



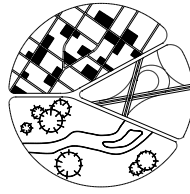
Hall County Regional Planning Commission

Wednesday, November 7, 2018
Regular Meeting

Item E1

Meeting Minutes for October 3, 2019

Staff Contact:



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

Minutes
for
October 3, 2018

The meeting of the Regional Planning Commission was held Wednesday, October 3, 2018, at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" on September 21, 2018.

Present: Leslie Ruge, Derek Apfel Tony Randone
 Pat O'Neill Judd Allan
 Greg Robb Jaye Monter

Absent: Carla Maurer, Leonard Rainforth, Hector Rubio, Robin Hendricksen,
 Dean Kjar

Other:

Staff: Chad Nabity, Rashad Moxey, Norma Hernandez

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 September 5, 2018 meeting.

A motion was made by Ruge and seconded by Apfel to approve the minutes of the September 5, 2018 meeting.

The motion carried with seven members in favor (O'Neill, Apfel, Allan, Ruge, Robb, Monter, and Randone) and no members abstaining.

3. Request Time to Speak.

The following requested time to speak during discussion: *Bruce Schreiner*, 2535 Carleton; Item #5, *Justin Pfenning*, 3011 Bighorn Place, Item #4; *Mike Morrow*, 3107 Bison Ct, Item #4; *Brad Goering*, 4060 Indianhead Drive, Item #4; *Zackary Butz*, 308 N. Locust, #6

4. Public Hearing- Proposed Zoning Change – Concerning a proposed change from RD Residential Development Zone to an Amended RD Residential Development Zone for Lot 1 Block 3 of Good Samaritan Subdivision located south of Trust Street and east of Laramie Drive. The requested change would increase the number of units allowed on the property from 30 to 53. (C-01-2019GI)

O'Neill opened the public hearing.

Nabity stated Good Samaritan Society has owned the property for over 12 years. In 2006, 2007 a redevelopment plan was approved for an RD zone for a 2 story apartment building for up to 30 apartments in the center of the lot. The proposal now is for 52 units. Townhouse style units will be around the outside and the ones on the west side will be one story. The east side is currently zoned as M1 and the south side is zoned as R1. The RD zone does allow up to 42 units an acre.

Justin Pfenning, 3011 Bighorn Place, expressed concerns about how narrow Trust St is, traffic issues, and the slope of the street from the center from the edges and can be dangerous in the winter.

Mike Morrow, 3107 Bison Ct. – believes that the section of North Rd. and Trust St will get even more congested. He does not feel that Trust Street will be able to handle much more traffic.

Brad Goering, 4060 Indianhead Drive – Brad feels the increase density for the area is too much. It's too narrow for the area.

O'Neill closed the public hearing.

A motion was made by Ruge and seconded by Apfel to approve the a proposed zoning proposed change from RD Residential Development Zone to an Amended RD

Residential Development Zone for Lot 1 Block 3 of Good Samaritan Subdivision located south of Trust Street and east of Laramie Drive. The requested change would increase the number of units allowed on the property from 30 to 52.

The motion carried with six members in favor (Apfel, Allan, O'Neill, Ruge, Robb, and Monter) with 1 member voting no (Randone).

- 5. Public Hearing- Redevelopment Plan – Grand Island Hotel LLC.** – Concerning an amendment to the redevelopment plan for CRA Area No. 2 to allow for redevelopment of a portion of the vacant property southwest of Locust and U.S. Highway 34 for a 79 room hotel in Grand Island, Hall County, Nebraska. (C-02-2019GI)

O'Neill opened the public hearing

Nabity explained that the area is planned for commercial development and the proposal is to build a hotel at the location. The property has been vacant since 2004. TIF is being requested to help pay for the acquisition of the property and for paving Lake Street. It is consistent with the comprehensive plan and consistent with the commercial use. Bruce Schreiner mentioned the TIF application is complete and explained in the attached documents give an explanation of how they come up with their amounts of costs. Bruce also mentioned the project will provide 10 fulltime positions and 15 part time positions.

Planning Commission asked few questions for clarification.

O'Neill closed the public hearing.

A motion was made by Ruge and seconded by Apfel to find that the redevelopment plan concerning an amendment to the redevelopment plan for CRA Area No. 2 to allow for redevelopment of a portion of the vacant property southwest of Locust and U.S. Highway 34 for a 79 room hotel in Grand Island, Hall County, Nebraska is consistent with the comprehensive plan and approve Resolution 2019-01 (C-02-2019GI).

The motion carried with seven members in favor (O'Neill, Apfel, Allan, Ruge, Robb, Monter and Randone) with no members voting no.

- 6. Public Hearing – Redevelopment Plan – Paramount Development LLC.** – Concerning an amendment to the redevelopment plan for CRA Area No. 1 to allow for redevelopment 411 W. Third (the 2nd story end of the Sears Building) to include four, two-plus bedroom apartments on the upper level of the building in Grand Island Hall County Nebraska. (C-03-2019GI)

O'Neill excused himself due to conflict of interest.

Monter opened the public hearing.

Nabity stated this was in the downtown area. They would convert the upper story of the old Sears building to 4 residential units. The upper story residential is a permitted use in the E3 zoning district. They are requesting \$159,800 in TIF in assistance for this project. It is consistent with the comprehensive plan and Nabity recommends approval. Zack Butts, 308 N. Locust, mentioned how this project fits well with what Grand Island is looking to do with downtown.

Monter closed the public hearing.

A motion was made by Randone and seconded by Apfel to find that the redevelopment plan the proposed an amendment to the redevelopment plan for CRA Area No. 1 to allow for redevelopment 411 W. Third (the 2nd story end of the Sears Building) to include four, two-plus bedroom apartments on the upper level of the building in Grand Island Hall County Nebraska is consistent with the comprehensive plan and approve Resolution 2019-02 (C-03-2019GI)

The motion was carried with six members in favor (Apfel, Allan, Ruge, Robb, Monter, and Randone) one member abstaining (O'Neill)

Consent Agenda

- 7. Preliminary Plat – Crossroads Subdivision** - The Crossroads Subdivision located south of Lake Street, east of Locust Street. (5 lots, 10.82 acres). This property is zoned B2 General Business in the Gateway Corridor Overlay District.
- 8. Final Plat – Cedar Knoll Subdivision Grand Island** - Located north of Capital Avenue and west of Webb Road in Grand Island, Nebraska. (1 lot, 1 acre). This property is zoned R-1 Suburban Density Residential. This was considered and approved in August 2018 as the Jensen Subdivision.
- 9. Final Plat – Gooseberry Falls Subdivision Hall County** – A tract of land consisting of all of part of lot 1 Mieth Subdivision and part of the Northeast Quarter (NE1/4) of Section Twenty-seven (27), Township Twelve (12) north, Range Twelve (12) west of the 6th P.M., Hall County, Nebraska. West of Cameron Road and south of White Cloud Road. This subdivision reconfigures and existing farmstead subdivision squaring off the boundaries.
- 10. Final Plat – Nancy Archer Acres Subdivision Hall County** - Located in part of the Northwest Quarter (NW ¼) of Section Twenty (20), Township Eleven (11) north, Range Eleven (11) west of the 6th P.M., Hall County, Nebraska. West of 130 Road and south of Old Potash Highway. This is an existing farmstead split.
- 11. Final Plat – Ummelville Third Subdivision Grand Island** - Located west of Skypark Road between 4th Street and the Union Pacific Railroad Tracks in Grand Island, Nebraska. (2 lots, 2.11 acres). This property is zoned M-2 Heavy Manufacturing.

A motion was made by Monter and seconded by Robb to recommend approval of Consent Agenda Items.

The motion carried with seven members in favor (Apfel, O'Neill, Allan, Ruge, Robb, Monter, and Randone) with no members abstaining.

12. Adjourn.

O'Neill adjourned the meeting at 6:34 p.m.

13. Next Meeting November 7, 2018.

Special Presentation: Updated on and Potential Impact of Prairie, Moore's, Silver project on Flood Maps in Hall County and Northwest Grand Island

Rashad Moxey stated 1,076 structures are currently located in the flood plains. When the flood control project is completed only 64 structures will be left in the flood plains. Removing 1,012 (94%) structures. The expected completion date of the project is November 30, 2018. Once the project is completed the NRD, JEO consultants and the City Of Grand Island will send the necessary documents to FEMA for final approval of the revised maps. Maps will ready to be adopted next year.

Leslie Ruge, Secretary
By Norma Hernandez