



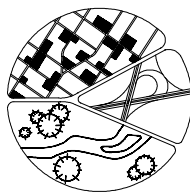
Hall County Regional Planning Commission

Wednesday, December 1, 2021
Regular Meeting

Item E1

Meeting Minutes 11/3/21

Staff Contact:



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

Minutes
for
November 3, 2021

The meeting of the Regional Planning Commission was held Wednesday, November 3, 2021 at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the “Grand Island Independent” on October 23, 2021.

Present: Leslie Ruge Nick Olson Tyler Doane
 Pat O’Neill Leonard Rainforth
 Jaye Monter Darrell Nelson
 Greg Robb Hector Rubio

Absent: Judd Allan, Robin Hendricksen and Tony Randone

Other:

Staff: Chad Nabity and Rashad Moxey

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 October 6, 2021 meeting.

A motion was made by Rainforth and second by Nelson to approve the minutes of the October 6, 2021 meeting.

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

3. Request Time to Speak.

Amos Anson, 4234 Arizona Ave, Grand Island, NE – Item #5

Albert Moeller, 3829 South Blaine Street, Grand Island, NE – Item #4

Andrew Toupin, 1733 Ingalls, Grand Island, NE – Item #4

4. Public Hearing – Rezoning – Grand Island. Public Hearing regarding the rezoning in the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 25, Township 11 North, Range 10 west of the 6th P.M., Hall County, Nebraska. This property is located north of Husker Highway and west of Prairieview Street in the City of Grand Island. The request would rezone property from R2 Low Density Residential to RD Residential Development Zone. (C-08-2022GI) (C-02-2022GI)

- a. Preliminary – Legacy 34 Subdivision – Grand Island – Located north of Husker Highway and west of Prairieview Street in the City of Grand Island. (313 lots, 197.14 acres). This property is zoned R2 Low Density Residential and M1 Light Manufacturing with proposed zoning changes as development occurs.
- b. Final Plat – Legacy 34 Subdivision – Grand Island – Located north of Husker Highway and west of Prairieview Street in the City of Grand Island. (12 lots, 5.4 acres). This property is under construction for rezoning to RD Residential Development Zone.

O'Neill opened the public hearing:

Nabity stated the application has been made to rezone 5.43 acres of property proposed for platting as Legacy 34 Subdivision from R2 Low Density Residential Zone to RD Residential Development Zone. The developers are proposing to build nine apartment buildings (90 units) on the property. This property will be subject of many rezoning applications as it moves forward. The proposed development is consistent with the comprehensive plan. Staff is recommending approval.

Albert Moeller, 3829 South Blaine Street, Grand Island, NE stated the project is north of his property. Mr. Moeller's concern is how will the water flow be maintained so it does not back up.

Andrew Toupin, 1733 Ingalls, Grand Island, NE, an engineer with Olsson Associates, stated there is a wetland located in the southwest corner of the property and the development is staying away from it. Toupin explained how water from the wetland flows south underneath Husker Highway and then east. He explained, during the first phase of the project a detention cell will be created to help with drainage and water from the development will not drain into the wetland because the land would not be graded to drain in that direction. Mr. Toupin later explained water from the project site would generally flow north through the pond system being developed with the project

Commissioner Robb asked if water from the south husker Highway will be retained on site. Toupin showed on a map how water will flow, and noted with the possible expansion of Husker Highway drainage issues will be considered.

Commissioner Rainforth asked about the retention capacity level of the detention cell. Tupin explained that it would retain a 100 year flood event well over the required 50 year event by the State.

O'Neill closed the public hearing

A motion was made by Ruge and second by Robb to approve rezoning from R2 Low Density Residential to RD Residential Development Zone.

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

O'Neill stated each final plat brought forward will also include a drainage plan.

A motion was made by Ruge and second by Rubio to approve the preliminary and final plat for Legacy 34.

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

5. Discussion – Potential Changes to Parking Requirement for Collective Parking Facilities

Nabity explained a request to make changes to the parking requirements has been submitted. Nabity noted that the Planning and Building Departments are working together to make possible updates to the requirements and is using the parking requirements for the Downtown area as a reference and starting point.

Amos Anson, 4234 Arizona Ave, Grand Island, NE, explained that the reduction in parking requirements can potentially help developer reduce the cost of the project and allow for more greenspace amenities.

6. Updates to Hall County Zoning Regulations

Nabity informed Commissioners that staff was working on updates to the Hall County Regulations similar to those done for Alda and Doniphan and that staff would be bringing those forward soon.

7. Director's Report -

Community Beautification Award – will be awarded at the December meeting
Comprehensive Plan Update – working on RFP will be sent out mid-January.
Hazard Mitigation Plan Update – Moving forward.

8. Next Meeting December 1, 2021.

9. Adjourn.

O'Neill adjourned the meeting at 6:38 p.m.

Leslie Ruge, Secretary
By Norma Hernandez