



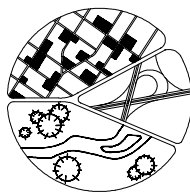
# **Hall County Regional Planning Commission**

**Wednesday, April 7, 2021  
Regular Meeting**

## **Item E1**

**Meeting Minutes March 3, 2021**

**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 3, 2021

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The meeting of the Regional Planning Commission was held Wednesday, March 3, 2021 at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the “Grand Island Independent” on February 20, 2021.

Present: Leslie Ruge                      Pat O’Neill  
              Jaye Monter                     Nick Olson  
              Hector Rubio                     Tony Randone  
              Leonard Rainforth             Greg Robb

Absent: Judd Allan, Robin Hendricksen, Darrell Nelson, and Tyler Done

Other:

Staff: Chad Nabity and Norma Hernandez, 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 3, 2021 meeting.**

A motion was made by Rubio and second by Ruge to approve the minutes of the February 3, 2021 meeting.

The motion carried with six members voting in favor (O'Neill, Ruge, Olson, Monter, Rainforth and Rubio) and one abstaining (Randone)

**3. Request Time to Speak.**

*Michael Robinson – 4076 Lillie Dr. – Item #4*

*Keith Marvin – David City - Item #4*

*Karen Bredthauer - 940 S. North Rd. – Item #4*

*Josh Rhoads – 830 Bronze Rd – Item #4*

**4. Public Hearing – Proposed CRA Area #32 – Grand Island – Proposed CRA Area #32 located between Lilly Street and Old Potash Highway west of North Road. (C-10-2021GI)**

O'Neill opened the public hearing:

Nabity stated The Substandard and Blight Study Area #32 is approximately 60 acres of property in northwest Grand Island west of North Road between Old Potash Highway and Lilly Street. The City Council did accept the study for their meeting on February 9<sup>th</sup> and did forward it to Regional Planning Commission for a hearing for review and recommendation. The Blight Study was conducted by Keith Marvin with Marvin Planning and is available for questions. The study does indicate that the area can be blighted and substandard. Josh Rhoads with Horizon Builders had the study conducted purchased the property to the north and is planning a development.

Mr. Rhoades would like to use Tax Increment Financing to aide in the development.

Nabity went on to explain that the houses on Edna and Lilly were included in the study by state statue. The reason the houses on Edna and Lilly were included is so it would qualify as blighted and substandard because of the age of the structures. Nabity explained it does not mean that the structures are considered blighted and substandard.

*Keith Marvin* with Marvin Planning Consultants went over his findings on the Blight Study. Chairman Pat O'Neill asked if utilities; sewer and water were available to the property. Mr. Marvin said utilities are available.

*Michael Robinson – 4076 Lillie Dr. –* Mr. Robinson said he is against his area being blighted and substandard just so a contractor can benefit. He believes there is no benefit to the subdivision. He also mentioned if any of the property owners decided to sell the value would decrease for being in a blighted and substandard neighborhood.

*Karen Bredthauer - 940 S. North Rd. – provided some pictures she took of the area.*

Mrs. Bredthauer stated she believes that considering the area blighted and substandard will only harm the property owners.

*Josh Rhoades* - with Horizon Builders – was available for questions. Mr. Rhoades said he believes that being considered blighted and substandard will not affect the property value.

Les Ruge stated he believes that the value of the property will not go down. Of all the areas that have been considered blighted and substandard none have gone down in value.

Pat O'Neill stated that this is the nicest of the cornfields that have been considered. The blighted part of it includes some of the nicest houses that have been included. Mr. O'Neill also mentioned if TIF is available to everyone that can tie into a 40 year old house then they will never stop blighting areas.

Greg Robb mentioned that since being on the planning commission board all areas being considered have passed because they studies that would not qualify are not presented.

O'Neill closed the hearing:

A motion was made by Randone and second by Rainforth to recommend that council deny the designation as blighted and substandard.

The motion failed with four members voting yes (O'Neill, Rainforth, and Randone) and four members voting no (Ruge, Olson, Robb and Monter) and one member abstaining (Rubio)

A motion was made by Ruge and second by Monter to recommend approval of the Blighted and Substandard Study of Area #32 due to meeting the criteria of structures being over 40 years and other characteristics as identified in the study.

The vote on the was motion four members voting in favor (Ruge, Olson, Robb and Monter) and three members voting no (O'Neill, Rainforth and Randone) and one member abstaining (Rubio)

#### **Consent Agenda:**

5. **Final Plat – Bolanos Second Subdivision** – Located south of 4<sup>th</sup> Street and west of St. Paul Road in Grand Island, Nebraska. (5 lots, 2.799 acres). This property is zoned M-2 Heavy Manufacturing.  
Brochure
6. **Final Plat – Taylor Subdivision – Grand Island** – Located between Locust and Pine Streets north of Fonner Park Road in Grand Island, Nebraska (2 lots, 0.878 acres). This property is zoned B2 General Business Zone and R3 Medium Density Residential Zone.

- 7. Final Plat – Ummel Third Subdivision – Grand Island** – Located east of Shady Bend Road and north of Bronco Road in Grand Island, Nebraska (2 lots, 6.546 acres)  
The property is zoned LLR Large Lot Residential Zone.

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

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

**8. Director's Report**

March 12, 2021 NPZA workshop

**9. Next Meeting April 7, 2021**

O'Neill adjourned the meeting at 6:43 p.m.

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Leslie Ruge, Secretary  
By Norma Hernandez