



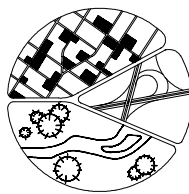
Hall County Regional Planning Commission

**Wednesday, August 7, 2019
Regular Meeting**

Item E1

Meeting Minutes 7-10-19

Staff Contact:



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

Minutes
for
July 10, 2019

The meeting of the Regional Planning Commission was held Wednesday, July 10, 2019, at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" on July 3, 2019.

Present: Pat O'Neill	Leslie Ruge
Darrel Nelson	Tony Randone
Gregg Robb	Leonard Rainforth
Hector Rubio	

Absent: Judd Allan, Carla Maurer, Jaye Monter, Robin Hendricksen and Dean Kjar

Other:

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

Press:

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 June 5, 2019 meeting.

A motion was made by Nelson and second by Rubio to approve the minutes of the June 5, 2019 meeting.

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

3. Request Time to Speak.

The following requested time to speak during discussion: None

4. Public Hearing – Substandard and Blight Study: Concerning a study to determine if the proposed CRA Area #30 qualifies as substandard and blighted and to forward a recommendation on the study to the Grand Island City Council. Proposed CRA Area #30 is approximately 2.57 acres of property in central Grand Island between 4th and 5th Street and Carey Street and Ruby Avenue. (C-27-2019GI)

O'Neill opened the public hearing.

Nabity stated the study was commissioned by **JOJA Investments Inc.** Heath Rinders and his mother purchased the 3 lots with an existing house on the property. The house has been vacant for about 10 years. They are looking into building 3 single family homes on the property. The study was done by Keith Marvin. The study does indicate the property can be blighted and substandard. This does not approve a TIF project. A Redevelopment plan will be brought forward if they decide to apply for TIF. Due to changes to state law, demolish and acquisition are eligible cost even if they occur before the TIF application. Nabity recommends approval.

O'Neill closed the public hearing.

A motion was made by Ruge and second Rainforth by to approve the Substandard and Blight Study concerning CRA Area #30 and Resolution 2019-11 finding that this declaration would be consistent with the Grand Island Comprehensive Plan.

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

5. Public Hearing – Rezoning: Concerning proposed amendments to the Development Plan for Autumn Park Third Subdivision from RD to Amended RD Zone located north of State Street and east of Ebony Lane. (C-28-2019GI)

O'Neill opened the public hearing.

Nabity explained the property was originally platted with Autumn Park Subdivision in 1997. A second and third phase to add an additional 288 apartment units was approved in 2004. The second and third phase was never completed. Nabity went on to explain they are now proposing a total of 92 units. A combination of 44 duplex building and 4 single family detached units. Plans have been submitted for the duplex and single family detached units. Three of the plans submitted for the single family units will need to be modified as they are wider east to west than the buildable area on the lot. The developer will submit new plans.

Most likely this will be phased with the east side being done first. They will, however make the connection between Ebony Road and the original Autumn Park development with the first phase so there are entrances from both the east and the west. They will have additional parking in between some of the units. All of the streets will be private streets. The developer will be responsible for maintaining the private streets. Mr. Thomas stated all the units will be single level units that will match all the other townhomes and duplexes in the neighborhood.

O'Neill closed the public hearing

A motion was made by Ruge and second by Randone to approve the rezoning and the preliminary and final plat for McCoy Meadows Subdivision with the developer submitting revised 3 single family units to fit the buildable area of the lot

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

- 6. Preliminary and Final Plat for McCoy Meadows Subdivision a replat of Autumn Park Third Subdivision.** A tract of land consisting of all of Autumn Park Third Subdivision. Located north of State Street and east of Ebony Lane.

This item was discussed and approved with the motion to rezone the property considered with item 5.

Consent Agenda:

- 7. Preliminary and Final Plat – Ellington Pointe – Grand Island** – A tract of land consisting of all of Lot 2 Hanover Second Subdivision, all of Lots 2 and 4 of Hanover Third Subdivision all in Grand Island, Hall County, Nebraska. Located south of 13th Street and west of North Road.
- 8. Final Plat – Four Aces Subdivision** – A tract of land located in part of the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) of Section

Eighteen(18), Township Ten (10) North, Range Ten (10) West of the 6th P.M.
Hall County, Nebraska. Located west of Alda Road and North of Wood River
Road.

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

The motion was carried with seven members in favor (Nelson, O'Neill, Ruge, Robb
Rainforth, Rubio, and Randone) no members voting no.

9. Director's Report

10. Next Meeting August 7, 2019

11. Adjourn.

O'Neill adjourned the meeting at 6:22 p.m.

Next Planning Commission meeting August 7, 2019

Leslie Ruge, Secretary
By Norma Hernandez