least one hundred twenty percent of the state or national average;

More than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time.

O'Neill closed the Public Hearing.

A motion was made by Eriksen to approve the Blight Study for Area #8 as presented and was seconded by Connelly. The motion carried with 11 members present voting in favor to forward the request to City Council (Amick, Eriksen, O'Neill, Monter, Bredthauer, Ruge, Hayes, Reynolds, Haskins, Connelly and Snodgrass) and no one voting against.

A motion was made by Eriksen to approve Resolution 2012-02 the Redevelopment Plan for Area #8 as presented and was seconded by Reynolds. The motion carried with 11 members present voting in favor to forward the request to City Council (Amick, Eriksen, O'Neill, Monter, Bredthauer, Ruge, Hayes, Reynolds, Haskins, Connelly and Snodgrass) and no one voting against.

- 7. Final Plat - Chief Fab Second Subdivision**, located north of Fonner Park Road and east of Adams Street, in Grand Island, Hall County, Nebraska. Consisting of 15.4448 (2 Lots).

A motion was made by Brethauer to approve the Final Plat of Chief Fab Subdivision as presented and seconded by Haskins. The motion carried with 11 members present and 11 voting in favor (Amick, Eriksen, O'Neill, Monter, Bredthauer, Ruge, Hayes, Reynolds, Haskins, Connelly and Snodgrass) and no member present voting against.

8. Planning Director's Report

NPZA Conference will be March 28-30, 2012

9. Next Meeting April 4, 2012

10. Adjourn

Chairman O'Neill adjourned the meeting at 6:26 p.m.

Leslie Ruge, Secretary

by Rose Woods