



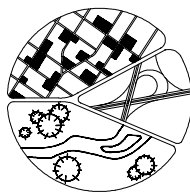
Hall County Regional Planning Commission

**Wednesday, June 2, 2021
Regular Meeting**

Item E1

Meeting Minutes May 5, 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
May 5, 2021

The meeting of the Regional Planning Commission was held Wednesday, May 5, 2021 at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the “Grand Island Independent” on April 24, 2021.

Present: Leslie Ruge Pat O’Neill Leonard Rainforth
 Nick Olson Darrell Nelson
 Hector Rubio Tony Randone
 Tyler Doane Robin Hendricksen

Absent: Jaye Monter, Greg Robb, Judd Allan

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 Rubio and second by Randone to approve the minutes of the April 7, 2021 meeting.

The motion carried with eight members voting in favor (Nelson, O'Neill, Ruge, Olson, Rubio, Hendricksen, Randone and Doane) and one abstaining (Rainforth)

3. Request Time to Speak.

4. Public Hearing –Redevelopment Plan Amendment-Grand Island –Bosselman Realty LLC. Concerning an amendment to the redevelopment plan for CRA Area No. 2 for 1607 S. Locust- Bosselman Corporate Office Property south of State Fair Blvd. and east of Locust Street. This is an amendment to change the proposed hotel to a quick serve restaurant west of the corporate office. Resolution 2021-03 (C-13-2021GI)

O'Neill opened the public hearing:

Nabity stated the amendment is to change the proposed hotel to a quick serve restaurant. The original redevelopment plan was approved September 8, 2015. Changes in the market for hotel space have caused Bosselman's to reexamine the plan. The change goes from \$8,000,000 hotel project to a \$500,000 quick serve restaurant. No changes will be made to the contract. The project is consistent with the existing zoning and the future land use plan for this area.

No member of the public had comments.

O'Neill closed the hearing:

A motion was made by Ruge and second by Hendricksen to approve amendment to the redevelopment plan for CRA Area No. 2 for 1607 S. Locust- Bosselman Corporate Office Property south of State Fair Blvd. and east of Locust Street. Amendment to change the proposed hotel to a quick serve restaurant west of the corporate office and Resolution 2021-03

The motion carried with five members voting yes (Nelson, O'Neill, Ruge, Hendricksen and Doane) and four members voting no (Olson, Rainforth, Randone and Rubio).

5. Public Hearing – Redevelopment Plan Amendment-Grand Island. Public Concerning an amendment to the redevelopment plan for CRA Area No. 6 for 722 N. Eddy St., former Hal Maggiore Studio, south of 8th Street and west of Eddy Street. The request calls for redevelopment and renovation of the commercial space at this location. Resolution 2021-04 (C-14-2021GI)

O'Neill opened the public hearing:

Nabity stated Miller Tire has purchased the Hal Maggiore Photo Studio at 722 N. Eddy Street proposing to redevelop this commercial property as an expansion to Miller Tire. Adam Miller's plan is to tear down the existing building and putting a 9 bay shop moving his shop quarters from across the street. The area is planned for mixed use commercial and is zoned B-2 General Business the proposed use is consistent with the current zoning and future land use of the property. This project is consistent with the comprehensive plan.

No members of the public had comments

O'Neill closed the hearing:

A motion was made by Nelson and second by Randone to recommend approval of the amendment to the redevelopment plan for CRA Area No. 6 for 722 N. Eddy St., former Hal Maggiore Studio, south of 8th Street and west of Eddy Street and Resolution 2021-04.

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

- 6. Public Hearing – Zoning Change-Grand Island.** Public Hearing to consider a change in zoning for Lot 31 of Matthews Subdivision in Grand Island, Hall County, Nebraska from R2-Low Density Residential to B2 General Business. This property is located south of Brookline Drive and east of Bellwood Drive extended (C-15-2021GI)

O'Neill opened the public hearing:

Nabity stated the property is located on Brookline Drive east of Bellwood Drive. The Future Land Use Map shows the proposed property has been designated possible commercial uses. The request is a change of zoning from R2 –Low Density Residential to B2 General Business Zone. The proposal is consistent with the comprehensive plan and staff recommends approval.

No members of the public had comments

O'Neill closed the hearing:

A motion was made by Ruge and second by Olson to recommend approval of a change in zoning for Lot 31 of Matthews Subdivision in Grand Island, Hall County, Nebraska from R2-Low Density Residential to B2 General Business.

The motion carried with nine members voting yes (Nelson, O'Neill, Ruge, Olson, Rainforth, Rubio, Hendricksen, Randone and Doane) and no members voting no.

Consent Agenda:

- 7. Final Plat – Highland Second Subdivision- Grand Island-** Located south of Nebraska Highway 2 and west of Independence Avenue in Grand Island, Nebraska. (26 lots, 4.235 acres).
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- 9. Final Plat – Highland Second Subdivision- Grand Island-** Located south of Nebraska Highway 2 and west of Independence Avenue in Grand Island, Nebraska. (26 lots, 4.235 acres).

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

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

10. Director's Report

Community Beautification Award

11. Next Meeting June 2, 2021

O'Neill adjourned the meeting at 6:15 p.m.

Leslie Ruge, Secretary
By Norma Hernandez