



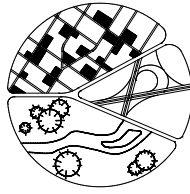
Hall County Regional Planning Commission

Wednesday, September 2, 2020
Regular Meeting

Item E1

Minutes - 8/5/20 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
August 5, 2020

The meeting of the Regional Planning Commission was held Wednesday, August 5, 2020 at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the “Grand Island Independent” on July 25, 2020.

Present: Leslie Ruge Pat O’Neill Tony Randone
 Jaye Monter Carla Maurer Robin Hendricksen
 Hector Rubio Darrel Nelson
 Leonard Rainforth Greg Robb

Absent: Judd Allan

Other:

Staff: Chad Nabity, Norma Hernandez

Press: Brandon Summers

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 July 1, 2020 meeting.

A motion was made by Rainforth and second by Maurer to approve the minutes of the July 1, 2020 meeting.

The motion carried with seven members in favor (O'Neill, Ruge, Monter, Maurer, Rainforth, Hendricksen and Rubio) and three abstaining (Randone, Robb and Nelson).

3. Request Time to Speak.

The following requested time to speak during discussion:
Ron Depue, 308 N. Locust item #4 available for questions

4. Public Hearing – Redevelopment Plan Area #25 CAAP J & L Westward Enterprises – Grand Island. Proposed redevelopment plan for a TIF project at 60th and Old Potash at the Cornhusker Army Ammunition Plant in CRA Area #25 6060 W. Old Potash Highway (C-19-2020GI)

O'Neill opened the public hearing.

Nabity explained the redevelopment plan is 10 acres at 60th and Old Potash at the Cornhusker Army Ammunition Plant. J&L Westward Enterprises is relocating and expanding Webb Cutting Components. The redevelopment plan would allow use of Tax Increment Financing. The project is consistent with the existing zoning and future land use plan for this area within Hall County and consistent with the comprehensive plan.

O'Neill closed the public hearing.

A motion was made by Randone and second by Nelson to recommend approval for the Redevelopment Plan Area #25 and Resolution 2020-08.

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

5. Public Hearing – One and Six Year Street Improvement Plan – Grand Island – Public Hearing and action on the 2020 to 2025 street improvement plan for the City of Grand Island, Hall County, Nebraska (C-20-2020GI)

O'Neill opened the public hearing.

Grand Island Public Works Director John Collins detailed this year's plan for capital projects that was part of the one and six street improvement plan. Collins displayed a spreadsheet with a list of 2020 projects that were in progress, underway and completed. Collins went on and talked about projects- the last section of Capital Avenue, Moore's

Creek to North Road should be under construction next summer, Eddy Street Underpass Rehabilitation, Custer Avenue Rehabilitation and Annual Curb Ramp Installation. Collins also mentioned the closing of the intersection of Old Potash and North Road for 90 day construction. Maurer asked when the roundabout on North Road and Capital would be completed. Collins stated work would start in a couple of weeks and the project will be completed by the end of the construction season.

O'Neill closed the public hearing

A motion was made by Maurer and second by Randone recommend approval for the one and six year street improvement plan.

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

Consent Agenda:

6. **Final Plat – Crane View Second Subdivision – Doniphan.** Located east of U.S. Highway 281 and north of Clarice Street in Hall County, Nebraska within the 1 mile ETJ of Doniphan, Nebraska. (1 lot, 1.19 acres). This property is zoned GC General Commercial Zone and is an addition to the Village of Doniphan.
7. **Final Plat – A&N Shriner- Krohn Subdivision – Hall County –** Located south of the Loup River Road and east of U.S. Highway 281 in Hall County, Nebraska. (1 lot, 3.092 acres). This property is zoned AGV Primary Agriculture with Valentine Soil Overlay.
8. **Final Plat – Kroeger 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.

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

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

9. Director's Report.

Community Beautification Award.

Nabity stated the community beautification award deadline is next week. Committee includes O'Neill, Maurer and Ruge.

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

Nabity mentioned he received phone calls about potentially rezoning a strip of Eddy Street south of Five Points for commercial uses. The phone call was in response to the Planning Commission discussion in June.

O'Neill adjourned the meeting at 6:34 p.m.

Leslie Ruge, Secretary
By Norma Hernandez