



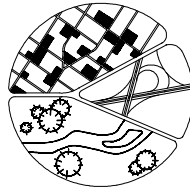
# **Hall County Regional Planning Commission**

**Wednesday, February 5, 2020  
Regular Meeting**

## **Item E1**

**Minutes 1/8/2020**

**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 8, 2020

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The meeting of the Regional Planning Commission was held Wednesday, January 8, 2020 at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" on December 28, 2019.

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

Absent: Tony Randone, Robin Hendricksen and Dean Kjar

Other:

Staff: Chad Nabity, Rashad Moxey, Norma Hernandez

Press:

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**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, 2019 meeting.**

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

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

**3. Request Time to Speak.**

The following requested time to speak during discussion:

*Linna Dee Donaldson*, 1012 E. Oklahoma Grand Island, NE; Item #4;

*Bob Meyer*, 648 E. Memorial Dr. Grand Island, NE; Item #4

*Gayle Bonners*, 812 Redwood Rd Grand Island, NE; Item #5

*John Nikodym*, 1104 E. Oklahoma Ave. Grand Island, NE; Item #5

*Ann Miller*, 704 S. Cherry Grand Island, NE; Item #4

*Greg Baxter*, 2121 N. Monitor Grand Island, NE; Item #5

**4. Public Hearing – Zoning Change – Superbowl Subdivision - Lot 1 of Superbowl Subdivision 641 S. Cherry Street from CD Commercial Development Zone to Amended CD Commercial Development Zone and RD Residential Development Zone. (C-06-2020GI)**

**Preliminary and Final Plat of Nikodym Subdivision**

O'Neill opened the public hearing.

Nabity stated the Superbowl Subdivision includes 15 acres on the corner of Bismark and Cherry. The proposal is to divide the 3 parcels. Lot 1 where the bowling alley is will remain commercial zone. Lot 2 will be a single family house. Lot 2 will be set with the same restrictions as the R2 Zone. Lot 3 is planned for future development. There is no specific plan for the future development yet but will restrict any development until plans are brought forward. Lot 1 will be used for a museum, reception hall. Mr. Nikodym is the librarian for a nation car club. He will maintain the library there and cars.

*Linna Dee Donaldson*, 1012 E. Oklahoma Grand Island, NE said in 2013 a community garden was started on that property. The Superbowl allowed them to use the land and Cherry Park Apartments watered the garden. Will the Community Garden be able to continue? Linna Dee believes it will be a lot more attractive if something was built in the empty field. She also has a concern with the crowding it could cause to Dodge School.

*Bob Meyer*, 648 East Memorial Drive. Bob mentioned his concern is the traffic.

*John Nikodym*, 1104 E. Oklahoma Ave. Grand Island, NE – John mentioned he would not attempt to market Lot 3 for a few years until he's settled. The Lounge area will be available for Heartland Lutheran School to use for extra activities.

*Ann Miller*, 704 S. Cherry Grand Island, NE. Ann mentioned the traffic is an issue in the area.

O'Neill closed the public hearing.

A motion was made by Ruge and second by Rubio to approve the Superbowl Subdivision zoning change from CD Commercial Development Zone to Amended Commercial Development Zone and RD Residential Development Zone, subdivision name change to Nikodym Subdivision and approve the Preliminary and Final Plat of Nikodym Subdivision.

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

**5. Public Hearing – Zoning Change – Part of the NW ¼ Section 14, Township 11 north Range 10 west of the 6<sup>th</sup> P.M. – Approximately 138 acres south of 13<sup>th</sup> Street east of Engleman Road from TA Transitional Agriculture to R1. (C-06-2020GI)**

O'Neill opened the public hearing.

Rashad stated the property includes 137 acres of land currently being used as farm ground. Property owners zone from TA Transitional Agriculture Zone to R1 Suburban Residential Zone which allows 4 dwelling units per acre.

It is consistent with the comprehensive plan and future land use map.

It is also consistent with the surrounding properties in the area. The only drawback is the zoning change will allow encroachment of urban uses near an existing feed lot.

*Gayle Bonners*, 812 Redwood Rd Grand Island said she has lived in the area for 20 years. Gayle's concern is bike trail behind her house. Children have been able to take the trail to school without any traffic concerns and will any roads break the path up. There are lots of kids using the bike trail to get to school. Nabity explained Faidley will continue through and Cherokee will probably continue through as well.

*Greg Baxter*, 2121 N. Monitor Grand Island, NE stated he wanted to express some of his concerns. Greg mentioned he was not opposing to the request of rezoning of the property. He did explain his business is directly across the street from this property. Greg stated if the property will be developed for residential purposes and will be opposing in defense of his business, agricultural and what he believes is material conflict.

O'Neill closed the public hearing.

A motion was made by Ruge and second by Monter to approve the Zoning Change

The motion was carried with 8 members voting in favor (Nelson, Allan, O'Neill, Ruge, Maurer, Monter, Robb, and Rubio) and one member voting no (Rainforth).

**6. Public Hearing – Redevelopment Plan Amendment – Tabitha Grand Island Inc.**

**Prairie Commons Phase 3** - Concerning an amendment to the redevelopment plan for CRA Area No. 17 for Phase “3 of the Prairie Commons Development. The request from Tabitha Grand Island Inc. for redevelopment of 1 lot west of Ewoldt Street and south of Husker Highway for senior living facilities including independent living, assisted living, memory care and skilled nursing care.  
(C-08-2020GI)

O’Neill opened the public hearing.

Nabity stated the proposed redevelopment plan using TIF. Tabitha Inc. is proposing to build 157 units of senior housing which includes 157 units which includes 80 units of independent living, 20 units of assisted living, 20 units of memory care and 36 units of skilled nursing care. They are requesting TIF. The plan for the property is commercial and residential transition to residential to the west. The proposal is consistent to the Comprehensive Plan. Nabity is recommending approval.

O’Neill closed the public hearing.

A motion was made by Monter and second by Robb to approve the redevelopment plan CRA Area #17 of the Prairie Commons Development and Resolution 2020-04.

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

**7. Public Hearing – Zoning Change** – Re-adoption of the Wood River Zoning Map with proposed changes – Re-adoption of the Wood River Zoning map incorporating all amendments and annexations since October 31, 2018 and making changes to some zoning districts to better accommodate the growth and development of the city.

O’Neill opened the public hearing.

Nabity explained the City of Wood River has proposed some changes to the north and west of downtown between Dodd and Marshall Streets and Eighth and Ninth Streets. Changing that area to an R-6 Medium Density Residential. Staff is recommending approval of the proposed changes as they are consistent with the Comprehensive Plan and Future Land Use Map.

O’Neill closed the public hearing.

A motion was made by Monter and second by Robb to approve the changes to the Wood River Zoning Map as presented.

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

**8. Public Hearing – Regulation Change – Chapter 36 of the Grand Island City Code**

**Article XI Wireless Communications Tower** – Consideration of proposed changes to Chapter 36 sections 168 to 187 regarding regulations for wireless communications towers. (C-10-2020GI)

O'Neill opened the public hearing.

Nabity explained this is an update the telecommunications section of the City of Grand Island Zoning regulations. There have been a number of changes to the federal requirements in the last few years. Mr. Duchon, an attorney with River Oaks Communications Corporation, made suggestions for changes to the Grand Island Zoning Ordinance to update regulations for Macro Cell Towers on private property. All of the proposed regulation changes are compliant with the current FCC Rules and Nebraska State Statute.

O'Neill closed the public hearing.

A motion was made by Robb and second by Allan to approve the regulation change to Chapter 36 of the Grand Island City Code Article XI Wireless Communications Tower.

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

**9. Director's Report.**

Nebraska Planning Conference March 4-6, 2020  
March meeting will be moved to March 11, 2020

**10.** Next meeting February 5, 2020.

**11.** Adjourn.

O'Neill adjourned the meeting at 7:00 p.m.

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Leslie Ruge, Secretary  
By Norma Hernandez