



# Hall County Regional Planning Commission

Wednesday, June 21, 2017  
RPC Special Meeting

## Item -2

**Minutes 6-7-17**

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  
June 7, 2017

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The meeting of the Regional Planning Commission was held Wednesday, June 7, 2017, in the Council Chambers - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" on May 27, 2017.

Present: Pat O'Neill                      Dean Sears  
             Les Ruge                        Carla Maurer  
             Dean Kjar                        Hector Rubio  
             Leonard Rainforth      Judd Allan

Absent: Derek Apfel, Jaye Monter, Greg Robb.

Resigned: John Hoggatt (submitted letter to mayor since last meeting.)

Other: None

Staff: Chad Nabity, Tracy Overstreet Gartner.

Press: Austin Koeller, Grand Island Independent; Rasheeda Kabba,  
             NTV News

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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 announced that the agenda would be addressed in the following order of items: 6, 5, 4, 7, 8, 9, 10.

**2. Minutes of the May 3, 2017 meeting.**

A motion was made by Maurer and seconded by Kjar to approve the minutes of the May 3, 2017 meeting.

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

**3. Request Time to Speak.**

None.

**4. Public Hearing – One and Six Year Road Plan - Hall County – Concerning Hall County's Road Improvement Plan for 2018 to 2023. (C-18-2017HC)**

O'Neill opened the public hearing.

Hall County Engineer Steve Riehle detailed the capital improvement plan. He said there are nine projects this year that total nearly \$800,000. He presented a power point showing each project.

O'Neill closed the public hearing.

A motion was made by Rainforth and seconded by Allan to recommend approval of the One and Six Year Road Plan.

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

**5. Public Hearing – Redevelopment Plan – Grand Island – Concerning an amendment to the redevelopment plan for CRA Area 1 for a Site Specific Redevelopment Plan of the Hedde Building at 201-205 W. Third, Grand Island, Hall County, Nebraska. (C-19-2017GI)**

Nabity said Hedde Building LLC is proposing to develop 16 one-bedroom apartments in the Hedde Building in downtown Grand Island. That is in line with the downtown's goal of 50 new apartment units on upper-stories over five years. Sears asked about parking for the tenants. Nabity said the downtown is exempt from parking requirements as there are public parking lots throughout the downtown that show 47 percent utilization overall. In response to commission questions, Nabity said the second and third floors were formerly used for offices, but have been vacant for decades. Fire

protection will be required because of the mix in commercial (first floor) and residential use (second and third floors) of the building.

O'Neill closed the public hearing.

A motion was made by Maurer and seconded by Rainforth to approve Resolution Number 2017-09, which recommends approval of the redevelopment plan and finds that the plan is in compliance with the comprehensive plan of the City of Grand Island.

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

**6. Public Hearing – Redevelopment Plan – Cairo** – Concerning a Site Specific Redevelopment Plan for the Village of Cairo for the HOMES LLC duplex project on Lots 4, 5, 6, and 7 of Robinson Estates Subdivision in the Village of Cairo, Hall County, Nebraska. (C-20-2017C)

O'Neill opened the public hearing.

Nabity said this project is on the south side of town where the village recently rezoned property and is in the blighted and substandard area that the commission previously reviewed.

O'Neill closed the public hearing.

A motion was made by Ruge and seconded by Sears to approve Resolution Number 2017-10, which recommends approval of the redevelopment plan and finds that the plan is in compliance with the comprehensive plan of the Village of Cairo.

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

**7. Final Plat – Lueck Estates Subdivision** – located north of Rosedale Road and west of Buffalo Road, Hall County, Nebraska. (1 lot and 1.310 acres)

A motion was made by Rainforth and seconded by Ruge to approve the final plat of Lueck Estates Subdivision.

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

**8. Review of Complete Streets Policy.** (C-22-2017)

Nabity shared an informational presentation on complete streets, which is a design that takes all modes of transportation into account. The street has motor vehicle lanes, may have a bike lane, pedestrian lanes and pedestrian crossings. Nabity said the city council has discussed complete streets. Staff is recommending that a policy statement be adopted to encourage complete street design. A policy statement is a guideline, not a

requirement that is outlined in city code or subdivision regulations. Nabity said Grand Island has done some complete street design, such as with the trail alongside the new five-lane Capital Avenue from Broadwell to Webb Road. However, Nabity said other street corridors in town, such as Highway 281, are not friendly to bicyclists or pedestrians.

Allan asked if complete street design would increase the chance of more roundabouts. Nabity said it would not, but Grand Island may see an increase in roundabouts for other reasons, including lower cost than traffic signals, less severe accidents and the ability to keep traffic moving.

**9. Hall County Zoning Review Committee Report. (C-06-2017HC)**

Nabity said the department has continued to receive comments on the county zoning review.

**10. Director's Report.**

Nabity said the commission will likely see a rural residential proposal in the near future, as well as the blight and substandard study for the Cornhusker Army Ammunition Plant at the July 5 meeting. Nabity reported on his recent trip to the American Planning Association conference in New York City and thanked the commissioners for their attendance and time. He said the commission's work is important, and in many cases, legally required, before a city council, village board or county board can take action.

**12. Next Regular Meeting July 5, 2017.**

**13. Adjourn**

O'Neill adjourned the meeting at 7:17 p.m.

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Leslie Ruge, Secretary  
By Tracy Overstreet Gartner