



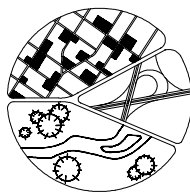
Hall County Regional Planning Commission

Wednesday, December 2, 2020
Regular Meeting

Item E1

Meeting Minutes

Staff Contact:



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

Minutes
for
November 4, 2020

The meeting of the Regional Planning Commission was held Wednesday, November 4, 2020 at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the “Grand Island Independent” on October 24, 2020.

Present: Leslie Ruge Pat O’Neill Robin Hendricksen
 Jaye Monter Tyler Doane
 Hector Rubio Carla Maurer
 Leonard Rainforth Greg Robb

Absent: Judd Allen, Tony Randone and Darrel Nelson

Other:

Staff: Rashad Moxey and Norma Hernandez

Press: Brandon Summers

1. Call to order.

Chairman O’Neill called the meeting to order at 6:05 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 October 7, 2020 meeting.

A motion was made by Robb and second by Rubio to approve the minutes of the October 7, 2020 meeting.

The motion carried with eight members voting in favor (O'Neill, Ruge, Monter, Rainforth, Hendricksen, Robb, Doane and Rubio) and one abstaining (Maurer).

3. Request Time to Speak.

The following requested time to speak during discussion:

Andrew Woitaszewski, 7337 W Blender Rd Grand Island, NE - item #4 available for questions

Stephen Mossman- Mattson Ricketts Law Firm, Lincoln, NE item #4- available for questions

4. Smart Soil LLC Local Siting Permit – Hall County – Concerning a request to the Hall County Board for a solid waste processing facility siting permit to be located in Hall County west of 190th Road between Husker Highway and Old Potash Highway. (C-03-2021GI)

Moxey stated this was a discussion required for state statute for a proposed site application for a solid waste processing facility by Smart Soil, LLC. Hall County has issued a conditional use permit. Moxey said the site does meet the zoning requirements. Moxey also went on to explain that the County issued a temporary use permit, to test the impact on the surrounding/ neighboring properties. As part of the request submitted by Stephen Mossman, with Mattson Ricketts Law firm on behalf of Smart Soil, LLC the Hall County Board has forwarded the application to the Regional Planning Commission for review and comments per state statute.

Andrew Woitaszewski -7337 W Blender Rd Grand Island, NE-

Stephen Mossman – Mr. Mossman an attorney representing Smart Soil, LLC said Smart Soil, LLC applied for a conditional use permit in Dec. 10, 2019 for 7 years to operate a compost facility. Smart Soil, LLC will now apply for a solid waste processing facility local siting permit per state statute in order to get the final permit they need from the Nebraska Department of Environment and Energy. One of the requirements under state statute is that the application get the advice of the Regional Planning Commission. A formal vote will not be needed for the advice. Mr. Mossman explained the criteria were sent out in the application filed for the county board to do final.

Commissioner Rainforth asked if the operation was up in running during the spring when there was a lot of rain. Woitaszewski explained that the operation had a temporary permit during last summer, however the site can hold up to 350% more than the required water runoff retention by the state.

Commissioner Ruge asked if there was more construction to be done on site, Woitaszewski stated that once the local siting permit is completed the project can move forward.

Chairman O'Neill stated that the consensus of the Planning Commission is that it agrees with the resolution set forth by the Hall County Board.

Consent Agenda

- 5. Final Plat – Bosselman Crossing - Grand Island –** Located south of U.S. Highway 34 and west of Locust Street in Grand Island, Nebraska (2 lots, 3.31 acres). This property is zoned B2 General Business Zone.
- 6. Final Plat – Bosselville Sixth Subdivision – Grand Island –** Located west of U.S. Highway 281 and north of Wood River in Hall County Nebraska within the 2 mile EJT of Grand Island, Nebraska. (5 lots, 16.547 acres). This property is zoned TD Travel Development Zone.
- 7. Final Plat – Continental Gardens Second Subdivision – Grand Island –** Located north of State Street and east of Webb Road in Grand Island Nebraska (2 lots, 13.56 acres). This property is zoned RO Residential Office, CD Commercial Development Zone and R3 Medium Density Residential.
- 8. Final Plat – NCC 1701B Subdivision – Grand Island –** Located west of Webb Road and north of Capital Avenue in Grand Island, Nebraska (2 lots, 1.07 acres). This property is zoned R1 Suburban Density Residential.

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

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

- 9. Director's Report.**

Next Meeting December 2, 2020

O'Neill adjourned the meeting at 6:22 p.m.

Leslie Ruge, Secretary
By Norma Hernandez