



Hall County Regional Planning Commission

**Wednesday, October 5, 2016
Regular Meeting**

Item E1

Minutes of the August 10, 2016 meeting

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 10, 2016

The meeting of the Regional Planning Commission was held Wednesday, August 10, 2016 in the Council Chambers - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" July 30, 2016.

Present: Pat O'Neill Carla Maurer
 Les Ruge Derek Apfel
 Leonard Rainforth Terry Connick
 Jaye Monter

Absent: Greg Robb, Jerry Huismann, Dean Kjar, John Hoggatt, Dean Sears

Other:

Staff: Chad Nabity, Rose Rhoads

Press:

1. Call to order.

Chairman O'Neill called the meeting to order at 6:01 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 July 6, 2016 meeting.

A motion was made by Maurer and seconded by Rainforth to approve the Minutes of the July 6, 2016 meeting as noted.

The motion carried with 7 members present and 4 voting in favor (O'Neill, Apfel, Maurer, and Rainforth) and 3 members abstaining (Connick, Ruge, Monter).

3. Request Time to Speak.

Tom Huston 233 S 23th St Lincoln, NE # 6 & Bruce Schriener 2535 N Carelton, Grand Island, NE # 5

4. Public Hearing - Redevelopment Plan - Concerning a redevelopment plan amendment for CRA Area 1. This is a Site Specific Redevelopment Plan for the Redevelopment of the building located at 210 N Walnut Street. Resolution No. 2016-08.

O'Neill opened the Public Hearing.

Nabity discussed the redevelopment TW Ziller Properties LLC is proposing to convert the Federation of Labor Temple Building into 11 apartment units in Downtown Grand Island. The property is zoned B3 Heavy Business Zone.

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 B3 Heavy Business and residential uses are allowed and encouraged at densities equal to that allowed in the RO zoning district. The B3 zone does not have a limit to the density of housing allowed on a property. The future land use plan would allow downtown development on this property, high density residential is considered compatible with downtown development.

O'Neill closed the Public Hearing.

A motion was made by Apfel and seconded by Connick to approve the Redevelopment Plan as presented.

The motion carried with 7 members present and 7 voting in favor (O'Neill, Maurer, Monter, Ruge, Connick, Rainforth, and Apfel) and no member abstaining.

5. **Public Hearing - Redevelopment Plan** - Concerning a redevelopment plan amendment for CRA Area 18. This is a Site Specific Redevelopment Plan for a property located north of Old U.S. Highway 30 and east of Industrial Lane (Lots 2 and 3 of Commercial Industrial Park Sixth Subdivision. Resolution No. 2016-09.

O'Neill opened the Public Hearing.

Nabity explained Middleton Properties LLC is proposing to demolish an existing warehouse and replace it and rehabilitate their existing offices. The property is zoned M2 Heavy Manufacturing.

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 mix of commercial and residential uses that has been identified as a priority for development in the downtown area. 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 M2 Heavy Manufacturing Zone a zoning district that permits warehousing, offices and contractor's yards. The future land use plan would allow mixed use manufacturing development on this property.

Bruce Shriner briefly spoke in favor of this Redevelopment Plan siting chronic drainage issues that will be corrected.

O'Neill closed the Public Hearing.

A motion was made by Ruge and seconded by Monter to approve the Redevelopment Plan as presented.

The motion carried with 7 members present and 7 voting in favor (O'Neill, Maurer, Monter, Ruge, Connick, Rainforth, and Apfel) and no member abstaining.

6. **Public Hearing - Redevelopment Plan** - Concerning a redevelopment plan amendment for CRA Area 17 This is a Site Specific Redevelopment Plan for a property located south of Husker Highway and west of U.S. Highway 281 (currently platted as Ewoldt Subdivision.)

O'Neill opened the Public Hearing.

Nabity told the board Prataria Ventures LLC., a wholly owned subsidiary of Chief Industries is proposing to develop the property at the southwest corner of U.S Highway 281 and Husker Highway. The property is zoned TA Transitional Agriculture but the developers have submitted a request to rezone the property. The proposed uses on the site include a hospital; medical office building and hotel with conference center to be developed in phase one. The remainder of the property is planned for residential, office and commercial uses to be developed as the market demands.

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 commercial uses in an area of the community planned for Highway Commercial uses. 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 proposed zoning and the future land use plan for this area within the City of Grand Island. The future land use plan would allow commercial development on this property. The overall development with a combination of commercial frontage along the 281 corridor and office to multifamily residential along the westerly portion of the property will provide an appropriate transition to the lake front development likely to occur immediately west of this property.

Tom Huston spoke briefly in favor of the Redevelopment Plan for area 17.

O'Neill closed the Public Hearing.

A motion was made by Ruge and seconded by Apfel to approve the Redevelopment Plan as presented.

Monter stated for the record she is employed by a subsidiary of Chief Industries and would normally abstain but she was needed for quorum and she would be voting for the Redevelopment Plan.

The motion carried with 7 members present and 7 voting in favor (O'Neill, Maurer, Monter, Ruge, Connick, Rainforth, and Apfel) and no member abstaining.

7. **Public Hearing – Rezone** - Concerning a change of zoning for land proposed for platting as Lots 1, 2 and 3 and Outlots 1 and 2 and half of the adjacent right-of ways of Prairie Commons Subdivision from TA Transitional Agricultural to CD Commercial Development. This land is located in the NE ¼ (quarter) Section 36, Township 11, Range 10, South of Husker Highway and West of U.S. Highway 281.

O'Neill opened the Public Hearing.

To rezone a parcel of ground south of Husker Highway west of U.S. Highway 281 north of Ponderosa Estates from **TA** Transitional Agriculture to **CD** Commercial

Development Zone and **B2** General Business and **RO** Residential Office. The rezoning applications have been submitted with revised preliminary and final plats for a new subdivision named Prairie Commons Subdivision. A request to vacate Ewoldt Subdivision has also been received by the City. The preliminary plat for Prairie Commons Subdivision identifies 17 lots and 3 outlots and the initial final plat is for 7 lots and 3 outlots. The location of the proposed zoning changes is attached.

This property was platted as Ewoldt Subdivision and rezoned to CD Commercial Development Zone and annexed in 2006 in anticipation of development. In 2008, after 18 months without any activity on the development it was rezoned from CD back to TA per City Code.

O'Neill closed the Public Hearing.

A motion was made by Rainforth and seconded by Apfel to approve the rezone as presented.

Monter stated for the record she is employed by a subsidiary of Chief Industries and would normally abstain but she was needed for quorum and she would be voting for the rezoning request.

The motion carried with 7 members present and 7 voting in favor (O'Neill, Maurer, Monter, Ruge, Connick, Rainforth, and Apfel) and no member abstaining.

8. **Public Hearing – Rezone** - Concerning a change of zoning for land proposed for platting as Lots 4 and 5 and half of the adjacent right-of-ways of Prairie Commons Subdivision from TA Transitional Agricultural to RO Residential Office Zone and Lots 6 and 7 and Outlot 4 and the adjacent right-of-ways to B2 General Business Zone. This land is located in the NE ¼ (quarter) Section 36, Township 11, Range 10, South of Husker Highway and West of U.S. Highway 281.

O'Neill opened the Public Hearing.

To rezone a parcel of ground south of Husker Highway west of U.S. Highway 281 north of Ponderosa Estates from **TA** Transitional Agriculture to **CD** Commercial Development Zone and **B2** General Business and **RO** Residential Office. The rezoning applications have been submitted with revised preliminary and final plats for a new subdivision named Prairie Commons Subdivision. A request to vacate Ewoldt Subdivision has also been received by the City. The preliminary plat for Prairie Commons Subdivision identifies 17 lots and 3 outlots and the initial final plat is for 7 lots and 3 outlots. The location of the proposed zoning changes is attached.

This property was platted as Ewoldt Subdivision and rezoned to CD Commercial Development Zone and annexed in 2006 in anticipation of development. In 2008, after 18 months without any activity on the development it was rezoned from CD back to TA per City Code.

O'Neill closed the Public Hearing.

A motion was made by Ruge and seconded by Rainforth to approve the rezone as presented.

Monter stated for the record she is employed by a subsidiary of Chief Industries and would normally abstain but she was needed for quorum and she would be voting for the rezoning request.

The motion carried with 7 members present and 7 voting in favor (O'Neill, Maurer, Monter, Ruge, Connick, Rainforth, and Apfel) and no member abstaining.

Consent Agenda

9. **Preliminary Plat – Prairie Commons Subdivision** – located west of US Hwy 281 and south of Husker Hwy., in the City of Grand Island, Hall County, Nebraska. (20 Lots and 95.32 acres).

Final Plat – Prairie Commons Subdivision – located west of US Hwy 281 and south of Husker Hwy., in the City of Grand Island, Hall County, Nebraska. (10 Lots and 95.32 acres).

10. **Final Plat – Caldwell Subdivision an Addition to the City of Grand Island** – located east of Shady Bend Rd and south of Seedling Mile Rd., in Grand Island, in Hall County, Nebraska. (3 Lots and 10.081 acres).
11. **Final Plat – Northview Twelfth Subdivision** – located south of US Hwy 2 and west of North Rd., in Grand Island, in Hall County, Nebraska. (1 Lot and 5.710 acres).
12. **Final Plat – Cairo Community Subdivision** - located north of Nile Street and east of Said Street in the Village of Cairo, Hall County, Nebraska (2 Lots and 2.059 acres).
13. **Final Plat – Stacy Jo Subdivision** - located south of Wood River Rd., and east of Cottonwood Street, in the City of Wood River, Hall County, Nebraska (1 Lot and .393 acres).

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

The motion carried with 7 members present and 7 voting in favor (O'Neill, Maurer, Monter, Ruge, Connick, Rainforth, and Apfel) and no member abstaining.

14. **Complete Streets.** Amy Houser from the Grand Island Health Department gave a presentation regarding Complete Streets.

15. Directors Report. Community beautification nominations are being accepted.

16. Next Meeting September 7, 2016.

17. Adjourn

Chairman Pat O'Neill adjourned the meeting at 7:04 p.m.

Leslie Ruge, Secretary

By Rose Rhoads