



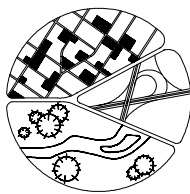
Hall County Regional Planning Commission

**Wednesday, February 2, 2022
Regular Meeting**

Item E1

Minutes Jan 5. 2022

Staff Contact:



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

Minutes
for
January 5, 2022

The meeting of the Regional Planning Commission was held Wednesday, January 5, 2022 at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the “Grand Island Independent” on December 24, 2021.

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

Absent: Hector Rubio, Judd Allan and Darrell Nelson

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 December 1, 2021 meeting.

A motion was made by Rainforth and second by Robb to approve the minutes of the December 1, 2021 meeting.

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

3. Request Time to Speak.

John Nikodym, 655 South Cherry Street, Grand Island, NE – Item # 7

Keith Marvin, Marvin Planning Consultants - Item #4

Zack Butts, 308 N. Locust, Grand Island, NE – Item #4

Anita Graf, 2404 N. Locust, Grand Island, NE – Item #6

Cathryn Sack, 3122 Brentwood, Grand Island, NE – Item #5

Margaret Pickering, 312 W. 18th Street, Grand Island, NE – Item #6

Cliff Mesner, 1415 16th Street, Central City, NE – Item #6

Amos Anson, 4234 Arizona Ave, Grand Island, NE – Item #4,5,8

4. Public Hearing – Proposed CRA Area #36 – Grand Island – Proposed CRA Area #36 on either side of Independence Avenue south of Nebraska Highway 2 Resolution 2022-05 (C-11-22-GI)

Chairman O'Neill stepped out of the room due to a conflict of interest..

Vice Chairman Monter opened the public hearing.

Nabity stated the proposed CRA Area #36 is approximately 55.4 acres of property in northwest Grand Island on either side of Independence Avenue south of Nebraska Highway 2. The study was conducted by Marvin Planning Consultants. The study indicated the area could be declared blighted and substandard. If approved, the area that includes Highland North Subdivision and Northwest Gateway Subdivision will anticipate to see tax increment financing applications for these developments.

Keith Marvin with Marvin Planning Consultants - stated based on his research the area does meet the criteria blighted and substandard.

Zack Butts, 308 N. Locust, Grand Island, NE- an attorney representing Amos Anson talked about all the positive impacts CRA Area #36 would have if declared blighted and substandard.

Amos Anson, 4234 Arizona Ave, Grand Island, NE – went over the project and was available for questions.

Vice Chairman Monter closed the public hearing.

A motion was made by Robb and second by Doane to approve the study for CRA Area #36 as substandard and blighted and Resolution 2022-05.

The motion was carried with eight members voting in favor (Ruge, Olson, Robb, Monter, Rainforth, Hendricksen, Doane, and Randone) and one member abstaining (O'Neill).

Chairman O'Neill came back to the room and joined the meeting.

- 5. Public Hearing – Redevelopment Plan – Grand Island** – Public Hearing Concerning a redevelopment plan for CRA Area No. 1 to allow for redevelopment of property located at 118 W. 2nd Street (Bartenbach Building) Grand Island, Hall County, Nebraska. The request calls for redevelopment of this property for commercial and residential uses. (C-10-2022GI)

O'Neill opened the public hearing.

Nabity stated the redevelopment plan to develop 2nd story residential and 1- first floor residential to meet ADA requirements. They are proposing to develop a number of small offices along the alley and commercial space along Locust Street. The project is eligible for tax increment financing. The redevelopment plan is consistent with the Comprehensive Plan.

O'Neill closed the public hearing.

A motion was made by Rainforth and second by Hendricksen to approve the redevelopment plan for CRA Area No. 1 located at 118 W. 2nd Street and Resolution 2022-06.

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

- 6. Public Hearing – Rezoning – Grand Island** – Public Hearing to consider a change of zoning for property located north of State and west of Wheeler Avenue from B2 General Business, R3-Medium Density Residential and R-2 Low Density Residential for property located to R3-SL Medium Density Small Lot Residential. (C-14-22GI)

O'Neill opened the public hearing.

Nabity stated the plan is a request to rezone for property located north of Blessed Sacrament Church and east of Super Saver. The current zoning on the properties is B-2 General Business, R2 Low Density Residential and R3 Medium Density Residential. The developers, Mesner Development, has submitted plans to build between 64 and 72 townhome style units on the property. The area is planned for either commercial or residential use. The proposal is consistent with the comprehensive plan.

Anita Graf, 2404 N. Locust, Grand Island, NE – Anita Graf stated she was present on behalf of Blessed Sacrament Church and was in favor with the zoning change and project.

Margaret Pickering, 312 W. 18th Street, Grand Island, NE – Margaret Pickering is against the project. Margaret stated her concerns. She said this would basically be in her back yard. Some of the concerns mentioned were safety, amount of traffic and she stated that they have already had property vandalized/stolen at their home south of this project.

Cliff Mesner, 1415 16th Street, Central City, NE – Mr. Mesner stated the townhomes are designed for first time or last time buyers. He explained you will end up with young couples that are starting a family but you will not have a lot of kids in the neighborhood. They have seen very few children in the other communities they have done.

O'Neill closed the public hearing.

A motion was made by Hendrickson and second by Robb to approve a change of zoning for property located north of State and west of Wheeler Avenue from B2 General Business, R3-Medium Density Residential and R-2 Low Density Residential to R3-SL Medium Density Small Lot Residential.

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

7. Public Hearing – Rezoning – Grand Island – Public Hearing to consider a change of zoning for property located east of Cherry Street and north of Bismark Road from RD Residential Development Zone to R3 – Medium Density Residential. (C-15-22GI)

O'Neill opened the public hearing

Nabity stated property is located around the old Super Bowl building. They are proposing to create 47 lots for residential development. The proposed development will provide a developed buffer between the apartments to the north and the houses south of Bismark. Staff is recommending approval.

No member of the public spoke during the hearing. Mr. Nikodym was available for questions.

O'Neill closed the public hearing

A motion was made by Ruge and second by Randone to approve the change of zoning for property located east of Cherry Street and north of Bismark Road from RD Residential Development Zone to R3- Medium Density Residential.

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

8. Public Hearing – Proposed Changes to Zoning Ordinance – Grand Island - Public Hearing to consider changes to 36-26 Permitted Obstructions in Required Yards, 36-76 Commercial Development Zone, 36-76 TD Travel Development Zone, 36-78 RD Residential Development Zone and 36-96 Off Street Parking (C-09-22GI)

Chairman O'Neill opened the public hearing.

Nabity stated the building department has asked to bring forward the proposed changes to 36-26 to allow escape windows as an allowable projection into a setback. It is required in the building code when complying rooms in basement. Nabity also stated the changes to 36-76 Commercial Development Zone, 36-76 and 36-78 RD Residential Development Zone would change the buffer yard requirements for internal lot line and right of way when the adjoining property is zoned either CD or RD and allow residential uses in the CD zone. The changes to 36-77 would add recreational centers and sports fields to current conditional uses. The changes to 36-96 would make new provisions for collective parking facilities that serve both residential and commercial properties by allowing a reduction of up to 25% of the required commercial spaces under certain conditions. The changes to the parking were discussed with the Planning Commission at the November 2021 meeting and the Commission recommended bring them back for consideration and potential approval.

No members of the public spoke at the hearing

Chairman O'Neill closed the public hearing.

A motion was made by Olson and second by Ruge to approve the changes to the Zoning Ordinance 36-26 Permitted Obstructions in Required Yards, 36-76 Commercial Development Zone, 36-76 TD Travel Development Zone, 36-78 RD Residential Development Zone and 36-96 Off Street Parking.

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

Consent Agenda:

9. Preliminary and Final Plat-Grand Island – Nikodym Third Subdivision

10. Final Plat – Grand Island – WWTP Subdivision

11. Final Plat – Grand Island (ETJ) C&C Smith Subdivision

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

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

12. Director's Report
Comprehensive Plan Update
Hazard Mitigation Plan

O'Neill adjourned the meeting at 6:53 p.m.

Next meeting Wednesday, February 2, 2022

Leslie Ruge, Secretary
By Norma Hernandez