



Hall County Regional Planning Commission

**Wednesday, November 2, 2016
Regular Meeting**

Item E1

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
Oct. 5, 2016

The meeting of the Regional Planning Commission was held Wednesday, Oct. 5, 2016 in the Council Chambers - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" Sept. 26, 2016.

Present: Dean Sears	Carla Maurer
Les Ruge	Derek Apfel
Greg Robb	Dean Kjar
Jaye Monter	

Absent: Pat O'Neill, Jerry Huismann, John Hoggatt, Terry Connick, Leonard Rainforth

Other:

Staff: Chad Nabity, Tracy Overstreet Gartner

Press:

1. Call to order.

Vice Chair Jaye Monter called the meeting to order at 6:01 p.m.

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

Monter 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 Aug. 10, 2016 meeting.

A motion was made by Apfel and seconded by Sears to approve the Minutes of the Aug. 10, 2016 meeting as noted.

The motion carried with 7 members in favor (Apfel, Ruge, Maurer, Robb, Monter, Sears and Kjar) and no members voting no or abstaining.

3. Request Time to Speak.

None.

4. Community Beautification Award

Nabity explained the Community Beautification Award that honors businesses and organizations that put extra effort in having a positive appearance. There were three nominations – Performance Plus, Western Edge and the Outdoor Learning Center.

Western Edge, 111 Diers Ave., was the 2016 award honoree. A plaque was presented to the business owners.

5. Vacate Cairo Business Park Subdivision – The Village of Cairo is requesting the Cairo Business Park Subdivision be vacated so that a revised plat can be submitted.

6. Final Plat – Cairo Business Park Second Subdivision – The Village of Cairo has submitted a plat for a revised Cairo Business Park Subdivision. It provides additional street Right of Way at the corners to facilitate truck traffic and creates a more efficient street pattern.

A motion was made by Ruge and seconded by Kjar to approve the vacation and the final plat. The motion carried with 7 members present and 7 voting in favor (Apfel, Ruge, Maurer, Robb, Monter, Sears and Kjar) and no members voting no or abstaining.

7. Final Plat – Sterling Estates Seventh Subdivision – Located north of State Street and east of North Road, in the City of Grand Island, in Hall County, Nebraska. (18 lots and 9.59 acres).

A motion was made by Ruge and seconded by Sears to approve the final plat. The motion carried with 7 members present and 7 voting in favor (Apfel, Ruge, Maurer, Robb, Monter, Sears and Kjar) and no members voting no or abstaining.

8. Final Plat – Sterling Estates Eighth Subdivision – Located west of U.S. Highway 281 and north of Norseman, in the City of Grand Island, in Hall County, Nebraska. (18 lots and 3.798 acres)

A motion was made by Apfel and seconded by Maurer to approve the final plat. The motion carried with 7 members present and 7 voting in favor (Apfel, Ruge, Maurer, Robb, Monter, Sears and Kjar) and no members voting no or abstaining.

Consent Agenda

Vice Chair Monter combined items 9, 10, and 11 into a consent agenda. The items are:

- 9. Conestoga Mall Eighth Subdivision** – Located east of U.S. Highway 281 and south of State Street, in the City of Grand Island, in Hall County, Nebraska (5 lots and 52.741 acres.)
- 10. Butler Third Subdivision** – Located north of Airport Road and west of Burwick Road, in Hall County, Nebraska (2 lots and 19.2564 acres).
- 11. Final Plat – Mike and Linda Semm Subdivision** – Located east of Monitor Road and north of White Cloud Road in Hall County, Nebraska (1 lot and 6.440 acres).

A motion was made by Maurer and seconded by Apfel to approve the consent agenda as presented. The motion carried with 7 members present and 7 voting in favor (Apfel, Ruge, Maurer, Robb, Monter, Sears and Kjar) and no members voting no or abstaining.

- 12. Directors Report** – Nabity reported that October is National Planning month. He would like to organize a special celebration in October 2017, which also marks the 50th anniversary of the Regional Planning Department.

Nabity invited the full commission to the Tax-Increment Financing Workshop being held at 7 p.m. Thursday, Oct. 6, at Central Community College. It is a community meeting, so any and all elected and appointed officials may attend.

13. Next Meeting November 2, 2016.

14. Adjourn

Vice Chair Monter adjourned the meeting at 6:35 p.m.

Leslie Ruge, Secretary
By Tracy Overstreet Gartner