



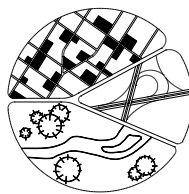
# **Hall County Regional Planning Commission**

**Wednesday, April 1, 2020  
Regular Meeting**

## **Item E1**

**Minutes - March 11, 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  
March 11, 2020

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The meeting of the Regional Planning Commission was held Wednesday, March 11, 2020 at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" on February 29, 2020.

Present: Pat O'Neill	Leslie Ruge
Jaye Monter	Robin Hendricksen
Tony Randone	Hector Rubio
Darrel Nelson	Carla Maurer

Absent: Judd Allan, Greg Robb, Leonard Rainforth and Dean Kjar

Other:

Staff: Chad Nabity, Rashad Moxey

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 February 5, 2020 meeting.**

A motion was made by Hendricksen and second by Nelson to approve the minutes of the February 5, 2020 meeting.

The motion carried with eight members in favor (O'Neill, Ruge, Monter, Maurer, Rubio, Nelson, Randone and Hendricksen) and no members voting no or abstaining.

**3. Request Time to Speak.**

**4. Public Hearing – Grand Island Zoning Code Change – Proposed changes to section 26-102 (B) Proposed changes would clarify language regarding properties that are exempt from the Landscaping Requirements section of the code and add a corridor along Old Potash Highway to the exempted districts. (C-13-2020GI)**

O'Neill opened the public hearing.

Nabity stated the language was changed to clarify exemptions based on business improvement districts created for the purpose of landscaping in Grand Island. The proposed changes would exempt landscaping requirements along the section of the new business improvement district which includes Old Potash Highway District from Webb Road to North Road. The Old Potash Highway project will involve numerous roundabouts and will also involve widening Old Potash Highway. There is not room to accommodate landscaping without moving or replacing buildings and that would not be in the best interest of the city.

O'Neill closed the public hearing.

A motion was made by Hendricksen and second by Ruge to recommend approval of the Grand Island zoning code change to section 26-102 (B).

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

**5. Public Hearing – Redevelopment Plan Amendment – CRA Area 16 – Veterans Home Property** – Concerning a redevelopment plan for CRA Area No. 16 to authorize the Grand Island CRA to enter into a contract with the State of Nebraska and White Lotus Group for transfer of the Veterans Home property. (C-12-2020GI)

O'Neill opened the public hearing.

Nabity explained the State opened proposals back in September 2019. White Lotus was suggested by the committee of community members and by the state. The state cannot directly transfer the property to a private entity. The state can transfer it to the

Community Redevelopment Authority. The Community Redevelopment Authority under the Community Redevelopment Law can transfer it to a private entity. The redevelopment plan will allow a three way contract so the CRA can accept the property from the state and turn it over to White Lotus Group.

O'Neill closed the public hearing.

A motion was made by Maurer and second by Randone to approve the Redevelopment Plan Amendment – CRA Area 16 – Veterans Home Property and Resolution 2020-05.

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

**6. Final Plat – D. Skeen Subdivision – Alda** – Located west of Chestnut Street and north of Pine Street in Alda, Nebraska. (3 lots, 0.482). This property is zoned R6 Multiple Family Residential.

Nabity stated there are 3 houses on two lots. This would allow for the houses to be sold. One of them has already been sold along with a portion of the other lot on the west side on lot 3. They sold part of the lot without subdividing it. This would correct that and will make it possible to sell the other houses separately. This will create two lots that do not meet the minimum requirements for lot width and size. It was recommended that owners enter into a license agreement with the Village for the buildings that extend into the public right-of-way.

A motion was made by Ruge and second by Hendricksen to recommend approval of the final plat for D. Skeen Subdivision subject to the owners entering into a license agreement with the Village for the buildings that extend into the public right-of-way.

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

**7. Final Plat – Copper Creek Estates Sixteenth Subdivision – Grand Island** - Located east of Engleman Road south of Old Potash Highway in Grand Island, Nebraska. (16 lots, 4.086 acres). This property is zoned R2 Low Density Residential.

A motion was made by Randone and second by Nelson to approve the final plat for Copper Creek Estates Sixteenth Subdivision.

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

**8. Director's Report.**

- a. Nebraska Planning Conference March 4-6  
Les Ruge was awarded the Carol Swayne Award at the Nebraska Planning Conference Award banquet March 5, 2020.

**9. Next meeting April 1, 2020.**

**10. Adjourn.**

O'Neill adjourned the meeting at 6:38 p.m.

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Leslie Ruge, Secretary

By Norma Hernandez