



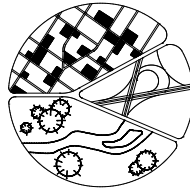
Hall County Regional Planning Commission

Wednesday, March 1, 2017
Regular Meeting

Item E1

Minutes 2-1-17

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
February 1, 2017

The meeting of the Regional Planning Commission was held Wednesday, February 1, 2017, in the Council Chambers - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" on January 21, 2017.

Present: Dean Sears	Pat O'Neill
Les Ruge	Carla Maurer
Hector Rubio	John Hoggatt
Judd Allan	Leonard Rainforth
Greg Robb	Jaye Monter
Dean Kjar	

Absent: Derek Apfel

Other: Grand Island City Councilman Mitch Nickerson, Hall County Supervisor Karen Bredthauer, City Administrator Marlan Ferguson, Amos Anson, Lesa Dixson, Tim Bolton, Keith Marvin.

Staff: Chad Nabity, Tracy Overstreet Gartner.

Press: Austin Koeller, Grand Island Independent; Austin Miller, KHAS TV.

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 the January 4, 2017 meeting.

A motion was made by Sears and seconded by Rainforth to approve the Minutes of the January 4, 2017 meeting as sent.

The motion carried with 11 members in favor (Allan, O'Neill, Ruge, Maurer, Robb, Monter, Rainforth, Rubio, Sears, Hoggatt and Kjar), with no members abstaining or voting no.

3. Request Time to Speak.

Keith Marvin of Marvin Planning Consultants, Items 4 and 5.

4. Public Hearing – Concerning a Blight and Substandard Study for 35.62 acres, in proposed Community Redevelopment Authority Area No. 21 in central Grand Island located along U.S. Highway 30, north of Seedling Mile Road and east of Stuhr Road. (C-07-2017GI)

Nabity said the area is the site of the former Bosselman Eaton truck stop. It has aged buildings, limited access and improper platting. Craig and Lesa Dixson own some of the buildings and want to expand their business.

Marvin said the buildings have a mean average age of 58.1 years. The area is difficult to navigate because there is a lack of public roads. Traffic currently drives across lot lines and there is no clear public path. Nabity said the area may be too narrow for a new road, but there are ways to improve public access.

A motion was made by Robb and seconded by Ruge to approve Resolution 2017-03 and the Blight and Substandard Study for Area 21 with the Marvin Planning Consultants study providing the findings of fact of blight and substandard conditions.

The motion carried with 11 members voting in favor (Allan, O'Neill, Ruge, Maurer, Robb, Monter, Rainforth, Rubio, Sears, Hoggatt and Kjar) and no members voting no or abstaining.

5. Public Hearing – Concerning a Blight and Substandard Study for 281.8 acres in proposed Community Redevelopment Authority Area No. 22 at the former Cornhusker Army Ammunition Plant, located in the Harrison Township, north of Old Potash Highway and west of 80th Road. (C-08-2017GI.)

Nabity said a blight and substandard study was commissioned by Platte River Industrial

Park LLC, an affiliate of Hornady Manufacturing. They have done some development at the site, but would like to do more using tax-increment financing. This area has had no population growth, which is a blighting factor, and will not have population growth due to deed restrictions on the property. The site also has old structures, including aged bridge abutments and culverts. The Army cleared the site after it was declared a surplus defense site, but that clearing didn't include much underground work.

Marvin said there are a lot of cast-in-place culverts that date back to the 1940s when the plant was built. Many are not in good conditions. Manholes and deep footings have been uncovered, which are costly to remove. O'Neill said the bid contracts for clearing the area generally specified clearing only to 1.5 feet below the surface. Marvin said the average age of structures is 52.5 years, which factors in the newer buildings and improvements that have already been erected.

Ruge questioned whether Area 22 would impact Grand Island's allowed 35 percent of blighted and substandard area. Nabity said state statute is clear that formerly used defense sites may be declared blighted and substandard by a city of the first class and not count against the allowed blighted area.

The commission discussed water and sewer availability to the site for industrial/commercial development. Nabity said city sewer stops at Engleman Road. City water comes to the east edge of the plant at 60th Road, but it is only a 6-inch residential capacity line, therefore substantial infrastructure would be needed for those services.

A motion was made by Ruge and seconded by Hoggatt to approve Resolution 2017-04 and the Blight and Substandard Study for Area 22 with the Marvin Planning Consultants study providing the findings of fact.

The motion carried with 11 members voting in favor (Allan, O'Neill, Ruge, Maurer, Robb, Monter, Rainforth, Rubio, Sears, Hoggatt and Kjar) and no members voting no or abstaining.

6. Public Hearing - Redevelopment Plan concerning an amendment to the redevelopment plan for the Cairo Business Park. This is a Site Specific Redevelopment Plan for an area south of One-R Road/Kansas Street and west of 130th Road, in the Cairo Business Park Second Subdivision, in the Village of Cairo, Hall County, Nebraska. (C-09-2017Cairo)

Nabity said the village owns the park and would like to use tax-increment financing on lots sold and developed there to pay for the cost of extending sewer, water and streets. The redevelopment plan covers all 20 lots at the park. Cairo is working with attorney Mike Bacon on the plan and contracts.

A motion was made by Monter and seconded by Rainforth to approve Cairo Business Park Redevelopment Plan because the development is consistent with the Comprehensive Plan.

The motion carried with 11 members voting in favor (Allan, O'Neill, Ruge, Maurer, Robb, Monter, Rainforth, Rubio, Sears, Hoggatt and Kjar) and no members voting no or abstaining.

- 7. Public Hearing – Redevelopment Plan** concerning an amendment to the redevelopment plan for Community Redevelopment Authority Area 1. This is a Site Specific Redevelopment Plan for the former Brown Hotel at 112 W. Second St., or parts of Lot Six (6) and Lot Seven (7) in Block Sixty-Six (66) in the Original Town, City of Grand Island, Hall County, Nebraska. (C-10-2017GI)

Nabity said Peaceful Root is proposing to redevelop the building, including creating upper-level apartments, which was encouraged in a downtown redevelopment study. In this proposal, the former hotel would be used for a yoga studio and three apartments on the second floor. The first floor would have commercial space and indoor parking for tenants of this building and Tower 217, the former Masonic Temple. Entrance to the parking garage would be from the alley.

A motion was made by Robb and seconded by Monter to approve the Peaceful Root Redevelopment Plan because the development is consistent with the Comprehensive Plan.

The motion carried with 11 members voting in favor (Allan, O'Neill, Ruge, Maurer, Robb, Monter, Rainforth, Rubio, Sears, Hoggatt and Kjar) and no members voting no or abstaining.

- 8. Final Plat – Nagy's Third Subdivision** located north of 5th Street and west of Plum Street in the City of Grand Island, Hall County, Nebraska (2 Lots and 0.132 acres)

Nabity said this is a single lot with two houses that have been in place for more than 100 years. The water and electric service are separate and plans are to also separate the sewer service to each home.

A motion was made by Sears and seconded by Kjar to approve the final plat of Nagy's Third Subdivision.

The motion carried with 11 members voting in favor (Allan, O'Neill, Ruge, Maurer, Robb, Monter, Rainforth, Rubio, Sears, Hoggatt and Kjar) and no members voting no or abstaining.

- 9. Discussion and Possible Action of Overall Blight Study** on the entire Cornhusker Army Ammunition Plant or on a substantial portion of the plant, not including those areas separately declared.

Nabity said the Planning Commission had expressed interest in looking at a more comprehensive blight and substandard study for the 20-square mile former Cornhusker Army Ammunition Plant, after seeing two separate studies for 281 acres and 285 acres.

Although the commission doesn't have the funds to conduct a study, Nabity said there

may be other entities that could cost share a study. He said those entities could include the Community Redevelopment Authority, the Grand Island Area Economic Development Corp., Hall County and Southern Public Power.

Nabity said studying all 20 square miles may be a little excessive considering some of the uses are for wildlife conservation or for the city-owned Heartland Public Shooting Park. He felt that the land zoned AG-SI (Ag-Special Industrial) where the load lines, some rail and Southern Energy Park are located, as well as land zoned AG-SE (Ag-Special Events) where Husker Harvest Days is located is best suited for a blight study.

O'Neill spoke in favor of adding in the shooting park area for study. Robb favored adding in the wildlife areas too. Ruge said he was leaning toward all the areas just so all the land could be reviewed at once, instead of having a piecemeal approach with studies coming in one at a time. Ruge said Game and Parks could maybe help with the study cost. O'Neill said the Husker Harvest Day site makes sense too because updates there have already been publicly requested.

Hoggatt first made a motion for a blight and substandard study on the CHAAP land, except for the Game and Parks wildlife conservation area, but had no second and changed his motion to include all 20 square miles except for the two existing study areas (Proposed Areas 20 and 22). Commissioners hoped by including in the wildlife conservation areas, there could be some trail development there.

O'Neill said he had some concerns about blighting cornfields and wondered if TIF requests would be made for irrigation pivots. Nabity said all the area qualifies for a review due to its former defense site status, regardless of the row crops there now. Hoggatt said the CRA would be the gatekeeper for any TIF request and he didn't see pivots as qualifying.

The motion by Hoggatt was seconded by Ruge to recommend a blight and substandard study be done on the entire 20 square mile CHAAP plant, excluding those areas already under study or separately declared.

The motion carried with 10 members voting in favor (Allan, O'Neill, Ruge, Maurer, Robb, Monter, Rubio, Sears, Hoggatt and Kjar.) No members voted no, Rainforth abstained.

- 10. Creation of County Zoning Study Committee (C-06-2017HC)** – Nabity reported the Hall County Zoning Study Committee held its first meeting on January 19. It is discussing livestock regulations, of which Hall County appears to have less stringent regulations than most neighboring counties. The committee is also looking at a livestock siting matrix and changes in production technology that may warrant some changes in ag zoning regulations, such as the shift to producers using more hoop buildings with dry bedding instead of lagoons for livestock waste. The committee will also be reviewing Livestock Friendly county policies at its next meeting at 5:15 p.m. Thursday, February 9.

11. Director's Report – 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.

12. Next Meeting March 1, 2017.

13. Adjourn

O'Neill adjourned the meeting at 7:00 p.m.

Leslie Ruge, Secretary
By Tracy Overstreet Gartner