



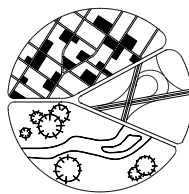
Hall County Regional Planning Commission

**Wednesday, February 6, 2019
Regular Meeting**

Item E1

Minutes of January 2, 2019 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
January 2, 2019

The meeting of the Regional Planning Commission was held Wednesday, January 2, 2019 at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" on December 21, 2018.

Present: Pat O'Neill Leslie Ruge
 Gregg Robb Tony Randone
 Dean Kjar Hector Rubio
 Robin Hendricksen

Absent: Carla Maurer, Jaye Monter, Judd Allan, and Leonard Rainforth

Other:

Staff: Chad Nabity, Rashad Moxey (Excused), 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 December 4, 2018 meeting.

A motion was made by Kjar and second by Randone to approve the minutes of the December 4, 2018 meeting.

The motion carried with six members in favor (O'Neill, Ruge, Robb, Rubio, Kjar, and Randone) and one member abstaining (Hendricksen).

3. Request Time to Speak.

The following requested time to speak during discussion: *Ron Depue*, 308 N Locust; Item #4; *Josh Rhoads*, 414 Westwood Circle; Item #6; *Steve Spiehs*, 4033 Craig Drive; Item #6; *Scott Schleicher*, 4063 Craig Drive; Item #6;

4. 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 1st story of the west end of the Sears Building) to a single one bedroom apartment and 6000 square foot of commercial space on the main floor of the building in Grand Island Hall County Nebraska. (C-07-2019GI)

Chairman O'Neill handed the gavel over to Secretary Ruge to run this portion of the meeting as O'Neill has a conflict of interest with this item. Ruge appointed Kjar as secretary pro-tem. Ruge opened the public hearing.

Nabity stated this is the second redevelopment plan for the west end of the building on the main floor. The main floor is about 6000 square foot of commercial space. They are planning one small 500 square foot apartment in that space as well. This does accommodate the need to have a handicap accessible apartment because of the number of apartments. The downtown area is planned for commercial and high density residential uses. Nabity mentioned this is consistent with the comprehensive plan and recommends approval. Chairman O'Neill is one of the principals of Paramount Development that is developing this and because of that has a conflict of interest and is not participating in this part of the meeting. Ron Depue representing the applicant mentioned redevelopment contract has been signed on the first part of this development on the upper floor. This is a second phase on the main floor. It is part of the community goal to add additional residential housing downtown and revitalize the commercial use to continue the upward momentum of the Grand Island downtown development.

No other members of the public had an interest in speaking on this item.

Ruge closed the public hearing.

A motion was made by Robb and second by Randone to recommend approve Redevelopment Plan – Paramount Development LLC concerning an amendment to the redevelopment plan for CRA Area No. 1 to allow for redevelopment 411 W. Third for a single one bedroom apartment and 6000 square foot of commercial space on the main

floor of the building and along with Resolution 2019-04.

The motion carried with six members in favor (Ruge, Robb, Kjar, Hedricksen, Rubio and Randone) and one member abstaining (O'Neill).

Following the vote, Ruge returned the gavel to Chairman O'Neill, who presided over the rest of the meeting.

5. Public Hearing – One and Six Year Street Improvement Plan – Grand Island-
Public Hearing and action on the 2019 to 2024 street improvement plan for the City of Grand Island, Hall County Nebraska. (C-08-2019GI)

O'Neill opened the public hearing.

Grand Island Public Works Director John Collins detailed the street improvements that were substantially completed over the current year. He then discussed the proposed projects for the next six years. Collins provided updates for the improvements to the Five Points intersection and work on the Sycamore Street underpass. Collins described the planned improvements for the Old Potash Highway corridor on either side of Highway 281 and the potential of starting on the North Road projects during the planning period depending on the level of funding generated additional sales tax. He also mentioned the standard local resurfacing projects. Collins then displayed a map of the projects for 2020-2024.

Ruge expressed concern that the Old Potash about the room for stacking at between the round-a-bout at Wilmar and Old Potash and Collins responded that the model shows there is adequate stacking for the next 10 years but that a dual left turn lane would be needed after that. The project will be built with a turn lane wide enough to stripe for two lanes so when it is needed it will just need restriping and some signal work. Ruge also suggested that a round a bout be considered at the north end of the Claude Road extension north of Old Potash. Collins indicated that there is adequate right of way for those improvements but that the need would outside the projected life of this project. It could be considered at a later time. Ruge also asked about state funding, design and timeline for the Highway 30 realignment. Collins indicated that this project is still moving forward as a state project but that the timing has slipped due to the increased cost of other state projects. He said that he hopes to know more from NDOT by the end of the month.

No members of the public asked to speak at the public hearing.

O'Neill closed the public hearing.

A motion was made by Ruge and second by Kjar to approve the One and Six Year Street Improvement Plan.

The motion carried with seven members in favor (O'Neill, Ruge, Robb, Rubio, Hedricksen, Randone and Kjar)

- 6. Public Hearing – Zoning Change** – Concerning an application to rezone property platted as Lot 2 of B & M Estates from R1 – Suburban Density Residential to R2 Low Density Residential and R3 Medium Density Residential in Grand Island, Hall County, Nebraska. This property is located north of 13th Street and west of Mansfield Road in the City of Grand Island. (C-09-2019GI)

O'Neill opened the public hearing.

Nabity mentioned the property is lot 2 of B&M Estates Subdivision. It was subdivided last summer. It is located east of Mansfield and north 13th Street. The proposed rezoning is 2 potential rezoning districts. Changing it from R1– Suburban Density Residential to R2- Low Density Residential and R3 - Medium Density Residential. The whole area is planned for low to medium density residential. The property to the north and west is already zoned R2- Low Density Residential. The property to the south (south of 13th Street) is still zoned R-1– Suburban Density Residential and Nabity does anticipate to get request for a zone change on that property. Carol Street would extend to 13th Street and would be the only access to 13th Street. Josh Rhoades is proposing to buy the property. He is proposing to 3 lots along Mansfield Road and lots on the north side of the new street, a cu de sac extending each way to the east and west of Carol Street extended to 13th Street.

Steve Spiehs – 4033 Craig Drive - concern was if there was going to be an alley behind his property. It was explained it was a 10 foot utility easement.

Scott Schliecher – 4063 Craig Drive – Asked if Carol Street would be designed with a jog in it to slow down traffic between 13th Street and Craig Drive.

No other members of the public asked to speak.

O'Neill closed the public hearing.

A motion was made by Hendricksen and second by Ruge to rezone property platted as Lot 2 of B & M Estates from R1 – Suburban Density Residential to R2 Low Density Residential and R3 Medium Density Residential.

The motion carried with seven members in favor (O'Neill, Ruge, Robb, Rubio, Hedricksen, Randone and Kjar).

- 7. Public Hearing Text Amendment** – Concerning proposed amendments to Section 36-96 Off Street Parking Requirements relative to Definition of the Central Business District and the addition of Section 36-107 Public Facilities. (C-10-2019GI)

O'Neill opened the public hearing.

Nabity stated the proposal of some amendments. Council is going to consider a proposal next week to disband Parking District 1. It is the area that the businesses are taxed specifically on their public space to help maintain the downtown parking lot.

These businesses were exempt from having to put in parking. They are recreating district 3 to match district 1. Language that is used in Chapter 13 will also be used in Chapter 36. The last change is adding Public Facilities to Chapter 36-107.

No members of the public asked to speak during the hearing.
O'Neill closed the public hearing.

A motion was made by Robb and second Rubio proposed amendments to Section 36-96 Off Street Parking Requirements relative to Definition of the Central Business District and the addition of Section 36-107 Public Facilities.

Motion carried with all seven members voting in favor (O'Neill, Ruge, Robb, Rubio, Hedricksen, Randone and Kjar).

Consent Agenda

- 8. Final Plat – Brach's Seventh Subdivision Grand Island** – Located south of LaMar Avenue and west of Harrison Street in Grand Island, Nebraska. (1 lot, 0.97 acres). This property is zoned R1 Suburban Density Residential.

A motion was made by Ruge second by Kjar to approve all items on the consent agenda.

The motion was carried with all seven members voting in favor (O'Neill, Ruge, Robb, Rubio, Hedricksen, Randone and Kjar).

9. Director's Report.

Nebraska Planning Conference in Kearney March 6-8, 2019.
City Council will be holding a TIF study session on January 15, 2019 at 7:00 p.m.

10. Next Meeting February 6, 2019.

11. Adjourn.

O'Neill adjourned the meeting at 6:45 p.m.

Leslie Ruge, Secretary
By Norma Hernandez