



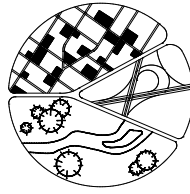
Hall County Regional Planning Commission

**Wednesday, August 10, 2016
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
July 6, 2016

The meeting of the Regional Planning Commission was held Wednesday, July 6, 2016 in the Council Chambers - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" June 25, 2016.

Present: Pat O'Neill	Carla Maurer
Dean Kjar	John Hoggatt
Dean Sears	Leonard Rainforth
Derek Apfel	Jerry Huismann

Absent: Greg Robb, Terry Connick, Les Ruge, Jaye Monter

Other:

Staff: Chad Nabity, Rose Rhoads

Press:

1. Call to order.

Chairman O'Neill called the meeting to order at 6:00 p.m.

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 are posted on the wall in the room and easily accessible to anyone who may be interested in reading them.

O'Neill also noted the Planning Commission may vote to go into Closed Session on any Agenda Item as allowed by State Law.

The Commission will discuss and may take action on any item listed on this agenda.

The order of items on the agenda may be reorganized by the Chair to facilitate the flow

of the meeting to better accommodate the public.

2. Minutes of June 1, 2016 meeting.

A motion was made by Hoggatt and seconded by Kjar to approve the Minutes of the June 1, 2016 meeting as noted.

The motion carried with 8 members present and 8 voting in favor (O'Neill, Apfel, Maurer, Kjar, Rainforth, Huismann, Sears and Hoggatt) and no member abstaining.

3. Request Time to Speak.

Fred Hoppe, 1600 Stoneyard Rd, Lincoln NE (4, 7, 10); Steve Wolford, 2590 S Deer Tr., Hastings, NE (11); Lonnie Parsons, 1100 S Jeffers St, North Platte, NE.

4. Public Hearing - Redevelopment Plan - Concerning an amendment to the redevelopment plan for CRA, Area 1. This is a Site Specific Redevelopment Plan for a property located in part of the SE ¼ of section 15 Township 11 North Range 9 West of the 6th PM to be platted as East Park on Stuhr, in Grand Island, Hall County, Nebraska. This property is located between Stuhr Road and the existing Cherry Park Apartments (415 S. Cherry Street). Resolution No. 2016-05. (C-21-2016GI)

O'Neill opened the Public Hearing.

Nabity discussed the redevelopment Hoppe Homes LP is proposing to complete the third phase of the Cherry Park Apartments development as East Park on Stuhr with 88 apartments in 7 buildings. The property is zoned RD Residential Development Zone and the developer has submitted a revised development plan for approval in conjunction with the application for tax increment financing. This property has been planned for apartments for more than 20 years.

The purpose of the CRA and the designated blight and substandard areas is to provide incentives for development in underdeveloped areas of the community. This proposed plan encourages a new commercial use for this area of town and corridor into the community. This area has already been declared blighted and substandard by the CRA, the Hall County Regional Planning Commission and the Grand Island City Council.

This project is consistent with the existing zoning and the future land use plan for this area within the City of Grand Island. This is evident by the fact that the property is zoned B2 General Business. The B2 zone allows for a variety of commercial, office and residential uses including those proposed with this plan as permitted principal uses.

Fred Hoppe spoke briefly about the plans for the East Park on Stuhr apartments.

O'Neill closed the Public Hearing.

A motion was made by Hoggatt and seconded by Maurer to approve the Redevelopment Plan as presented.

The motion carried with 8 members present and 8 voting in favor (O'Neill, Hoggatt, Maurer, Huismann, Sears, Kjar, Rainforth, and Apfel) and no member abstaining.

5. **Public Hearing - Redevelopment Plan** - Concerning an amendment to the redevelopment plan for CRA, Area 2. This is a Site Specific Redevelopment Plan for property located in the NE ¼ of the Section 33, Township 11 North, Range 9 West of the 6th PM, in Grand Island, in Hall County, Nebraska. This property is located between Lake Street and U.S. Highway 34 and Tri Street and Locust Street and includes all platted lots and metes and bounds parcels within those boundaries except Lot 11 of Palu Subdivision. Resolution No. 2016-06. (C-22-2016GI)

O'Neill opened the Public Hearing.

Nabity explained Wild Bills Wings & Bowling, LLC is proposing to purchase and construct a family fun center (including bowling, laser tag, go carts, miniature golf, an arcade and similar family oriented entertainment activities and market for or construct a convenience store on property at this location. The property is zoned B2 General Business the proposed uses are permitted in this zoning district.

O'Neill closed the Public Hearing.

A motion was made by Hoggatt and seconded by Kjar to approve the Redevelopment Plan as presented.

The motion carried with 8 members present and 8 voting in favor (O'Neill, Hoggatt, Maurer, Huismann, Sears, Kjar, Rainforth, and Apfel) and no member abstaining.

6. **Hall County Budget 2016-2017.** (C-23-2016HC)

Nabity reviewed the Planning budget for the 2016-2017 fiscal year.

A motion was made by Sears and seconded by Apfel to approve the Budget as presented.

The motion carried with 8 members present and 8 voting in favor (O'Neill, Hoggatt, Maurer, Huismann, Sears, Kjar, Rainforth, and Apfel) and no member abstaining.

7. **Public Hearing** - Concerning the rezone of a Pt SE1/4 Section 15 Township 11 North Range 9 West of the 6th PM, to be platted as East Park on Stuhr, in the City of Grand Island, Hall County, Nebraska from RD Residential Development Zone to Amended RD Residential Development Zone. This property is located west of Stuhr Rd and east of the existing Cherry Park Apartments (415 S. Cherry Street). (C-24-2016GI)

O'Neill opened the Public Hearing.

Nabity said an application has been made to a portion of the SE ¼ of Section 15, Township 11 North, Range 9, West of the 6th P.M. in the City of Grand Island, Hall County, Nebraska from RD Residential Developmental Zone to Amended RD Residential Development Zone. This property is located north of Bismark Road between Cherry Park Apartments and Stuhr Road and consists of 5.248 acres.

The original development plan for this property was approved on April 10, 1995. The first two phases of the development were completed with minor changes to the development plan by 1998. This project was originally planned for 62 units in Phase 1, 72 units in Phase two and 74 units in Phase three. Phases one and two were built with 60 units each. Phase three of the development has not moved forward until now and includes 88 units. Given the amount of time that has passed since the initial approval and changes to the market place and financing options available for these projects a revised development plan has been proposed for phase three.

O'Neill closed the Public Hearing.

A motion was made by Hoggatt and seconded by Rainforth to approve the Rezone as presented.

The motion carried with 8 members present and 8 voting in favor (O'Neill, Hoggatt, Maurer, Huismann, Sears, Kjar, Rainforth, and Apfel) and no member abstaining.

- 8. Public Hearing – Rezone** Concerning the rezone of a part of the NE ¼ of Section 19, Township 10 N,-Range 11 W of the 6th PM, to be platted as Reeder Subdivision in the City of Wood River, Hall County, Nebraska from TA Transitional Agriculture to BG General Business Zone and from TA Transitional Agriculture to R6 Medium Density Residential Zone. This property is located north of U.S. Highway 30 between Pine Street and 130th Road. (C-25-2016WR)

O'Neill opened the Public Hearing.

Nabity explained this is a request to rezone a tract of land to be platted as Reeder Subdivision located east of Pine Street and north of U.S. Highway 30 and west of 130th Road from TA-Transitional Agriculture to BG-General Business and R-6 Multifamily Residential in the jurisdiction of the City of Wood River.

O'Neill closed the Public Hearing.

A motion was made by Rainforth and seconded by Huismann to approve the Rezone as presented.

The motion carried with 8 members present and 8 voting in favor (O'Neill, Hoggatt, Maurer, Huismann, Sears, Kjar, Rainforth, and Apfel) and no member abstaining.

Consent Agenda

- 9. Final Plat – Schimmer’s Third Subdivision** – located east of Eddy Street and south of 14th St., in Grand Island, in Hall County, Nebraska. (2 Lots and .160 acres).
- 10. Preliminary Plat – East Park on Stuhr Subdivision** – located north of Bismark Rd., and west of Stuhr Rd., in the City of Grand Island, Hall County, Nebraska. (1 Lot and 5.25 acres).

Final Plat – East Park on Stuhr Subdivision – located north of Bismark Rd., and west of Stuhr Rd., in the City of Grand Island, Hall County, Nebraska. (1 Lot and 5.25 acres).

- 11. Final Plat – Reeder Subdivision** – located north of State Hwy 30 and west of Pine Street, in the City of Wood River, Hall County, Nebraska (3 Lots and 7.24 acres)

A motion was made by Hoggatt and seconded by Rainforth to approve the Consent Agenda as presented.

The motion carried with 8 members present and 8 voting in favor (O’Neill, Maurer, Apfel, Kjar, Huismann, Sears, Hoggatt, and Rainforth) and no member abstaining.

- 4. Directors Report.** Community beautification nominations are being accepted.
- 5. Next Meeting August 10, 2016.**
- 6. Adjourn**
Chairman Pat O’Neill adjourned the meeting at 6:30 p.m.

Leslie Ruge, Secretary
By Rose Rhoads