



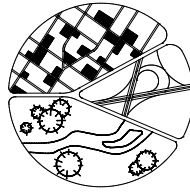
Hall County Regional Planning Commission

**Wednesday, April 3, 2019
Regular Meeting**

Item E1

Minutes to Meeting March 13, 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
March 13, 2019

The meeting of the Regional Planning Commission was held Wednesday, March 13, 2019, at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" on March 1, 2019.

Present:	Pat O'Neill	Leslie Ruge	Dean Kjar
	Judd Allan	Greg Robb	Jaye Monter
	Carla Maurer	Leonard Rainforth	
	Darrel Nelson	Hector Rubio	

Absent: Robin Hedricksen and Tony Randone

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 February 6, 2019 meeting.

A motion was made by Maurer and seconded by Rubio to approve the minutes of the February 6, 2019 meeting.

The motion carried with eight members in favor (O'Neill, Nelson, Ruge, Allen, Robb, Rubio, Rainforth and) and two members abstaining (Monter, Kjar).

3. Request Time to Speak.

The following requested time to speak during discussion: *Josh Rhoads*, 414 Westwood Circle Grand Island, NE; Item #8; *Mark Otto*, 4071 Ann Marie Ave Grand Island, NE; Item # 5

4. Public Hearing - Redevelopment Plan – Amur Real Estate 1 – Concerning an amendment to the redevelopment plan for CRA Area No. 1 to allow for redevelopment 304 W. Third (Wells Fargo Building) for commercial office space in Grand Island Hall County Nebraska. (C-13-2019GI).

O'Neill opened the public hearing.

Nabity stated the building is located on 3rd Street and Wheeler right along Railside Plaza. Amur Financial purchased the Wells Fargo Building. With TIF are proposing to redo the outside with façade and update the interior. They will be spending a little over 2.7 million dollars on the project. They will utilize the whole building. It is consistent with the comprehensive plan.

O'Neill closed the public hearing.

A motion was made by Kjar and seconded by Ruge to approve Resolution 2019-07 redevelopment plan for CRA Area No. 1 to allow for redevelopment for 304 W. Third (the Wells Fargo Building). (C-13-2019GI)

The motion carried with nine members in favor (Allan, Nelson, Ruge, Maurer, Robb, Monter, Rubio, Rainforth and Kjar) and one member abstaining (O'Neill).

5. Public Hearing – Zoning Change – Concerning an rezone a portion of Talon Apartments First Subdivision including lots 6-9 and a portion of Lot 10 and Outlot A from RD Residential Development Zone to Amended RD Residential Development Zone in Grand Island, Hall County, Nebraska. This property is located north of U.S. Highway 34 and east of Locust Street in the City of Grand Island. Copies of the proposed plans are available at the Hall County Regional Planning Department (C-14-2019GI)

- a. Preliminary Plat Talon Apartments Second Subdivision
- b. Final Plat Talon Apartments Second Subdivision

O'Neill opened the public hearing.

Nabity explained the original layout proposed with 4 (32 unit) additional apartment buildings. They are now proposing to amend this to 6 (22 unit) buildings instead of 4 buildings. A mixture of 1 and 2 bedroom apartments with attached garages. The new layout will include 2 buildings along the north end and clubhouse and pool central and a quad of 4 units where they had 2 units. Nabity recommends approval. This does include a piece of CRA property where the Desert Rose was. CRA has agreed to sell that property.

O'Neill closed the public hearing.

A motion was made by Ruge and second by Rainforth to approve the rezone of Talon Apartments First Subdivision as shown on the proposed development plan from RD Residential Development Zone to Amended RD Residential Development Zone including the preliminary and Final Plat.

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

6. Public Hearing – Zoning Change – Concerning a rezone a portion of the NW ¼ of 23-12-12 from A1 Primary Agricultural District to PUD Planned Unit Development in Hall County, Nebraska. This property is located south of Nebraska Highway 2 and east of Cameron Road. Copies of the proposed plans are available at the Hall County Regional Planning Department (C-15-2019HC)

- a. Preliminary Development Plan and Plat for Meadow View Subdivision

O'Neill opened the public meeting.

Nabity explained that this is a request to change this to a PUD Planned Unit Development. A portion of this property was PUD 15 years ago that plat was vacated when the property went into bankruptcy and was acquired. They are proposing one access to the pivot off of Hwy 2. The Department of Roads has agreed. A total of 8 lots over 3 acres they all meet septic requirements.

O'Neill closed the public meeting.

A motion was made by Robb and second by Kjar to approve changes to the PUD Planned Unit Development.

The motion was carried with ten members in favor Nelson, Allan, O'Neill, Ruge,

Maurer, Robb, Rubio, Monter, Rainforth and Kjar) no members voting no.

Consent Agenda:

7. **Final Plat – JGMO Subdivision Grand Island-** The North 11 Acres of the SE1/4, NE1/4 of Section 33, Township 11 North, Range 9 West of the 6th P.M, City of Grand Island, Hall County, Nebraska. Located south of Lake Street and west of Locust Street (3 lots, 11.1 acres). This property is zoned B2 General Business Zone.

8. **Final Plat –Rhoades Subdivision Grand Island-** Replat of all of Lot 2, B and M Estates Subdivision, Grand Island, Hall County, Nebraska. Located north of 13th Street and east of Mansfield Road (6 lots, 6.866 acres). This property is zoned R2 Low Density Residential and R3 Medium Density Residential.

Nabity stated the Rhoades Subdivision is the area that was zoned back in January to an R2 to an R3. After Mr. Rhoades had an opportunity to talk with neighbors from the area he proposed to make some changes that would work for everyone. Proposing to have a thru street going from 13th Street to Carol Street. A series of apartments on one lot, with a garage facing the middle, with backyard and back porch that will look like townhouses. The will be offset a bit to get some variation. A sidewalk will also be required.

9. **Final Plat – Copper Creek Rodney Leon Subdivision Grand Island-** Located Little Blue Stem Drive east of Engleman Road in Grand Island, Nebraska. (25 lots, 5.736 acres). This property is zoned R2 Low Density Residential.

10. **Final Plat – Schaaf's Seventh Subdivision Grand Island-** Located north of Seedling Mile Road and west of Gun Barrel Road in the two mile jurisdiction of Grand Island, Nebraska. (2 lots, 8.319 acres). This property is zoned LLR Large Lot Residential.

11. **Final Plat – Robert Stelk Subdivision Hall County-** A Tract of Land Consisting of Part of the Southeast Quarter of the Southeast Quarter (SE1/4, SE1/4) of Section Fifteen (15), Township Ten (10) North, Range Ten (10) West of the 6th P.M, Hall County, Nebraska. Located north of 13th Street and west of Schauppsville Road. (1 lot, 6.180 acres). This property is zoned A-1 Primary Agriculture Zone.

12. **Final Plat – Moeller 2nd Subdivision Hall County-** A Tract of Land Comprising a part of the Southeast Quarter (SE1/4) of Section Eleven (11), Township Twelve (12) North, Range Nine (9) West of the 6th P.M., Hall County, Nebraska. Located north of Chapman Road and west of Quandt Road. (1 lots, 5.1967 acres). This property is zoned A-1 Primary Agriculture Zone

A motion was made by Monter second by Rubio to approve all items on the consent agenda.

The motion carried with ten members in favor (O'Neill, Nelson, Allan, Ruge, Maurer,

Robb, Monter, Rubio, Rainforth and Kjar) no members voting no.

13. Director's Report

Nabity introduced the Darrell Nelson, new member on the Planning Commission Board. Nabity also shared he was nominated for the Professional Planners Leadership Award at the 2019 Nebraska Planning and Zoning Conference in Kearney.

Next Planning Commission meeting April 3, 2019

14. Adjourn.

O'Neill adjourned the meeting at 6:33 p.m.

Leslie Ruge, Secretary
By Norma Hernandez