



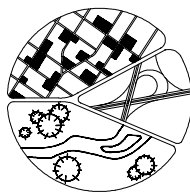
# **Hall County Regional Planning Commission**

**Wednesday, August 5, 2020  
Regular Meeting**

## **Item E1**

### **Minutes July 1, 2020 Meeting**

**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 1, 2020

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The meeting of the Regional Planning Commission was held Wednesday, July 1, 2020 at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the “Grand Island Independent” on June 20, 2020.

Present: Leslie Ruge                      Pat O’Neill  
              Jaye Monter                     Carla Maurer  
              Judd Allan                        Hector Rubio  
              Leonard Rainforth

Absent: Tony Randone, Greg Robb, Darrel Nelson and Robin Hendricksen

Other:

Staff: Chad Nabity, Rashad Moxey, Norma Hernandez

Press: Brandon Summers

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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 June 3, 2020 meeting.**

A motion was made by Rubio and second by Maurer to approve the minutes of the June 3, 2020 meeting.

The motion carried with six members in favor (O'Neill, Ruge, Monter, Maurer, Allan and Rubio) and one abstaining (Rainforth).

**3. Request Time to Speak.**

The following requested time to speak during discussion:

Keith Marvin, 382 N 4<sup>th</sup> David City; item # 6

Kevin Kreger, Kearney, NE; item #5

**4. Public Hearing – One and Six Year Street Improvement Plan – Hall County –**  
Public hearing and action on the 2020 to 2025 street improvement plan for the City of Grand Island, Hall County, Nebraska (C-18-2020HC)

This item was moved to the end of the meeting to accommodate the schedule of the County Engineer.

O'Neill opened the public hearing.

Steve Reihle, Hall County Engineer, presented the One & Six Year Road Plan as required by the Nebraska Department of Transportation. Riehle went over some of the projects in the One & Six Year Road Plan. Projects on the one year plan for the upcoming year include the bridge on Sky Park Rd. between Chapman Road and Prairie Road will work on the structure and hydraulics. A project completed on last year's One & Six Year Road Plan is a resurfacing project on Old Potash Highway. Other projects Reihle mentioned were replacing Timber Bridge, drainage project in the Northwest area, drainage project on Farmstead Subdivision and a project on Rosedale Road adding a concrete box culvert.

A motion was made by Maurer and second by Rubio to recommend approval for the One and Six Year Street Improvement Plan 2020-2021.

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

O'Neill closed the public hearing.

**5. Public Hearing – Change of Zone – Doniphan –** Proposed zoning change for property located west of U.S. 281 and north of Clarice Street from TA Transitional Agriculture to GC General Commercial. (C-17-2020HD)

O'Neill opened the public hearing.

Nabity stated the proposed zoning change for the property located north of the health clinic from TA Transitional Agricultural to General Commercial. Dollar General is proposing building a store on the property. Water, sewer and street access has been available for over 20 years. Approval is recommended for the change to General Commercial Zone. Some concerns mentioned were traffic issues and the lagoon being at capacity. Kevin Kreger with On Point Construction was available for questions.

Commissioner Maurer expressed concern over the capacity of the Doniphan waste water treatment lagoons to handle additional load.

O'Neill closed the public hearing.

A motion was made by Ruge and second by Rainforth to recommend approval for the proposed zone change for property located west of U.S. 281 and north of Clarice Street from TA Transitional Agricultural to GC General Commercial contingent upon the Village Board confirming that sewer capacity exists for the new development.

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

**6. Public Hearing – Proposed CRA Area #31 – Grand Island - Proposed CRA Area #31 located south of South Street between Henry Street and the Grand Island Bike Trail. (C-16-2020GI)**

**O'Neill opened the public hearing**

Nabity explained Keith Marvin of Marvin Planning wrote the Blight Study for four lots owned by John Baasch Augers at the north end of Ada and Henry Streets and south of South Street. The study indicates that the area can be blighted and substandard. Owners are looking into redoing the property adding similar housing. They would like to utilize Tax Increment Financing to clear the property and build new apartment units like those to the south. City Council forwarded the item to Planning commission for review and recommendation.

**O'Neill closed the public hearing**

A motion was made by Rainforth and second by Ruge to approve of CRA Area #31 located south of South Street between Henry Street and the Grand Island Bike Trail.

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

## **Consent Agenda:**

- 7. Final Plat – Anthem Subdivision – Grand Island** – Located north of Westgate Road and east of North Road in Grand Island, Nebraska. (2 lots, 8.9 acres). This property is zoned M2 – Heavy Manufacturing.
- 8. Preliminary and Final Plat – Northwest Gateway Subdivision – Grand Island** – Located south of NE Hwy 2, west of Idaho Avenue north of east of Nevada Avenue in Grand Island, Nebraska. (15 lots, 5.516 acres). This property is zoned RO – Residential Office and LLR Large Lot Residential.
- 9. Final Plat – Townview Subdivision – Cairo** – Located east of 150<sup>th</sup> Road and north White Cloud Road in Hall County Nebraska within the 1 mile ETJ of Cairo, Nebraska. (1 lot, 1.971 acres). This property is zoned AG Agricultural Zone and is a replat of Lowry Subdivision.
- 10. Final Plat – Fritz Third Subdivision – Hall County** – Located east of 60<sup>th</sup> Road and north of Schultz Road in Hall County, Nebraska (2 lots, 5.230 acres). This property is zoned AG1 – Primary Agriculture. This is a replat and reconfiguration of the lot line of Fritz Second Subdivision.

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

The motion was carried with seven members voting in favor (O'Neill, Ruge, Monter, Maurer, Rubio, Allen and Rainforth) with one member abstaining from item #10 (Allen)

## **11. Director's Report.**

County Budget Proposal – Nabity stated the only increases on the budget would be for personnel step increases. An 8% decrease in operating expenses was recommended by city and is accommodated within this proposed budget.

Proposed updates/amendments to the Grand Island Future Land Use Map, Zoning Map and Regulations.

Nabity stated updates on the zoning map are done on an annual basis to reincorporate all of the changes.

Moxey described the proposed changes to the commission. Moxey explained staff reviewed zoning districts throughout the City and determined there were 2 areas of the City that should be considered for zoning changes. Moxey stated area 1 located east of Custer Ave, west of Boggs Ave and south of 6th Street and north of North Front Street was originally platted with the majority of the lots were 4800 square feet instead of 6000 square feet.

He noted, generally most of the residential zoning district besides the R3SL requires a 6000 square feet lot. Moxey went on to express that these areas have houses that are aged and that the change in zoning can potentially help with infill developments and encourage redevelopment within the neighborhood. Changes in zoning to R3SL would allow for smaller lot sizes and encourage multi-family uses.

Moxey then focused on area 2 consisting of 2 lots on either side of Eddy Street between 10<sup>th</sup> Street and 17<sup>th</sup> Street. Moxey recommended having the residential zones long Eddy changed to B2 General Business. Moxey explained that the change in zoning is consistent with the Comprehensive Plan. He went on to state that there are numerous nonconforming uses along Eddy Street and the change in zoning would clean this up and still allow for residential uses.

O'Neill adjourned the meeting at 6:58 p.m.

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Leslie Ruge, Secretary  
By Norma Hernandez