



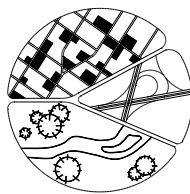
Hall County Regional Planning Commission

**Wednesday, February 3, 2021
Regular Meeting**

Item E1

Meeting Minutes 1-6-21

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 6, 2021

The meeting of the Regional Planning Commission was held Wednesday, January 6, 2021 at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the “Grand Island Independent” on December 26, 2020.

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

Absent: Tyler Doane

Other:

Staff: Chad Nabity and Norma Hernandez, Rashad Moxey

Press:

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 2, 2020 meeting.

A motion was made by Robb and second by Rubio to approve the minutes of the December 2, 2020 meeting.

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

3. Request Time to Speak.

Brad Dobesh – 4209 Utah Ave – Item #8

Coree Sattley – 4234 Utah Ave – Item # 8

Roger Bullington – 3935 Westgate Rd – Item #7

Amos Anson – 4234 Arizona – Item #7

Brenda Piper – 4258 Utah Ave – Item #8

Michael Lingeman – 4264 Nevada – Item#8

The following requested time to speak during discussion:

4. Public Hearing – Consideration of a Site Specific Redevelopment Plan for Cairo Business Park Second Subdivision Cairo – Public Hearing concerning an amendment to the redevelopment plan for a blighted area in Cairo on property located within the Cairo Business Park Second Subdivision. Located south of One-R Road and west of 130th Road. The request calls for commercial and industrial development of lots 3-18 of the Cairo Business Park Second Subdivision. (C-07-2021C)

O'Neill opened the public hearing.

Nabity stated the amendment was sent by the Cairo Redevelopment Authority. It is anticipated that this property would continue to be used for commercial and industrial. The project is consistent with the existing zoning and the future land use plan for this area within the Village of Cairo. The intent of the plan is to use Tax Increment Financing on each lot as it is sold and developed.

O'Neill closed the public hearing.

A motion was made by Monter and second by Allan to approve the Site Specific Plan for Cairo Business Park Second Subdivision and resolution 2021-02.

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

5. Public Hearing – Readoption of the Doniphan Zoning Ordinance – Doniphan - Public Hearing to re-adopt the Village of Doniphan Zoning Ordinance, with proposed changes. (C-08-2021D)

O'Neill opened the public hearing.

Nabity stated the Village of Doniphan the requested that planning department staff and the Regional Planning Commission review the Doniphan Zoning regulations. Specifically allowing residential uses in commercial zoning districts.

Nabity went on to explain the changes proposed to the Village of Doniphan Zoning Ordinance.

O'Neill closed the public hearing.

A motion was made by Randone and second by Rubio to approve the readoption of Doniphan Zoning Ordinance as presented.

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

6. Public Hearing – Readoption of the Doniphan Zoning Map – Doniphan – Public Hearing to re-adopt the Village of Doniphan Zoning Map as produced using the Hall County Geographic Information System. (C-08-2021D)

O'Neill opened the public hearing.

Nabity explained that the map included all annexations and zoning changes that have been approved since May 2005 incorporating those changes in to the new map. Staff is recommending that one additional change be made to the westerly portion of Crane View 3rd Subdivision, rezoning that property so that all of the lot as it is currently platted is HC Highway Commercial Zone.

O'Neill closed the public hearing.

A motion was made by Nelson and second by Hendricksen to approve the readoption of the Village of Doniphan Zoning Map as produced using the Hall County Geographic Information System.

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

- 7. Public Hearing – Change of Zoning – Grand Island** – Public Hearing to consider a change of zoning from B2 General Business and TA Transition Agriculture within GCO Gateway Corridor Overlay District to ME Manufacturing Estates within a GCO Gateway Corridor Overlay District for Lot 1 of Lewis Acres Subdivision located east of U.S. Highway 281 and south of Wildwood Road in Grand Island.

O'Neill opened the public hearing.

Nabity stated the property is located on the southeast corner of Highway 281 and Wildwood Road in Grand Island. The request is to change zoning from B2 General Business and TA Transitional Agriculture within a GCO Gateway Corridor Overlay District to ME Manufacturing Estates within a GCO Gateway Corridor Overlay District. As part of the district it is recommended that only the RD Residential Development, CD-Commercial Development and ME Manufacturing Estates Zones be considered for undeveloped property within these corridors. Nabity went on to say it is consistent with the comprehensive plan and consistent with the intent Gateway Corridor Overlay Zone and recommends approval.

O'Neill closed the public hearing.

A motion was made by Robb and second by Randone to approve the change of zoning from B2 General Business and TA Transitional Agriculture within a GCO Gateway Corridor Overlay District to ME Manufacturing Estates within a GCO Gateway Corridor Overlay District for Lot 1 of Lewis Acres Subdivision.

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

- 8. Public Hearing Change of Zoning –Grand Island** – Public Hearing to consider a change of zoning from RO Residential Office to R3- Medium Density Residential, R3-SL Medium Density Residential Small Lot and B2 General Business for property located west of Independence Ave and south of Nebraska Highway 2. (C-09-2021GI)

O'Neill opened the public hearing.

Nabity stated the property is currently zoned as RO-Residential Office and was planned for mixed-use commercial developments due to the proximity to a major highway. Nabity went on to explain that as the property sits today a variety of commercial uses is allowed and retail is limited to medial uses. He also noted that the current zoning would allow for residential uses with no limits on density. Nabity stated, the request is to rezone the property with some limited commercial B2 General Business located in northeast corner near Highway 2 - , R3-SL Medium Density Residential Small Lot, located in the middle of the property and R3- Medium Density Residential, located at the south of the property backing onto the existing residential houses. Nabity noted that

the changes will change the density from allowing the developer to build as many units with the only limitation being parking stalls to allowing for only 1 dwelling per 3000 sq ft. (lot size). He stated that the developer intends on developing these the lots that back onto existing houses with 1400-1500 sq ft homes and there will be roughly 3 lots developed for every 2 lots located on Utah Ave. Nabity mentions that this would allow for a lower density of housed compared to what can be built with today's zoning and that the change from RO to R# would protect the existing houses and provide a buffer from the more intense and dense development to the north. He also express the importance of more density allow the highway as it can buffer noise from traffic and the railroad track.

Brad Dobesh – 4209 Utah – Mr. Dobesh explained his issues with the project are water issues, drainage issues and increased traffic. Mr. Dobesh is also opposes the convenience store.

Brenda Piper – 4258 Utah Ave - Mrs. Piper explained her concerns. Mrs. Piper that the increase of traffic could cause issues.

Coree Sattley – 4234 Utah Ave – Mrs. Sattley stated she agrees with drainage issues but has seen the proposed plan and talked to the developer. Mrs. Sattley says she feels that the developer has plans for the drainage issues and is confident that the issues will be addressed. Mrs. Sattley is in support of the zoning change.

Michael Lingeman – 4264 Nevada – Mr. Lingman asked where the drainage would be put in. Chairman O'Neill explained that the water would have to drain out to Hwy 2 to drain out to the west. Mr. Lingman showed the Planning Commission members a picture taken April 4th of all the water on the field. Mr. Lingman asked if all the water would drain to the north. Mr. Lingman felt that the water would not go anywhere but to the south and believes that it is going to cause problems.

Amos Anson – 4234 Arizona Ave. – Mr. Anson mentioned he invited everyone in the area to attend an informational meeting he held at the Chocolate Bar. Mr. Anson went on to explain his plans for the project.

O'Neill closed the public hearing.

A motion was made by Randone and second by Rainforth to approve the change of zoning from RO Residential Office to R3- Medium Density Residential, R3-SL Medium Density Residential Small Lot and B2 General Business for property located west of Independence Ave and south of Nebraska Highway 2.

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

9. Preliminary and Final Plat – Highland North Subdivision- Grand Island- Located west

of Independence Avenue and south of Nebraska Highway 2 in the City of Grand Island.

Nabity stated the preliminary and final plat for Highland North Subdivision will be moved to the February meeting.

Next Meeting February 3, 2021

O'Neill adjourned the meeting at 7:13 p.m.

Leslie Ruge, Secretary
By Norma Hernandez