



Hall County Regional Planning Commission

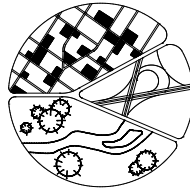
Wednesday, June 6, 2018

Regular Meeting

Item E1

Minutes of the May 2, 2018 Meeting

Staff Contact:



THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, GRAND ISLAND,
WOOD RIVER AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN,
NEBRASKA

Minutes
for
May 2nd, 2018

The meeting of the Regional Planning Commission was held Wednesday, April 4th, 2018, at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" on **March 23rd, 2018.**

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

Absent: Judd Allan, Carla Maurer

Other:

Staff: Chad Nabity, Rashad Moxey.

Press: Julie Blum, Grand Island Independent.

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 April 4th, 2018 meeting.

A motion was made Kjar and seconded by Rubio to approve the minutes of the April 4th, 2018 meeting.

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

3. Request Time to Speak.

The following requested time to speak during discussion: *Keith Marvin*, David City, NE, Item 4; *Virgil Harden*, 123 S. Webb Rd., Item 4; *Fred Hoppe*, Lincoln, NE, Item 4; *E.W. Skala*, Grand Island, NE Item 5.; *Ray O'Connor*, 611 Fleetwood Rd., Item 5/9; *Arend Baack*, 104 N Wheeler Ave, Item 14;

4. Public Hearing Blight and Substandard Study – Grand Island – Concerning a blight and substandard study for Area 26 comprising 28.42 acres on located west of the Central Nebraska Railroad tracks between Capital Avenue and 12th Street (extended) in the City of Grand Island, Nebraska. (C-19-2018GI)

O'Neill opened the public hearing.

Nabity explained this area included property from Capital Ave to 12th street (extended). He stated that the intended property for development is located south of the public drainage ditch and a portion of the ditch if filled in, which can lead to a possible access to Capital Ave. Nabity stated that the study being brought forward indicated that the area in questioned can be considered Blight and Substandard. Nabity noted this area was the first area to be considered Blight and Substandard, however this property was not located within the City Limits until it was annexed in 2002. The Blight and Substandard study for this particular area was started by Habitat of Humanity, whom decided to go another direction and was finished by Mr. Hoppe.

Keith Marvin from Marvin Planning Consultants the firm that completed the study explained that the area meets 9 of the statutory requirements needed to be considered Blight and Substandard.

Virgil Harden, the Chief Financial Officer for the Grand Island Public Schools explained that Grand Island Public Schools is not opposing the Blight and Substandard study but is opposing the likely outcome of the study which may include the potential use of Tax Increment Financing.

Fred Hoppe the developer of the Land asked the commission to consider moving forward with recommending the blight study as it would allow for the development to produce affordable housing. He mentioned that in the past this particular tract of land is difficult to develop due to its width and length and limited access points. He noted that development to the north has helped created access to Capital making the development

more possible.

O'Neill closed the public hearing.

A motion was made by Monter and seconded by Randone to recommend approval of the blight and substandard study Area 26 comprising 28.42 acres on located west of the Central Nebraska Railroad tracks between Capital Avenue and 12th Street (extended).

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

5. **Public Hearing - Redevelopment Plan Grand Island Area 12** - Concerning a redevelopment plan amendment for Phase 2 of Copper Creek in CRA Area 12 south of Old Potash Highway and east of Engleman Road for the construction of streets, sewer, water and storm sewer and 80 additional houses and Substandard Study and Generalized Redevelopment Plan for the City of Grand Island including various areas of the community as shown in the study and plan. (C-20-2018GI)

O'Neill opened the public hearing.

Nabity noted that the Redevelopment plan is for the second phase of Copper creek and that the original plan had approved plans for constructing 620 homes and is expected to have an estimated 211 homes built, by end of summer. The current proposal is expected to create 80 additional lots for construction to the south of the existing subdivision and is bringing forth a request to use TIF. Nabity explained that the future land-use for the area is R2 Low density residential and they are proposing to keep it the same.

Ray O'Conner a representative of Guarantee group spoke about the success of the Phase 1 and explained that the development has created homes for individuals as well as brought in persons from different educational backgrounds, nationalities, and ages into the city of Grand Island. He noted that he expected the trend to continue with the development of phase 2 and the goal of the project is to create affordable housing. O'Conner noted that the proposed project will have homes on sale for \$185,000.

E.W. Skala spoke in favor for the development, noting that he has help many individuals closed on homes in the Copper Creek area.

O'Neill closed the Public Hearing.

A motion was made by Ruge and seconded by Rainforth to recommend approval of redevelopment plan amendment for Phase 2 of Copper Creek in CRA Area 12.

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

Consent Agenda:

- 6. Subdivision – New Northwest Subdivision Hall County Final Plat-** Located north of One-R Road and west of North Road in the jurisdiction of Hall County, Nebraska. (1 lots, .81 acres). This property is zoned A1 Primary Agricultural Zone.
- 7. Subdivision – JTW Subdivision Hall County Final Plat-** Located north of Platte River Drive and west of Alda Road in the jurisdiction of Hall County, Nebraska. (1 lots, 2.979 acres). This property is zoned A1 Primary Agricultural Zone.
- 8. Subdivision – Bosselville Subdivision Grand Island ETJ Final Plat-** Located south of Wood River Road and west of U.S. Highway 281 in the jurisdiction of Grand Island, Nebraska. (2 lots, 25.591 acres). This property is zoned B2 General Business Zone.
- 9. Subdivision – Copper Creek 10th Estates Subdivision Grand Island Final Plat-** Located south of Indian Grass Road and west of Brome Grass Road in the jurisdiction of Grand Island, Nebraska. (9 lots, 2.08 acres). This property is zoned R2 Low Density Residential.
- 10. Subdivision – Fonner View Estates Subdivision Grand Island Preliminary Plat-** Located south of Stolley Park Road and west of Stuhr Road in the jurisdiction of Grand Island, Nebraska. (6 lots, 34.848 acres). This property is zoned LLR Large Lot Residential.
- 11. Subdivision – Critel Subdivision Wood River Final Plat-** Located north of Eleventh Street and west of Elm Street in the jurisdiction of Wood River, Nebraska. (2 lots, 1.378 acres). This property is zoned TA Transitional Agriculture Zone.
- 12. Subdivision – Fugate Subdivision Grand Island Final Plat-** Located north of State Road, west of U.S. Highway 281 and east of Diers Ave. in the jurisdiction of Grand Island, Nebraska. (2 lots, 1.44 acres). This property is zoned B2 General Business Zone.
- 13. Subdivision- Hanover Subdivision Grand Island Final Plat –** Located south of 13th Street and west of North Road in the jurisdiction of Grand Island, Nebraska. (4 lots, 20.063 acres). This property is zoned R1 Suburban Residential.

A motion was made by Rainforth and seconded by Hendricksen to recommend approval of all Consent Agenda Items.

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

14. Discussion- Text Amendment of Hall County Zoning Resolution. Concerning proposed amendments to various parts of Article 2 Section 2.03 Definition of Terms, and Article 4 Section 4.02 Agricultural – Primary District and Section 4.03 A-2 Secondary Agricultural District relative to livestock production. (C-06-2017HC)

Nabity noted that item 14 was not a public hearing but was in fact just brought forth for a discussion to review changes made to Article 4. He explained that the changes made were that of grammatical errors and some numbering inaccuracies. Nabity stated changes were made to 2.03.242 to help clarify when 2 separate operations under the same ownership sharing a waste facility can be considered 1 big operation.

Andy Baack, raised his concern about having up to 4,999 animal units operations right next to each other. His concern was that a string of small operations can be right next to each other once they meet the requirements based on the matrix. Baack noted that if an operation exceed more than 10,000 animal units a conditional use is required allowing a public hearing for citizens to voice their concerns. However, if there is a string of small operations of 4,999 concentrated in one area there would not be a need to apply for a conditional use permit even though they can raise the same issues as 1 large operation.

15. Directors Report

Nabity noted that the Prairie Moore Silver flood control project conditional letter of map revision has been submitted to FEMA for a conditional approval based of the design standards used to complete the project. This would allow for a new map to be generated based on the improvements. Nabity noted that addresses affected by an increase in floodplain on their property were notified with a letter and map showing both areas that were increase and areas that were removed from the floodplain.

16. Next Meeting June 6, 2018.

17. Adjourn

O'Neill adjourned the meeting at 6:57 p.m.

Leslie Ruge, Secretary
By Rashad Moxey