



Hall County Regional Planning Commission

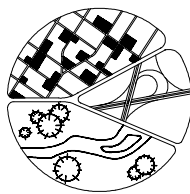
Wednesday, May 5, 2021

Regular Meeting

Item E1

Meeting Minutes 4/7/21

Staff Contact:



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

Minutes
for
April 7, 2021

The meeting of the Regional Planning Commission was held Wednesday, April 7, 2021 at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the “Grand Island Independent” on March 27, 2021.

Present: Leslie Ruge Pat O’Neill Judd Allan
 Jaye Monter Nick Olson Darrell Nelson
 Hector Rubio Tony Randone Tyler Doane
 Robin Hendricksen Greg Robb

Absent: Leonard Rainforth

Other:

Staff: Chad Nabity and Norma Hernandez

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 April 7, 2021 meeting.

A motion was made by Randone and second by Nelson to approve the minutes of the April 7, 2021 meeting.

The motion carried with nine members voting in favor (O'Neill, Ruge, Olson, Monter, Doane, Robb, Hendricksen, Randone and Rubio) and one abstaining (Allan)

3. Request Time to Speak.

4. Public Hearing – Zoning Change – Grand Island – Public Hearing to consider a change in zoning on Lots 3 and 4 Block 14 of H.G. Clarks Addition from R4-High Density Residential to B2-General Business. This property is located south of 8th Street and west of Eddy Street 811 and 817 W. 8th Street in the City of Grand Island. (C-11-2021GI)

O'Neill opened the public hearing:

Nabity stated Mr. Miller is purchasing 3 lots and is planning on moving his shop to the location. The future land use map for this area calls for the entire block between Eddy Street and Clark Street to be Mixed Use Commercial within the plan which would include residential uses. It is consistent with the comprehensive plan and the staff is recommending approval.

No member of the public had comments.

O'Neill closed the hearing:

A motion was made by Hendricksen and second by Randone to approve change in zoning on Lots 3 and 4 Block 14 of H.G. Clarks Addition from R4-High Density Residential to B2-General Business.

The motion carried with ten members voting yes (O'Neill, Ruge, Nelson, Allan, Monter, Hendricksen, Doane, Robb, Olson and Randone) and one member abstaining (Rubio).

5. Public Hearing – Zoning Change-Grand Island. Public Hearing to consider a change in zoning for property proposed for platting as J. Mader Subdivision in the northwest corner of Section 1, Township 11 N, Range 10 W. of the 6th P.M. in Hall County, Nebraska from AG2-Transitional Agriculture to LLR-Large Lot Residential. This property is located south of Airport Road and east of North Road. (C-12-2021GI)

O'Neill opened the public hearing:

Nabity stated the property is 4.314 acres south of Airport Road and east of North Road. The property is currently zoned AG2 Secondary Agriculture the future land use map calls for that entire area south of Airport Road adjacent to the railroad tracks and Highway 2. Staff is recommending approval.

No members of the public had comments on the proposed rezoning.

O'Neill closed the hearing:

A motion was made by Randone and second by Olson to approve change in zoning for property proposed for platting as J. Mader Subdivision in the northwest corner of Section 1, Township 11 N, Range 10 W. of the 6th P.M. in Hall County, Nebraska from AG2-Transitional Agriculture to LLR-Large Lot Residential.

The motion carried with eleven members voting yes (O'Neill, Nelson, Allan, Ruge, Olson, Robb, Monter Hendricksen, Doane, Rubio, and Randone) and no members voting no.

Consent Agenda:

- 6. Final Plat – Farrall 2nd Subdivision- Grand Island-** Located south of Arch Avenue and west Claude Road in Grand Island, Nebraska. (3 lots, 1.441 acres).
- 7. Final Plat – H and S Wiese Subdivision- Grand Island-** Located south of 14th Street and east of Cherry Street in Grand Island Nebraska (4 lots, 0.6915 acres).
- 8. Final Plat – J. Mader Subdivision- Grand Island-** Located south of Airport Road and east of North Road in Hall County, Nebraska (1 lot, 4.314 acres).
- 9. Final Plat – J &K Estates Subdivision- Hall County-** Located north of Old Potash Highway and west of Burwick Road in Hall County, Nebraska. (1 lot, 3.481 acres).
- 10. Final Plat – Kenyon Farm Subdivision- Hall County -** Located north of Wood River Drive and west of Monitor Road in Hall County, Nebraska. (1 lot, 1.4413 acres).
- 11. Final Plat – Marbu Farms Subdivision- Hall County -** Located south of Chapman Rd and west of US Highway 281 in Hall County, Nebraska. (2 lots, 19.280 acres).
- 12. Final Plat – Miller Acres Subdivision- Hall County -** Located south of Burmood Road and east of 140th Road in Hall County, Nebraska. (1 lot, 4.575 acres).
- 13. Final Plat – S & K Powell Subdivision- Alda -** Located north of Wildwood Drive and west of Monitor Road in Hall County, Nebraska within the extraterritorial jurisdiction of the Village of Alda. (2 lots, 20.005 acres).

A motion was made by Ruge and second by Robb to approve all items on the consent agenda with approval of J. Mader Subdivision contingent on approval of the proposed rezoning.

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

14. Director's Report

April 16th - Land Bank Session

Study Session available on GITV - Micro TIF, Land Bank and Missing Middle Housing.

Press Conference on April 20th @ 11am – Missing Middle Housing

15. Next Meeting May 5, 2021

O'Neill adjourned the meeting at 6:13 p.m.

Leslie Ruge, Secretary
By Norma Hernandez