



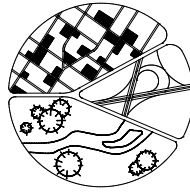
Hall County Regional Planning Commission

**Wednesday, May 1, 2019
Regular Meeting**

Item E1

Meeting Minutes - April 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
April 3, 2019

The meeting of the Regional Planning Commission was held Wednesday, April 3, 2019 at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" on March 23, 2019.

Present: Pat O'Neill Leslie Ruge Tony Randone
 Jaye Monter Gregg Robb Hector Rubio
 Carla Maurer Leonard Rainforth
 Robin Hendricksen Darrell Nelson

Absent: Judd Allan and Dean Kjar

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 March 13, 2019 meeting.

A motion was made by Maurer and second by Monter to approve the minutes of the March 13, 2019 meeting.

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

3. Request Time to Speak.

The following requested time to speak during discussion: *Amos Anson*, 4234 Arizona Ave, Item #4; *Mona Sood*, 224 Ponderosa Dr., Item #6; *Don Mehring*, 102 Ponderosa Dr; Item #6; *Lori Harkins*, 302 Ponderosa Dr; Item #6; *Aaron Krafka*, 208 Ponderosa Dr; Item #6; *Nancy Rubin*, 212 Ponderosa Dr; Item #6

4. Public Hearing - Redevelopment Plan – Wald 12 Properties LLC. – Concerning an amendment to the redevelopment plan for CRA Area No. 1 to allow for redevelopment 221-223 W. Third (Greenburgers Building); for commercial space and upper story residential development in Grand Island Hall County Nebraska. (C-16-2019GI)

O'Neill opened the public hearing.

Nabity stated the plan is to redevelop the old Greenburgers Building on the southeast corner of .Third Street and Wheeler. The proposal is to redevelop the first floor and rooftop for commercial space and five one bedroom apartments on the second floor. An elevator will also be installed so it will be ADA accessible. It is planned for residential and commercial uses and is consistent with comprehensive plan. If approved a contract for TIF will be drawn up. Amos Anson spoke on behalf of Tom Wald. Amos mentioned it is important to know that the numbers don't work without TIF.

O'Neill closed the public hearing.

A motion was made by Ruge and second by Robb to approve Resolution 2019-08 redevelopment plan for CRA Area No. 1 to allow for redevelopment 221-223 W. Third and in 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 (O'Neill Ruge, Nelson, Monter, Maurer, Robb, Rubio, Rainforth, Hedricksen and Randone) no members voting no.

5. Public Hearing – Zoning Change – Concerning a rezoning of a portion of the NW ¼ of the NW ¼ of 8-10-9 from TA Transitional Agriculture District to B2 General Business in the jurisdiction of the Grand Island, Nebraska. This property is located south of Wildwood Drive and east of U.S. Highway 281. (C-18-2019HC)

O'Neill opened the public hearing.

Nabity explained the property in question was purchased by the Grand Island Area Economic Development Corporation (GIAED) and Chief Industries for redevelopment. The property is a farm field that is located behind Graham Tire and Lewis Greenscape. The property is shown in the future land use map as manufacturing but has been commercial for many years. Nabity also explained the property is not in the city limits; Lewis Greenscapes is in the city limits. A request to annex the rest of the property will be going to council at the end of the month. It will be a voluntary annexation.

O'Neill closed the public hearing.

A motion was made by Hedricksen and second by Ruge to rezone a portion of the NW1/4 of the NW1/4 of 8-10-9 from TA Transitional Agriculture District to B2 General Business.

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

6. Public Hearing – Zoning Change – Concerning Ponderosa Lake Estates Fourth Subdivision Outlot C1 from RD Residential Development Zone to RO Residential Office Zone in Grand Island, Hall County, Nebraska. This property is located north of the Wood River between Ponderosa Drive and U.S. Highway 281. (C-17-2019GI)

O'Neill opened the public hearing.

Nabity mentioned 1.4 acre lot was part of the Ponderosa Subdivision. It was owned by the same people and largely covered by an easement from the NRD for flood control. It has been acquired by the Chief Industries that currently own the property to the north and would like to develop the property consistent with the easement. Mona Sood, 224 Ponderosa; mentioned she lives across from there. Mona stated there is not enough room. With the floods Schimmer had water on both sides. She would like to know what going to go in there. She would like to know if it's going to be a parking lot or garbage bins. Chad stated there are limitations on what they can do based on the easements. Don Mehring; 102 Ponderosa Dr; stated he serves on the board for the Home Owners Association for Ponderosa. He said when they sold the ground to Chief Industries they said it was going to be a detention cell. Lori Harkinson; 302 Ponderosa; stated her concern is why are they interested in that piece of land. Lori also asked if the residents of Ponderosa can change anything that Chief Industries decides to do. Chairman O'Neill explained that the board cannot change anything they do as long as it fits under the zoning guidelines. Aaron Krahft; 208 Ponderosa, asked if there was a way to delay the approval. Chairman O'Neill explained the vote for tonight was for land use and the actual decision would be made at the City Council Meeting on April 23, 2019. Nancy Ruben, 212 Ponderosa Dr; wanted to know what height restrictions are there for the buildings. Nabity said the height restrictions are 165 feet in the RO

Residential Office Zone. Chairman O'Neill explained this particular property is still subject to codes, and covenants and restrictions of Ponderosa. Nancy Ruben also asked if the neighborhood would be notified when development starts. Chairman O'Neill stated the only one they have control over is the property that is being discussed. Aaron Krahft, 208 Ponderosa Dr; wanted to clarify that the covenants only applied to the one parcel only.

O'Neill closed the public hearing.

A motion was made by Robb and second by Rainforth to approve Ponderosa Lake Estates Fourth Subdivision Outlot C1 from RD Residential Development Zone to RO Residential Office Zone.

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

Consent Agenda:

- 7. Final Plat – Lewis Acres Subdivision Grand Island** – A Tract of land consisting of all of lot 1, Greenscape Inc. Subdivision, Grand Island and Part of the Northwest Quarter of the Northwest Quarter (NW1/4, NW1/4) of Section Eight (8), Township Ten (10) North, Range Nine (9) West of the 6th P.M, Hall County, Nebraska.

- 8. Final Plat – Ponderosa Village 2nd Subdivision Grand Island** – A replat of all of outlot "A", Ponderosa Lake Estates Third Subdivision; Part of Vacated James Road and all of Outlot "C1" Ponderosa Lake Estates Fourth Subdivision; All of Lot 1 and All of Outlot "A", Ponderosa Lake Estates Seventh Subdivision; And Part of Lot 1, All of Lot 2, 3, and 4, Ponderosa Village Subdivision, All in the Southeast Quarter (SE1/4) of Section Thirty-Six (36), Township Eleven (11) North, Range Ten (10) West, of the 6th P.M., in the City of Grand Island, Hall County, Nebraska.

- 9. Final Redevelopment Plan and Plat – Meadow View Subdivision Hall County** – This property is located south of Nebraska Highway 2 and east of Cameron Road. This is a final plat with 8 lots and one outlot consistent with the rezoning to Planned Unit Development approved April 2, 2019. Copies of the proposed plans are available at the Hall County Regional Planning Department (C-15-2019HC)

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

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

10. Director's Report.

Nabity mentioned he would be attending the National Planning Conference in San Francisco, CA.

Next meeting May 1, 2019.

11. Adjourn.

O'Neill adjourned the meeting at 6:31p.m.

Leslie Ruge, Secretary
By Norma Hernandez