



# Hall County Regional Planning Commission

Wednesday, April 06, 2011

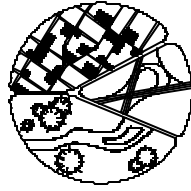
Regular Session

Item E2

## March Meeting Minutes

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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 2, 2011

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The meeting of the Regional Planning Commission was held Wednesday, March 2, 2011, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" February 19, 2011.

Present:	Bill Hayes	Leslie Ruge
	John Amick	Pat O'Neill
	Deb Reynolds	Mark Haskins
	Ray Aguilar	Don Snodgrass
	Julie Connelly	Jaye Monter

Absent: Karen Bredthauer, Scott Eriksen

Other:

Staff: Chad Nabity, Rose Woods

Press: Tracy Overstreet

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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 February 2, 2011 meeting.**

Ruge requested to amend the February 2, 2011 meeting minutes. An incorrect date was listed. A motion was made by Ruge and seconded by Reynolds, to approve the amended Minutes of the February 2, 2011 meeting as presented.

The motion carried with 10 members present and 6 voting in favor (Aguilar, Amick, O'Neill, Ruge, Reynolds, Haskins) and 4 members (Monter, Hayes, Connelly and Snodgrass) abstaining.

**3. Request time to speak.**

Bill Martin, 2416 Apache Rd., Grand Island NE. Item # 4

4. **Public Hearing** – Concerning an amendment to redevelopment plan for CRA area #6, 620 W State Street, in Grand Island, Hall County Nebraska. (C-04-2011GI). Resolution 2011-01.

O'Neill opened the Public Hearing.

Nabity explained in 2007, the Grand Island City Council declared property referred to as CRA Area #6 as blighted and substandard and approved a generalized redevelopment plan for the property. The generalized redevelopment plan authorized the use of Tax Increment Financing (TIF) for the acquisition of property, redevelopment of property, site preparation including demolition, landscaping and parking. TIF can also be used for improvements to and expansion of existing infrastructure including but not limited to: streets, water, sewer, drainage.

Wilmar Realty, LLC (the developer) has submitted a proposed amendment to the redevelopment plan that would provide for site acquisition, demolition and construction of an exterior façade and interior remodeling of Skagway supermarket building together with additional parking lot expansion at the Five Points Location in Grand Island, Nebraska.

Bill Martin, owner of Wilmar Realty, LLC stated Skagway has been in business 50 years and they are looking at remodeling the current north Skagway location. Skagway will continue to be a supermarket in addition to some future retail establishments. The current banquet center will be demolished and added to the south east portion of the store.

O'Neill closed the Public Hearing.

A motion was made by Aguilar to approve Resolution 2011-01, seconded by Hayes. The motion carried with 10 members present and all voting in favor (Aguilar, Amick, O'Neill, Ruge, Reynolds, Haskins, Monter, Hayes, Connelly and Snodgrass) and no members abstaining.

5. **Final Plat – Golden Age 3<sup>rd</sup> Subdivision** – located north of 7<sup>th</sup> Street, and west of White Ave., in Grand Island, Hall County, Nebraska. Consisting of 2.648 acres and (2 Lots). This property is zoned RO – Residential Office Zone.

A motion was made by Haskins and seconded by Connelly to approve the Final Plat of Golden Age 3<sup>rd</sup> Sub. The motion carried with 10 members present and all voting in favor (Aguilar, Amick, O'Neill, Ruge, Reynolds, Haskins, Monter, Hayes, Connelly and Snodgrass) and no members abstaining.

6. **Planning Director's Report**

Nabity spoke about the NPZA - Nebraska Annual Planning and Zoning Conference March 30-April 1, 2011 at Midtown Holiday Inn, Grand Island NE. Nabity also reviewed the data for the 2010 census for Grand Island and Hall County, including Alda, Cairo, Doniphan and Wood River.

7. **Next Meeting April 6, 2011.**

**8. Adjourn.**

Chairman O'Neill adjourned the meeting at 6:20 p.m.

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Leslie Ruge, Secretary

by Rose Woods