



# Hall County Regional Planning Commission

Wednesday, September 07, 2011

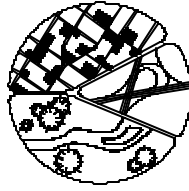
Regular Session

Item E2

## 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  
August 3, 2011

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The meeting of the Regional Planning Commission was held Wednesday, August 3, 2011, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" July 23, 2011.

Present:	Bill Hayes	Leslie Ruge
	John Amick	Scott Eriksen
	Deb Reynolds	Mark Haskins
	Karen Bredthauer	

Absent: Jaye Monter, Pat O'Neill, Julie Connelly, Don Snodgrass

Other:

Staff: Chad Nabity, Rose Woods

Press:

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**1. Call to order.**

Vice Chair Bredthauer called the meeting to order at 6:00 p.m. She stated that this was a public meeting subject to the open meetings laws of the State of Nebraska. She 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 6, 2011 meeting.**

A correction was made to the meeting minutes concerning Item #4. The correction was made to who voted against the motion versus who abstained during roll call. A correction was also made to the misspelling of a name. A motion was made by Ruge to approve the meeting minutes and seconded by Reynolds, to approve the Minutes of the July 6, 2011 meeting as corrected.

The motion carried with 7 members present and 6 voting in favor (Amick, Ruge, Hayes, Reynolds, Haskins, Bredthauer) and 1 member present abstaining (Eriksen).

**3. Request time to speak.**

No one requested time to speak.

**4. Public Hearing** – Concerning an amendment to the redevelopment plan for CRA area #6, 1822 W 13th Street, in Grand Island, Hall County, Nebraska. Resolution # 2011 – 02. (C-09-2011GI) (Hearing, Discussion, Action)

Bredthauer opened the Public Hearing.

Nabity briefly explained Arnold Wenn is proposing to demolish a single family home and build a duplex at the corner of 13<sup>th</sup> and Huston. The developer is seeking Tax Increment Financing to offset the cost of acquisition of the property, demolition, and site preparation. The property is currently unoccupied.

There was no further discussion.

Bredthauer closed the Public Hearing.

A motion was made by Reynolds to approve Resolution #2011 – 02 and seconded by Eriksen. The motion carried with 7 members present and 7 voting in favor (Amick, Ruge, Hayes, Reynolds, Eriksen, Haskins, Bredthauer) and no member abstaining.

**5. Public Hearing** – Concerning an amendment to the redevelopment plan for CRA area #6, 213 N Ruby Street, in Grand Island, Hall County, Nebraska. Resolution # 2011 – 03. (C-11-2011GI) (Hearing, Discussion, Action)

Bredthauer opened the Public Hearing.

Todd and Kelly Enck (Token LLC) are proposing to demolish a single family home and build a duplex at the corner of 213 N Ruby. The developer is seeking Tax Increment Financing to offset the cost of acquisition of the property, demolition, and site preparation. The property is currently unoccupied.

There was no further discussion.

Bredthauer closed the Public Hearing.

A motion was made by Eriksen to approve Resolution #2011 – 03 and seconded by Hayes. The motion carried with 7 members present and 7 voting in favor (Amick, Ruge, Hayes, Reynolds, Eriksen, Haskins, Bredthauer) and no member abstaining.

**Consent Agenda**

**6. Application to Vacate Cedar Ridge Third Subdivision** – consideration of a request to vacate Cedar Ridge Third Sub., located east of Sagewood Ave., and north of Frostfire Ave., in the City of Grand Island, in Hall County Nebraska. This property is considered for replatting as Oak Pointe Subdivision on this same agenda. The proposed development would change the configuration of lots and streets consistent

with the utilities that have been installed to allow for a combination of apartments and 3 and 4 plex units instead of townhome as originally proposed.

**Final Plat – Oak Pointe Subdivision** – located east of Sagewood Ave., and north of Frostfire Ave., in the City of Grand Island, in Hall County Nebraska. Consisting of (10 Lots) and 9.016 acres. This is a replat of the property included in Cedar Ridge Third Subdivision.

- 7. Final Plat – Buffett Subdivision** – located east of Hwy 281 and north of Abbott Rd., in the two mile extraterritorial jurisdiction of Grand Island, in Hall County, Nebraska. Consisting of (1 Lot) and 2.583 acres. This plat proposed to split an existing farmstead from a parcel of 20 acres or more.
- 8. Final Plat – Carpenter Acres Subdivision** – located east of Walnut St., and north of Schultz Rd., in the City of Wood River, in Hall County, Nebraska. Consisting of (1 Lot) and .4878 acres. This subdivision proposes to split an existing house from the surrounding property leaving a parcel of greater than 20 acres.

A motion was made by Haskins to approve the Consent Agenda as presented and seconded by Ruge. The motion carried with 7 members present and 7 voting in favor (Amick, Ruge, Hayes, Reynolds, Haskins, Bredthauer, Eriksen) and no member present abstaining.

**9. Planning Director's Report**

Nabity asked for nominations for the Community Beautification Award.

**10. Next Meeting September 7, 2011**

**11. Adjourn**

Vice Chair Bredthauer adjourned the meeting at 6:19 p.m.

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Leslie Ruge, Secretary

by Rose Woods