



# **Hall County Regional Planning Commission**

**Wednesday, December 6, 2017  
Regular Meeting**

## **Item E1**

**Minutes 11-1-17**

**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  
November 1, 2017

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The meeting of the Regional Planning Commission was held Wednesday, November 1, 2017, in the Council Chambers - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" on October 20, 2017.

Present: Pat O'Neill                      Robin Hendricksen  
            Les Ruge                         Dean Kjar  
            Hector Rubio                    Tony Randone  
            Leonard Rainforth            Jaye Monter  
            Carla Maurer                     Greg Robb

Absent: Derek Apfel, Judd Allan.

Other: Hall County Supervisor Karen Bredthauer, Grand Island City  
            Councilman Mitch Nickerson

Staff: Chad Nabity, Tracy Overstreet Gartner.

Press: Harold Reutter, Grand Island Independent.

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**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.

O'Neill and Nabity announced that Item 9, the rezoning of proposed Meadow Lane 7<sup>th</sup>, and Item 10, the final plat for Meadow Lane 7<sup>th</sup>, were removed from the agenda. The rezoning has been continued until the December 6 meeting at the request of the applicant. Nabity said the applicant, a representative of the subdivision, and city and county staff will be meeting early next week to discuss drainage concerns in the subdivision.

**2. Minutes of the October 11, 2017 meeting.**

A motion was made by Maurer and seconded by Randone to approve the minutes of the October 11, 2017 meeting.

The motion carried with nine members in favor (O'Neill, Ruge, Maurer, Monter, Rainforth, Rubio, Hendricksen, Randone and Kjar) and no members voting no and one abstaining (Robb.)

**3. Request Time to Speak.**

Todd Enck, 4133 Fleetwood, Item 5; Dana Jelinek, 616 Swan Lane, Item 6; and Jeremy Trotter, 1024 E. Capital Avenue, Item 6.

**4. Public Hearing – Redevelopment Plan – Grand Island –** Concerning an amendment to the redevelopment plan for Community Redevelopment Authority Area 1. This is a site specific redevelopment plan for 320-322 N. Pine St., or the North One Half of Lot One (1) in Block Fifty-Five (55) in the Original Town, in the City of Grand Island, Hall County, Nebraska (C-06-2018GI)

O'Neill opened the public hearing.

Nabity said this redevelopment plan seeking to redevelop the banquet hall area of the former Nathan Detroit's Restaurant, which is now owned by Urban Island LLC and operated as Kinkaiders Brewery. A portion of the first floor and the second floor will be renovated into apartments. Nabity said the mixed use downtown is consistent with Grand Island's comprehensive plan.

O'Neill closed the public hearing.

A motion was made by Robb and seconded by Randone to recommend approval of the redevelopment plan and Resolution 2018-04, finding that the plan is consistent with the comprehensive land use plan.

The motion carried with ten members in favor (O'Neill, Ruge, Maurer, Robb, Monter, Rainforth, Rubio, Hendricksen, Randone and Kjar) and no members voting no or abstaining.

5. **Public Hearing – Rezoning – Grand Island** – A request to rezone Lots 8, 9, and 10, in Block 10 of Packer and Barr’s Subdivision located on the east side of Boggs Avenue from Fourth Street to Fifth Street from R-2 Low-Density Residential use to R-3 Medium Density Residential use in the City of Grand Island, Hall County, Nebraska. (C-03-2018GI)

O’Neill opened the public hearing.

Nabity said R-2 allows for one dwelling unit for 6,000 square feet of property, whereas R-3 allows for one dwelling unit for 3,000 square feet of property. The applicant wants to put one duplex on each of two vacant lots. Across the alley is R-4, which allows for one dwelling unit for 1,000 square feet of property. Nabity said this is an older neighborhood that would benefit from the new development. Similar density is already in use on the north end of the block. Nabity said he had one call from a property owner who hoped the development would be positive because the owner has a long-time tenant there and is planning to do some reinvestment in her own property. Nabity said the proposed project is very positive and is consistent with Grand Island’s comprehensive plan.

O’Neill offered the floor to Enck. Enck stated he was there to answer questions and declined comment.

O’Neill closed the public hearing.

A motion was made by Ruge and seconded by Rainforth to recommend approval of the rezoning from R-2 to R-3.

The motion carried with ten members in favor (O’Neill, Ruge, Maurer, Robb, Monter, Rainforth, Rubio, Hendricksen, Randone and Kjar) and no members voting no or abstaining.

6. **Public Hearing – Rezoning – Grand Island** – A request to rezone all of Lot 2 in Lassonde Second Subdivision located south of Capital Avenue and west of the Union Pacific Railroad tracks from R-3 Medium-Density Residential to R-3 SL Medium-Density Residential Small Lot in the City of Grand Island, Hall County, Nebraska. (C-04-2018GI)

O’Neill opened the public hearing.

Nabity said this rezoning does not change the density of development, but only the lot size. R-3 and R-3SL both allow one dwelling unit for 3,000 square feet of property. The R-3SL was approved by city council in October and would allow for a 35-foot-wide lot. He said Habitat for Humanity would like to use the zoning to get 22 lots on land it owns rather than 17 lots.

Dana Jelinek, 616 Swan Lane, spoke in favor of the rezoning. She is the executive director of the Grand Island Habitat for Humanity. Jelinek said the rezoning doesn’t

mean Habitat will build smaller homes. They will still build homes at just under 1,100 square feet per home, but the R-3SL zoning will allow them to shave off part of the yard and fit more home lots onto the L-shaped parcel of land they own. Kjar asked if utilities extend to the land now. Jelinek said no. Nabity said city sewer and water is available in Capital Avenue and can be extended into the new development.

Jeremy Trotter, 1024 E. Capital Avenue, said the previous owner of this parcel talked of putting trailer homes there. Trotter said that would be a concern. He asked what types of homes and how many were planned for the parcel. Nabity said Habitat builds stick-built homes on site and 22 homes are planned. Ruge said this will be a very good-looking neighborhood with homes in which property taxes are being paid. Ruge said the R-3SL seems to be a fantastic idea for this parcel.

O'Neill closed the public hearing.

A motion was made by Maurer and seconded by Rubio to recommend approval of the rezoning from R-3 to R-3SL.

The motion carried with ten members in favor (O'Neill, Ruge, Maurer, Robb, Monter, Rainforth, Rubio, Hendricksen, Randone and Kjar) and no members voting no or abstaining.

7. **Public Hearing – Rezoning – Grand Island** – A request to rezone a portion of proposed JGMO Subdivision located south of Lake Street and west of south Locust Street from LLR Large Lot Residential to B-2 General Business Zone in the City of Grand Island, Hall County, Nebraska. (C-05-2018GI)

O'Neill opened the public hearing and the discussion on the final plat for JGMO Subdivision.

Nabity said this is the former Honda Shop. He said during past rezoning and corridor entrance work, the front 300 feet of the deep lot along South Locust Street was zoned B-2 General Business use, while leaving the majority of the property LLR. This rezoning would make the entire lot a consistent B-2 General Business Use. Nabity said one existing home on the site is being removed. Another home at the back of the lot can remain in the B-2 zoning, Nabity said. O'Neill and Ruge asked questions about the width of the access drive, which Nabity said must widen to half the allowed width in the B-2 zone (30 feet) at least by the mid-point of the lot, which the proposed subdivision does.

O'Neill closed the public hearing.

A motion was made by Ruge and seconded by Maurer to recommend approval of the rezoning from LLR to B-2.

The motion carried with ten members in favor (O'Neill, Ruge, Maurer, Robb, Monter, Rainforth, Rubio, Hendricksen, Randone and Kjar) and no members voting no or abstaining.

8. **Final Plat – JGMO Subdivision** – Located south of Lake Street and west of South Locust Street in Grand Island, Hall County, Nebraska (3 lots, 11.1 acres)

A motion was made by Randone and seconded by Rainforth to approve the final plat for JGMO Subdivision.

The motion for the final plat carried with nine members in favor (Ruge, Maurer, Robb, Monter, Rainforth, Rubio, Hendricksen, Randone and Kjar) and one member voting no (O'Neill) and no members abstaining.

9. **Public Hearing – Rezoning- Grand Island** – A request to rezone part of Lot 1 and all of Lot 2 of proposed Meadow Lane Seventh Subdivision from LLR Large Lot Residential to B-2 General Business Zone, in the jurisdiction of the City of Grand Island, Hall County, Nebraska (C-33-2017GI)

This item was continued to the December 6 meeting at the request of the applicant.

10. **Final Plat – Meadow Lane 7<sup>th</sup> Subdivision** – Located north of Highway 34 and west of Shady Bend Road in the jurisdiction of Grand Island, in Hall County, Nebraska. (6 lots, 11.68 acres)

This item was acted upon by the commission at its September 6 meeting and was informational in nature relative to Item 9.

11. **Director's Report.**

Nabity said the department is in the process of reviewing applications for the vacant planning technician position and administrative assistant position.

12. **Next Regular Meeting December 6, 2017.**

13. **Adjourn**

O'Neill adjourned the meeting at 6:33 p.m.

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Leslie Ruge, Secretary  
By Tracy Overstreet Gartner