



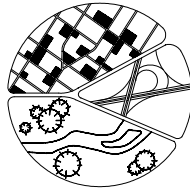
Hall County Regional Planning Commission

**Wednesday, October 6, 2021
Regular Meeting**

Item E1

Meeting Minutes September 1, 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
September 1, 2021

The meeting of the Regional Planning Commission was held Wednesday, August 4, 2021 at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the “Grand Island Independent” on July 24, 2021.

Present: Leslie Ruge	Pat O’Neill
Darrell Nelson	Leonard Rainforth
Judd Allan	Robin Hendricksen
Tony Randone	

Absent: Greg Robb, Tyler Doane, Nick Olson, Jaye Monter, Hector Rubio

Other:

Staff: Chad Nabity and Norma Hernandez

Press: Brandon Summers

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. She 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 August 4, 2021 meeting.

A motion was made by Rainforth and second by Nelson to approve the minutes of the August 4, 2021 meeting.

The motion carried with seven members voting in favor (Nelson, Allan, O'Neill, Ruge, Rainforth, Hendricksen and Randone) and no members voting no.

3. Request Time to Speak.

Matt Reif, 201 E. 2nd Street Grand Island, NE – Item #4

Jordan Starostka, 428 Industrial Lane, Grand Island, NE – Item #4

Dave Starostka, 428 Industrial Lane, Grand Island, NE – Item #4

Bruce Schreiner, 2535 Carleton, Grand Island, NE – Item #5

Greg Baxter 2121 N. MonitOr Road, Grand Island, NE – Item #4

4. Public Hearing – Proposed CRA Area #34 – Grand Island – Proposed Area #34 located along the proposed Claude Road corridor between Faidley Avenue and State Street west of Diers Avenue. Resolution 2021-06 (C-23-2021GI)

O'Neill opened the public hearing:

Nabity stated the proposed CRA Area #34 extends from Faidley Avenue to State Street along the Claude Road extension. If this is approved tax increment financing would be used to extend Claude Road and make the extension happen faster. Claude Road will help with the traffic between State Street and Old Potash Hwy. This will allow Public Works Department to better control traffic movements along Diers Avenue from Old Potash to State Street. Nabity explained that tax increment financing would be used to help with the cost of extending Claude Rd. Nabity recommends approval.

Rainforth asked if the area is zoned for business or residential or both. Nabity explained the east side of Moore's Creek is Commercial and the west side of Moore's Creek is Residential. With the extension of Claude Road there may be some uses mixed on either side of the road.

Matt Rief representing Starostka Group explained some of the details of the project.

Jordan Starostka was available for questions.

Dave Starostka was available for questions.

O'Neill closed the public hearing:

A motion was made by Randone and second by Ruge to approve proposed CRA Area #34 located along the proposed Claude Road corridor between Faidley Avenue and State Street west of Diers Avenue and Resolution 2021-06.

The motion was carried with seven members voting yes (Nelson, Allan, O'Neill, Ruge,

Rainforth, Hendricksen and Randone) and no members voting no.

- 5. Public Hearing – Redevelopment Plan Amendment – Grand Island.** Public Hearing Concerning an amendment to the redevelopment plan for CRA Area No. 5 for Lots 1-6 Sunnyside Third Subdivision south of Capital Avenue and west of Skypark Road. The request calls for redevelopment of this property for industrial/commercial uses. Resolution 2021-07 (C-14-2021GI)

O'Neill opened the public hearing:

Nabity stated the property is located in the corner of Capital Avenue and Skypark Road and north of Humane Society. Procon Properties has purchased the vacant lots and proposed to build four industrial flex buildings. As part of that they will be extending sewer. This project is consistent with the existing zoning for this area within the City of Grand Island. Nabity also stated that these lots were platted in 1882 and have remained undeveloped since that time.

O'Neill closed the hearing:

A motion was made by Nelson and second by Rainforth to recommend approval redevelopment plan for CRA Area #5 For Lots 1-6 SunnySide Third Subdivision south of Capital Avenue and west of Skypark Road and Resolution 2021-07.

The motion carried with seven members voting yes (Nelson, Ruge, O'Neill, Allan, Monter, Rubio, Rainforth and Randone) and no members voting no.

- 6. Public Hearing – Annexation of 1118 N. North Road – Grand Island – Public Hearing** regarding the annexation plan for property located at 1118 N. North Road

O'Neill opened the public hearing:

Nabity stated the property is a single house located south of the fire station. Nabity explained that the property was not included when the subdivision to the south was done or when redevelopment of house to the south. All the property around this property was annexed. This property is the only piece that is not considered city limits. It is adjacent to the fire station. If there is a fire at the house Grand Island Fire Department will respond. City sewer will be available in the near future and the house is connected to city water. This annexation was requested by Hall County Election Commissioner to protect the integrity and confidentiality of ballots and simplify drawing election precinct boundaries. No comment was made by the property owner.

O'Neill closed the public hearing:

A motion was made by Rainforth and second by Allan to approve the annexation of property located at 1118 N. North Road and it is also urban and suburban in nature and contiguous with city limits and city infrastructure is in place.

The motion was carried with seven members voting yes (Nelson, Allan, O'Neill, Ruge, Rainforth, Hendrickesen and Randone) with no members voting no.

7. Director's Report.

Nebraska Planning Conference scheduled for September 15-17 in Kearney.

Nabity encouraged members to nominate businesses for the community beautification award.

Comprehensive Plan is moving forward. City Council and Hall County have kept it in the budget.

Hall County regulation update –

Hazard Mitigation Plan –

8. Next Meeting October 6, 2021

9. Adjourn.

O'Neill adjourned the meeting at 6:51 p.m.

Leslie Ruge, Secretary
By Norma Hernandez