



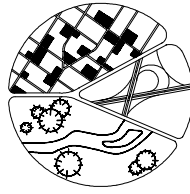
Hall County Regional Planning Commission

**Wednesday, January 2, 2019
Regular Meeting**

Item E1

Minutes of December 5, 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
December 5, 2018

The meeting of the Regional Planning Commission was held Wednesday, December 5, 2018, at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" on November 23, 2018.

Present:	Pat O'Neill	Leslie Ruge	Tony Randone
	Judd Allan	Jaye Monter	Gregg Robb
	Carla Maurer	Dean Kjar	Leonard Rainforth
	Robin Hendricksen		

Absent: Derek Apfel and Hector Rubio

Other:

Staff: Chad Nabity, Rashad Moxey, Norma Hernandez (Excused)

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 November 7, 2018 meeting.

Maurer requested the spelling of her name be corrected on the minutes of the November 7, 2018 meeting

A motion was made by Maurer and seconded by Allan to approve the minutes of the November 7, 2018 meeting (as corrected).

The motion carried with six members in favor (O'Neill, Ruge, Monter, Maurer, Kjar, and Randone) and three members abstaining (Robb, Allan and Rainforth).

3. Request Time to Speak.

The following requested time to speak during discussion: *W. Fred Hoppe*, 1600 Stonyhill Road, Lincoln, NE Item #4; *Virgil Harden*, 123 S Webb Road; Item #4; *Gordon Coble*, 670 12th Ave, St. Paul, NE ; Item #4, *Ray O'Connor*, 611 Fleetwood Road; Item # 4

4. Redevelopment Plan – Orchard LLC/Hoppe Homes P.C. – Concerning a site specific redevelopment plan for CRA Area No. 26 to allow for redevelopment about 23 acres of property proposed for platting as The Orchard Subdivision located south of Capital Avenue and west of the Central Nebraska Railroad for the development of up to 181 units of single family detached and attached housing in Grand Island, Hall County, Nebraska. (C-06-2019GI)

O'Neill opened the public hearing.

Nabity stated this development opens up the northeast part of Grand Island. It will facilitate future development for future residential purposes. As of now it is a preliminary plat and will come forward as final plat in the February meeting. City Council will decide if TIF should be permitted for the project. It is zoned for medium density residential. Nabity recommends the board approves the redevelopment plan for The Orchard Subdivision.

Mr. Hoppe explained he is trying to develop workforce housing. The project cannot happen without TIF. TIF is needed to reach income levels for homes purchases below \$200,000. The Orchard Subdivision will include approximately 180 units of Row homes and Town houses and single family detached homes.

Mr. Harden expressed concerns on the impact that TIF on this project will have on the school district. As an example he explained that there are 99 students living at Copper Creek in the 212 units that have been built using TIF. Forty-eight of those students are enrolled at Shoemaker elementary. The school district supported that development when it was brought forward, but reserved the right to express concerns about the use of TIF on other residential projects. This project in the Lincoln School area is one that they are concerned about.

Mr. Coble stated he believes the other part of the problem which is the need of affordable housing in the area. He believes this project is good for this community. Mr. O'Connor believes there is a need for affordable housing at the same time there needs to be a plan in place to attain the school district.

O'Neill closed the public hearing.

A motion was made by Randone and seconded by Rainforth to approve Resolution 219-03 redevelopment plan for CRA Area No. 26 finding that the redevelopment plan is consistent with the Comprehensive Plan for the City of Grand Island.

The motion carried with ten members in favor (Allan, O'Neill Ruge, Maurer, Robb, Monter, Rainforth, Kjar, Hedricksen, Randone) no members voting no.

- 5. Final Plat – Bolanos Second Subdivision Grand Island -** Located south of 4th Street and west of Saint Paul Road in Grand Island, Nebraska. (2 lots, 0.998 acres). This property is zoned M2 Heavy Manufacturing.

This item was pulled from the agenda.

6. Director's Report

Nabity stated the March meeting will be on March 13, 2019.

7. Next Meeting January 2, 2019

8. Adjourn.

O'Neill adjourned the meeting at 6:58 p.m.

Leslie Ruge, Secretary
By Norma Hernandez