



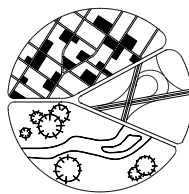
Hall County Regional Planning Commission

**Wednesday, November 6, 2019
Regular Meeting**

Item E1

Meeting Minutes 10/2/19

Staff Contact:



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

Minutes
for
October 2, 2019

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

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

Absent:

Other:

Staff: Chad Nabity, Rashad Moxey, Norma Hernandez

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 September 4, 2019 meeting.

A motion was made by Maurer and second by Rubio to approve the minutes of the September 4, 2019 meeting.

The motion carried with eleven members in favor (O'Neill, Allan, Ruge, Nelson, Maurer, Rubio, Robb, Monter, Rainforth, Hendricksen and Randone) and no members abstaining.

3. Request Time to Speak.

No requests were made.

4. Presentation of the 2019 Community Beautification Award(s)

Nabity mentioned The Regional Planning Commission has been giving out The Community Beautification Award since 1974. Two awards will be presented one for a business within the City of Grand Island and one for the county. Anyone can nominate and the nomination period starts the end of May and runs through August. The awards were not paid for with tax payer dollars. Letters were sent to local banks requesting \$20 donations. The following businesses donated to the award fund that is used to buy the plaques: Five Points Bank, Home Federal Bank, Conerstone, Bank of Doniphan, Heritage Bank, Pathway Bank, Exchange Bank, and Equitable Bank.

A nomination was received from Cairo for The Village of Cairo "Main Street. A government entity cannot receive the award so The Village of Cairo is getting special recognition. The Medina Street Vault from Cairo was nominated.

Nominations from Grand Island were Grand Island Orthodontics, Credit Management, First National Bank and The Fonner Center on South Locust. The winner of the rural beautification award is The Medina Street Vault. The winner of the City of Grand Island Beautification Award is Credit Management.

5. Public Hearing Redevelopment Plan Grand Island Area 12 – Concerning a redevelopment plan amendment for Phase 3 of Copper Creek in CRA Area 12 south of Old Potash Highway and east of Engleman Road for the construction of streets, sewer, water and storm sewer and 212-226 additional houses and Substandard Study and Generalized Redevelopment Plan for the City of Grand Island including various areas of the community as shown in the study and plan. (C-01-2020GI)

O'Neill opened the public hearing.

Nabity stated the original redevelopment plan called for almost 600 houses. 215 were built in the first phase, 80 with the second phase and proposing 212-226 in the third phase. The third phase will finish out the overall project. They are expecting it take about 8-12 years. The Redevelopment Plan is consistent with the comprehensive plan. The TIF will be set up as each year will be a separate contract.

O'Neill closed the public hearing.

No members of the public spoke at the hearing. Sean O'Connor was available for questions from the commission.

A motion was made by Maurer and second by Hendrickson to approve Resolution 2020-01 and recommend approval The Redevelopment Plan Grand Island Area 12 for Copper Creek Phase 3 finding that it conforms to the comprehensive plan for the City.

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

- 6. Public Hearing – Zoning Change:** Concerning lot 5 of H.G. Clarks Addition (721 W 9th Street), from R4-High Density Residential to B2 – General Business Zone in Grand Island, Hall County, Nebraska. This property is located south of 9th Street and east Eddy Street. (C-02-2020GI)

O'Neill opened the public hearing.

Rashad Moxey stated the proposed is a rezoning change to lot 5 of H.G. Clarks Addition from R4-High Density Residential to B2 – General Business Zone. The changes proposed are consistent with the comprehensive plan. The future land use plan is mixed use commercial . The current owner also owns the property to the south and intends to use the property as office space.

O'Neill closed the public hearing.

No members of the public spoke at the hearing.

A motion was made by Monter and second by Robb to approve the Zoning Change concerning lot 5 of H.G. Clarks Addition (721 W 9th Street) from R4- High Density Residential to B2 – General Business Zone finding that this change is in compliance with the comprehensive plan and future land use map.

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

- 7. Final Plat – GIPS South – Grand Island** – A tract of land located south of Grand Island Senior High between Custer Avenue and Lafayette Avenue north of State Street. The proposed plat will replat the property into 7 lots and one outlot.

Nabity stated the entire stretch of property between south side of Grand Island Senior High, State Street, Lafayette and Custer. Lots of changes going on it makes sense to replat. Replotting will put each of the buildings and each use on its own lot.

A motion was made by Randone and second by Rainforth to approve the final plat for GIPS South Subdivision.

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

- 8. Final Plat – Prairie Commons Fourth** – Grand Island – A tract of land comprised of all of Lot 2 Block 1 of Prairie Commons Third Subdivision in the City of Grand Island, Hall County, Nebraska. Located south of Husker Highway and west of Ewoldt Street.

Nabity explained they are proposing to divide the property into two lots. One lot on the west end (Ewoldt Street) and the other lot on the south end. They do have a potential a potential buyer for lot 1. Lot 2 will be available for either subdivision later or development. Nabity is recommending approval.

A motion was made by Rainforth and second by Randone to approve the final plat for Prairie Commons Fourth Subdivision.

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

9. Director's Report.

a. Election of Officers

Nabity mentioned election of officers will be held at the next meeting.

10. Next Meeting November 6, 2019

11. Adjourn at 6:37pm.

Leslie Ruge, Secretary
By Norma Hernandez