



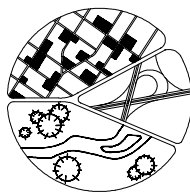
Hall County Regional Planning Commission

**Wednesday, November 3, 2021
Regular Meeting**

Item E1

RPC Oct. 6, 2021 Minutes

Staff Contact:



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

Minutes
for
October 6, 2021

The meeting of the Regional Planning Commission was held Wednesday, October 6, 2021 at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the “Grand Island Independent” on September 24, 2021.

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

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

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 September 1, 2021 meeting.

A motion was made by Ruge and second by Randone to approve the minutes of the September 1, 2021 meeting.

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

3. Request Time to Speak.

Zack Butz, 308 N. Locust Street, Grand Island, NE – Item #4 & Item #5

Bruce Schreiner, 2535 N. Carlton, Grand Island, NE – Item #4

Ron Depue, 308 N. Locust Street, Grand Island, NE – Item #6 & Item #7

Josh Rhoads, 830 Bronze Road, Grand Island, NE – Item #4 & Item #5

4. Public Hearing – Redevelopment Plan – Grand Island – Public Hearing Concerning a redevelopment plan for CRA Area No. 32 to allow for redevelopment of property located south of Old Potash Highway and west of North Road in Grand Island, Hall County, Nebraska. The request calls for redevelopment of this property for residential uses. Resolution 2022-01 (C-01-2022GI)

5. Public Hearing – Rezoning – Grand Island. Public Hearing regarding the rezoning in the Northeast Quarter of the Northeast Quarter of Section 23, Township 11 North, Range 10 west of the 6th P.M., Hall County, Nebraska. This property is located south of Old Potash Highway and west of North Road in the City of Grand Island. (C-02-2022GI)

- a. Preliminary – Jaxson Subdivision – Grand Island – Located south of Old Potash Highway and west of North Road in Grand Island, Nebraska. (49 lots, 26.029 acres). This property is zoned LLR – Large Lot Residential.
- b. Final Plat – Jaxson Subdivision – Grand Island – Located south of Old Potash Highway and west of North Road in Grand Island, Nebraska. (17 lots, 26.029 acres). This property is zoned LLR – Large Lot Residential.

O'Neill opened the public hearings on Items 4 and 5 together:

Nabity stated city council approved the CRA Area #32, declared it blighted and substandard and made it eligible for Tax increment financing. The project is consistent with the future land use map and the proposed zoning for this are within the City of Grand Island. The property is planned for low to medium density residential zoning and the 7.38 units per acre fall in the mid-range between 4 and 14 units per acre. The proposed use for age restricted residential development at this location appears to be supported by the plan.

Nabity stated the zoning change is from LLR – Large Lot Residential to RD Residential Development. The proposed development is consistent with the City's Comprehensive Plan. This development will add age restricted housing for 55+ individuals. The 2020 Grand Island Housing Study identified a need for 459 senior housing units to be constructed between 2020 and 2025.

Zack Butz testified that the rezoning is consistent with the comprehensive plan and that this development as proposed for age restricted housing will provide needed housing in Grand Island and have a minimal impact on the school system. He was also available for questions.

Bruce Schreiner testified that this project is not financially feasible without the use of TIF based on the proposed rental and occupancy rates and was available for questions.

Josh Rhoads available was for questions.

O'Neill closed the hearings:

A motion was made by Monter and second by Rubio to recommend approval of Redevelopment Plan CRA Area #32 to allow for redevelopment of property located south of Old Potash Highway and west of North Road in Grand Island, Hall County, Nebraska and approve Resolution 2022-01.

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

A motion was made by Robb and second by Rainforth to recommend approval of rezoning and subdivision in Northeast Quarter of Northeast Quarter of Section 23, Township 11 North, Range 10 west from LLR-Large Lot Residential to RD Residential Development.

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

- 6. Public Hearing – Comprehensive Plan Amendment – Grand Island** – Public Hearing concerning an amendment to the future land use element of the Grand Island Comprehensive Plan for property located north of Husker Highway and west of Prairieview Street, Grand Island, Hall County, Nebraska. (C-04-2023GI)
- 7. Public Hearing – Redevelopment Plan – Grand Island** – Public Hearing concerning a redevelopment plan for CRA Area No. 33 to allow for mixed-use development of property located north of Husker Highway and west of Prairieview Street Grand Island, Hall County, Nebraska and approve Resolution 2022-02

O'Neill opened the public hearings for items 6 and 7 together:

Nabity explained the proposal is a change to the Comprehensive Plan and Future Land

Use Map for the property located north of Husker Highway and west of Prairieview Street. The request is to change the south 80 acres from low to medium residential to mixed use commercial to leave the middle 80 acres as low to medium density residential and to change the south half of the north 40 acres from manufacturing to low to medium residential and the north half of that 40 acres from manufacturing to mixed use manufacturing.

The redevelopment plan as proposed covers the whole 200 acres and is if the changes are made to the future land use map as proposed it is consistent with the amended future land use map. The proposed plan only provides for Tax Increment Financing for the first phase of this development that will begin with apartment buildings, town houses and some mixed use commercial space. It is anticipated that amendments will be required for TIF approvals for future phases of the development.

Ron Depue testified that the redevelopment plan is consistent with the proposed future land use map and encouraged the planning commission to recommend approval of both the comprehensive plan amendment and the redevelopment plan.

O'Neill closed the public hearings:

A motion was made by Rainforth and second by Ruge to recommend approval of the Comprehensive Plan Amendment concerning future land use element.

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

A motion was made by Robb and second by Randone to recommend approval of the Redevelopment Plan for CRA Area No. 33 contingent upon the City amending the Comprehensive Plan and approve Resolution 2022-02.

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

8. Request for Conservation Easement – Doniphan – Concerning a conservation easement comprising a part of the East Half (E ½) of Section Thirty-Six (36), Township Ten (10) North, Range Ten (10) West of the 6th P.M. (Discussion, Action) (C-05-2022D)

Nabity stated this conservation easement is proposed for a property owned by Harrell Farms LTD. This property is located north of Cedarview Road west of U.S. Highway 281. Following a review of the Hall County Comprehensive Plan General Land Use Policies, and a discussion of the proposed easement on the property, it was determined by the Regional Planning Commission that this easement would not be detrimental to the Comprehensive Plan. Nabity stated The Whooping Crane Trust is acquiring this easement. This easement is a voluntary agreement between the property owner and The Crane Trust.

A motion was made by Ruge and second by Randone to approve the conservation easement and recommend that Village Board approve the conservation easement.

A roll call vote was taken and the motion passed with 8 members present (O'Neill, Ruge, Olson, Robb, Monter, Rainforth, Rubio and Randone) no members present voting no or abstaining.

9. **Public Hearing – Rezoning – Grand Island** – Public Hearing regarding rezoning of property located south of 5th Street and west of Eddy Street and is addressed 817 W. 5th Street in the City of Grand Island from R4 High Density Residential to B2 General Business. (C-06-2022C)

O'Neill opened the public hearing:

Nabity stated the rezoning of one lot 817 W. 5th Street from R4 High Density Residential to B2 General Business. The property does have a house on it and the owner of the property has consented to having his property rezoned. The request is on behalf of the business owner located at 817 W. 5th Street. The business owner is improving her property and pouring a concrete parking lot adjacent to 817 W. 5th and this rezoning would allow her to improve her parking lot to the property line. The Regional Planning Department staff is recommending approval.

O'Neill closed the public hearing:

A motion was made by Randone and second by Rubio to recommend approval of rezoning of property located south of 5th Street and west of Eddy Street and is addressed 817 W. 5th Street.

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

10. **Public Hearing – Cairo – Comprehensive Plan** – Public Hearing to consider the 2021 Comprehensive Development Plan as developed by the village of Cairo with their consultant Five Rule Rural Planning. (C-07-2022C)

O'Neill opened the public hearing:

The updated comprehensive development plan was presented by Bobbi Pettit, AICP Principal, Five Rule Rural Planning. Ms. Pettit described the process and timeline for the creation of the plan. She concentrated on the description of the future land use map and development policies associated with that map. Planning commission members indicated general approval of the map and the policies laid out.

O'Neill closed the public hearing:

A motion was made by Rainforth and second by Randone to approve and recommend that Cairo Council approve the Cairo Comprehensive Plan as presented.

A roll call vote was taken and the motion passed with 8 members present (O'Neill, Ruge, Olson, Robb, Monter, Rainforth, Rubio, and Randone) voting in favor and no members present abstaining.

Consent Agenda:

- 11. Final Plat – Copper Creek Estates 18th Subdivision – Grand Island** – Located south of Thomas Street and west of Kenneth Drive in Grand Island, Nebraska. (74 lots, 4.086 acres). This property is zoned R-3SL Medium Density-Small Lot Residential Zone.
- 12. Final Plat – Sunset Acres Subdivision – Grand Island** – Located south of Stolley Park Road and west of Stuhr Road in Hall County, Nebraska. (1 lots, 4.552 acres). This property is zoned LLR- Large Lot Residential.

A motion was made by Monter and second by Ruge to recommend approval of all items on the consent agenda.

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

13. Director's Report

Community Beautification Award – next month
Comprehensive Plan Update – working on RFP
Hazard Mitigation Plan Update – Moving forward.
Nebraska Planning Conference - Pat O'Neill recipient of the Carol Swain Award

Next meeting November 3, 2021

O'Neill adjourned the meeting at 7:04 p.m.

Leslie Ruge, Secretary
By Norma Hernandez