



Hall County Regional Planning Commission

**Wednesday, February 1, 2017
Regular Meeting**

Item E1

Minutes 1-4-17

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
January 4, 2017

The meeting of the Regional Planning Commission was held Wednesday, December 7, 2016, in the Council Chambers - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" on November 26, 2016.

Present: Dean Sears Pat O'Neill
 Les Ruge Carla Maurer
 Hector Rubio John Hoggatt
 Derek Apfel Leonard Rainforth
 Greg Robb (arrived at 6:04 p.m.)

Absent: Terry Connick, Jaye Monter, Dean Kjar

Other: Councilman Mitch Nickerson, City Administrator Marlan Ferguson.

Staff: Chad Nabity, Tracy Overstreet Gartner

Press: Austin Koeller, Grand Island Independent.

1. Call to order.

Chairman O'Neill called the meeting to order at 6:02 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 the December 7, 2016 meeting.

O'Neill noted that a corrected version of the minutes had been prepared that changed the recorded next meeting date from January 11, 2017 to January 4, 2017.

A motion was made by Sears and seconded by Rainforth to approve the Minutes of the December 7, 2016 meeting as corrected.

The motion carried with 9 members in favor (Apfel, O'Neill, Ruge, Maurer, Robb, Rainforth, Rubio, Sears and Hoggatt), with no members abstaining or voting no.

3. Request Time to Speak.

Grand Island attorney Ron Depue, Item 4; Grand Island developer Heath Reinders, Item 5; Keith Marvin of Marvin Planning Consultants, Item 4; Dave Taylor, president of the Grand Island Area Economic Development Corp, Item 4.

4. Public Hearing – Concerning a Blight and Substandard Study for 285.26 acres at the former Cornhusker Army Ammunition Plant, located in Section 18, Township 11 North, Range 10 West of the 6th PM, at the northwest corner of 70th and Old Potash Highway. (C-02-2017GI).

Chairman O'Neill turned the meeting over to Secretary Ruge, as the blight study was commissioned by O'Neill's business, O'Neill Wood Resources. O'Neill left the meeting chambers at 6:07 p.m. Ruge appointed Maurer as Secretary Pro Tem, so he could assume Chairman duties.

Nabity said the Nebraska Legislature passed LB66 in 2013, which gave First Class Cities, such as Grand Island, the authority to redevelop former defense sites using tax-increment financing, provided that the area is declared blighted and substandard by local authorities. Marvin Planning Consultants conducted such a study and found the 285.26 acres owned by O'Neill and the Grand Island Economic Development Corp. as being eligible for a blight and substandard designation. The area is known as Area 20.

Ron Depue said O'Neill Wood Resources owns 35 of the 285.26 acres and has 55 additional acres under contract. Those 55 acres and the rest of the acreage in the study are currently owned by the Grand Island Area Economic Development Corp. Depue said the area has 10 existing buildings, nine of which are more than 40 years old and are in a state of deterioration. No residential development is allowed in the area due to covenants The Army put on the ground. He said those factors, along with being an "environmental Super Fund site" contribute to its blighted and substandard status.

Hoggatt questioned whether most of the ground in the study is currently being used as row crops and whether that means that most farm ground could be considered blighted and substandard.

Keith Marvin said the blight and substandard factors at the former Cornhusker Army Ammunition Plant aren't so much about what is above ground, but what is below it. He said there are substantial numbers of asbestos covered utility lines underground, as well as RDX contamination in the soil and groundwater. Marvin said the flat slope of the ground also results in water ponding, which can breed mosquitos. He said the City of Sidney also has a former defense site and completed a blighted and substandard study on the entire area to address redevelopment challenges that site has.

Hoggatt wondered if a full-site study could be done at Cornhusker, instead of looking only at the 285.26 acres, which he felt was a "piecemeal" approach.

Nabity said that could be a possibility. In the past, the Community Redevelopment Authority has commissioned blight and substandard studies and could be asked to consider the Cornhusker property. Nabity said the Regional Planning Commission could suggest a study be done on the land that could be used for agricultural or industrial/commercial development such as the land zone AG-SI and AG-SE, and perhaps not study the land that is used for the Heartland Public Shooting Park.

Dave Taylor said the EDC supports the O'Neill Wood Resources blight study as it could help O'Neill retain jobs and expand his business.

Grand Island City Administrator Marlan Ferguson, who formerly served as the EDC president, said the EDC initially purchased 1,700 acres of Cornhusker land and spent lots of dollars clearing concrete from foundations so that land could be farmed. He said Load Lines 2 and 3 have lots of underground debris and a tax-increment financing project could help clear those areas. Ferguson said he also worked on the passage of LB66 and sees a whole area study at Cornhusker as a beneficial idea. He said Cornhusker is a 20-square-mile site where there will be no residents to be bothered by commercial/industrial growth and the site has access to two railroads.

Ruge asked how much Cornhusker would add to Grand Island's 35 percent of allowed blighted and substandard area. Nabity said LB66 specifies that former defense sites are not counted into the percentage. Grand Island currently has about 20 percent of the city area that is blighted and substandard.

Rainforth asked about de-blighting property. Nabity said that can be done and other cities have removed redeveloped property from blighted and substandard areas. Grand Island probably wouldn't consider doing that until it reached about 30 percent blighted and substandard area, Nabity said.

Robb said he understands the concerns with the asbestos and RDX, but it's frustrating to hear that gravel roads, flat ground and bad little sheds can be criteria for blighting. He said they're all over and nothing is perfect. Robb said all the blight and substandard studies he's seen find the area blighted and substandard. Marvin said he only brings

forward studies on ground that qualifies as blighted and substandard. He said he turns down jobs on study requests on land that doesn't meet the state's blighted and substandard criteria.

A motion was made by Hoggatt and seconded by Apfel to approve the Blight and Substandard Study for Area 20 with the Marvin Planning Consultants study providing the findings of fact of blight.

The motion carried with 8 members voting in favor (Apfel, Ruge, Maurer, Robb, Rainforth, Rubio, Sears and Hoggatt) and no members voting no or abstaining.

O'Neill returned to chambers at 6:42 p.m. following the vote.

- 5. Public Hearing – Redevelopment Plan** – Concerning an Amendment to the redevelopment plan for CRA, Area 6. This is a site specific redevelopment plan for a property located at 204 N. Carey, or Lot One (1), in Block Twenty-Nine (29), in Packer & Barr's Second Addition to the City of Grand Island, Hall County, Nebraska (C-04-2017GI).

Nabity said Heath Reinders plans to build a four-plex with attached garages on this remaining empty lot at Carey and George. It is zoned R4 High Density Residential and is consistent with the comprehensive plan.

Sears advised Reinders to pay attention to drainage on the north side of the lot. Nabity said since this lot is the last one to be developed on the block, it historically has been used for water detention.

A motion was made by Ruge and seconded by Maurer to approve the redevelopment plan for Area 6.

The motion carried with 9 voting in favor (Apfel, O'Neill, Ruge, Maurer, Robb, Rainforth, Rubio, Sears and Hoggatt) and no members voting no or abstaining.

- 6. Public Hearing – Adoption of the Grand Island Zoning Map** – This is the re-adoption of the City of Grand Island Zoning Map with proposed changes as produced using the Hall County Geographic Information System. The map presented gives notice to all parties that the zoning districts, Grand Island city limits, and 2-mile extraterritorial jurisdiction are as shown on the zoning map, which is available at the Hall County Regional Planning Department Office (C-05-2017GI)

A motion was made by Rainforth and seconded by Ruge to approve the re-adoption of the Grand Island zoning map.

The motion carried with 9 voting in favor (Apfel, O'Neill, Ruge, Maurer, Robb, Rainforth, Rubio, Sears and Hoggatt) and no members voting no or abstaining.

Consent Agenda

7. Final Plat – Brewer Subdivision – located west of Elm Street and north of west 6th Street in the City of Grand Island, Hall County, Nebraska (2 lots and 0.2 acres.)

8. Final Plat – Lake Heritage 4th Subdivision – located south of Highway 34 and east of Blaine Street in the City of Grand Island, Hall County, Nebraska (2 lots and 9.54 acres.)

A motion was made by Hoggatt and seconded by Maurer to approve the consent agenda with the final plats of Brewer Subdivision and Lake Heritage 4th Subdivision.

The motion carried with 9 voting in favor (Apfel, O'Neill, Ruge, Maurer, Robb, Rainforth, Rubio, Sears and Hoggatt) and no members voting no or abstaining.

9. Creation of County Zoning Study Committee (C-06-2017HC) – Nabity reported that the Hall County Board asked for a study on the county's zoning regulations. Nabity said there have been recent discussions on location issues, such as for a livestock trailer washout, number of head in livestock operations and laying operations to serve the new hatchery in Grand Island, as well as discussions on rural subdivisions in neighboring counties. He said there are no pending issues so this is a good time for a review. Nabity suggested a subcommittee be established for an initial review to report back to the full commission. Subcommittee members are to include Nabity, Hall County Zoning Coordinator Loren "Doone" Humphrey, Hall County Supervisor Steve Schuppan and volunteers from the commission. O'Neill, Rainforth, Ruge and Robb volunteered, as did Judd Allan, who was in the audience and is expected to be appointed to the commission by the county board on Jan. 10. Nabity said one of the first things to look at will be the county's livestock regulations.

10. Director's Report – Nabity introduced newly appointed Commissioner Hector Rubio representing Grand Island and expected new Commissioner Judd Allan, who will be representing Hall County.

Nabity said the Nebraska Planning and Zoning Association annual conference will be held in Kearney on March 8, 9 and 10. Commissioners are invited to attend and the department will pay their registration.

Hoggatt requested that the next Regional Planning meeting include an agenda item to consider a blight and substandard study on all of the former Cornhusker Army Ammunition Plant property.

11. Next Meeting February 1, 2017.

12. Adjourn

O'Neill adjourned the meeting at 7:08 p.m.

Leslie Ruge, Secretary
By Tracy Overstreet Gartner