



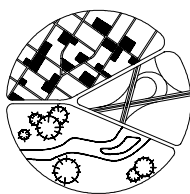
Hall County Regional Planning Commission

Wednesday, January 5, 2022
Regular Meeting

Item E1

December 1, 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
December 1, 2021

The meeting of the Regional Planning Commission was held Wednesday, December 1, 2021 at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the “Grand Island Independent” on November 20, 2021.

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

Absent: Hector Rubio

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 November 3, 2021 meeting.

A motion was made by Nelson and second by Rainforth to approve the minutes of the November 3, 2021 meeting.

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

3. Request Time to Speak.

Keith Marvin, Marvin Planning Consultants - Item #6

Dan Petsch, GIPS, 1734 Ingalls, Grand Island, NE – Item #6

4. Presentation of 2021 Community Beautification Award.

2021 Community Beautification Award was awarded to O'Connor Early Learning Center.

5. Public Hearing – Redevelopment Plan – Grand Island – Public Hearing Concerning a redevelopment plan for CRA Area No. 6 to allow for redevelopment of property located north of State Street and west of Wheeler Avenue in Grand Island, Hall County, Nebraska. The request calls for redevelopment of this property for residential uses. Resolution 2022-03 (C-09-2022GI)

Nabity stated the redevelopment plan is amended and adds additional property to the plan. Mesner Development of Central City has acquired an option on the lot east of Super Saver and the property north of Blessed Sacrament that extends to Wheeler Avenue. They are proposing to redevelop this property with between 64 and 72 duplex style town house units. The project is consistent with the comprehensive plan and Regional Planning Commission recommends approval.

A motion was made by Hendricksen and second by Ruge to approval of Redevelopment Plan CRA No. 6 and Resolution 2022-03.

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

6. Public Hearing – Proposed CRA Area #35 – Grand Island – Proposed CRA Area #35 located north of Capital Avenue and east of Engleman Road (Old Engleman School). Resolution 2022-04 (C-10-2022GI)

Nabity stated the property is the old Engleman School site and is approximately 3.4 acres of property. The School District is looking into tearing the vacant building down and sell the property to a redeveloper and is bring forth the blight study to help with the development process while there are existing structures on the property. Nabity noted that the school district submitted the blight study with hopes of TIF being used to help develop the property for possible housing which may lead to potentially have students part take in the building process of these homes.

Keith Marvin spoke and explained that the study can be considered a micro blight area and that there is more than one structures on the property based on the assessors data and that it meets the age requirements, the property is deteriorating as well as meets the statutory requirements to be declared blighted and substandard.

Dan Petsch representing the schools was there for any questions. Petsch explained the school district is not against TIF and is supportive of TIF if being used for infill developments compared to blighting a corn field and developing 500 homes that will not be on the tax roll but may produce students and affect the school district resources for supporting those students.

A motion was made by Rainforth and second by Randone to approval of Proposed CRA Area #35 and Resolution 2022-04.

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

7. Public Hearing – Proposed Area #36 – Grand Island – Proposed CRA Area #36 on either side of Independence Avenue south of Nebraska Highway 2 Resolution 2021-05 (C-11-2022GI) Postponed until January 5th Meeting

8. Public Hearing Proposed Changes to the Wood River Zoning Ordinance – Wood River – Public Hearing to consider changes to the BGC and GC Commercial Zoning Districts in Wood River to permit residential uses. (C-12-2022WR)

Nabity stated the request came from the Wood River City Council. The proposal is to remove to conditions on residential uses within the BG General Business zoning district and to allow for residential uses in the BGC Central General Business District and BG General Business District as permitted use. A resident is looking into moving a house

into BG zone and will not be able to do that. There are a number of houses already in that district. The Regional Planning Commission recommends approval.

A motion was made by Robb and second by Ruge to approve the changes to the Wood River Zoning Ordinance.

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

9. Request for Conservation Easement – Hall County – Concerning a Conservation Easement for the Wetlands Reserve Program comprising a part of the South Half (S1/2) of Section Thirty-Six (36), A Township Ten (10) North, Range Nine (09) West of the 6th P.M. (Discussion Action) (C-13-2022HC)

Nabity stated this is a permanent conservation easement for the Wetlands Reserve Program. The USDA and Natural resource Conservation Services and owner of the property submitted to the county this easement and it was forwarded to the RPC for commenting. Nabity explained that the RPC can comment or not comment on the request, and that the County will make the decision on granting the easement or not.

Nabity noted that the County can only deny the easement for three reasons:

1. If it is not consistent with the Comprehensive Plan
2. If the easement conflicts with an existing conservation easement
3. If the easement interferes with a government entity looking to use the property for a specific project, example wanting to use eminent domain to construct a street and the property owner brings forth a conservation easement application.

A motion was made by Ruge and second by Rainforth to recommend approval of the Conservation Easement for the Wetlands Reserve Program to the county board.

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

10. Director's Report

O'Neill adjourned the meeting at 6:34 p.m.

Next meeting Wednesday, January 5, 2022

Leslie Ruge, Secretary
By Norma Hernandez