



Hall County Regional Planning Commission

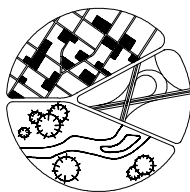
Wednesday, March 2, 2022

Regular Meeting

Item E1

Meeting Minutes 2-2-22

Staff Contact:



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

Minutes
for
February 2, 2022

The meeting of the Regional Planning Commission was held Wednesday, February 2, 2022 at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the “Grand Island Independent” on January 21, 2022.

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

Absent: Tony Randone and Robin Henricksen

Other:

Staff: Chad Nabity, Rashad Moxey 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 January 5, 2022 meeting.

A motion was made by Olson and second by Rainforth to approve the minutes of the January 5, 2022 meeting.

The motion carried with nine members voting in favor (Nelson, Allan, O'Neill, Ruge, Olson, Robb, Monter, Rainforth and Doane) and one member abstaining (Rubio).

3. Request Time to Speak.

4. Public Hearing – Redevelopment Plan – Grand Island – Public Hearing Concerning a redevelopment plan for CRA Area No. 1 to allow for redevelopment of property located north of Bismark Road and east of Cherry Street including Lot 1 of Nikodym Subdivision and Lot 2 of Nikodym Second Subdivision. Grand Island, Hall County, Nebraska. The request calls for redevelopment of this property for residential uses and improvements/renovations to the commercial building on site. Resolution 2022-07 (C-17-22GI)

O'Neill opened the public hearing.

Nabity stated tax increment financing is being requested for the redevelopment plan for CRA Area No. 1. The Planning Commission and Council approved an application to rezone this property from RD zone to R-3 zone approved last month. The existing commercial portion of the property is the old Super Bowl and is currently being used as a private automobile museum. After the meeting with CRA, Mr. Nikodym reexamined his plans and will be turning the automobile museum into a reception hall. The project is consistent with the existing zoning and the future land use plan for this area within the City of Grand Island.

O'Neill closed the public hearing.

A motion was made by Robb and second by Ruge to approve the redevelopment plan CRA Area No.1 and Resolution 2022-07.

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

5. Public Hearing – Proposed Changes to Zoning Ordinance – Doniphan – A request from the Village Board of Doniphan to adopt proposed Section 4.12(a) of the village zoning ordinance to allow cargo storage containers in certain zoning districts.

O'Neill opened the public hearing.

Rashad Moxey stated the proposed amendments to be considered pertain to Article 4 and would add Section 4.12(a) of the Doniphan Zoning Ordinance defining Cargo

Storage Containers and the regulations pertaining to the placement of such containers on property. A Cargo Container shall not be permitted in Residential Zoning districts. They are permitted on to be placed on either GC – General Commercial District, HC- Highway Commercial District, and I-1 – Light Industrial District, I-2 – Heavy Industrial District; AG – Agricultural District, or TA Transitional Agricultural District with additional conditions. These are the same regulations adopted by the Village of Alda in 2017.

Greg Robb stated his concerns with Section 4.12(A).02 (g). Mr. Robb stated he is against the Storage Container having an air vent. Mr. Robb believes the whole purpose of a storage container is because they are air tight/sealed and feels that this section should be removed or altered. After discussion the Planning Commission decided Section 4.12(A).02 (g) should be removed

Pat O’Neill mentioned Section 4.12(A).02 (d) should be changed as the propose height was not consistent with the production of Cargo Storage containers. After discussion the Planning Commission decided the height should be changed to 10 feet in height.

O’Neill closed the public hearing.

A motion was made by Robb and second by Rainforth to approve the Zoning Ordinance with the following changes: Section 4.12(A).02 (d) change to 10 feet in height by 8 feet in width by 40 feet in length. Remove Section 4.12(A).02 (g)

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

6. Final Plat – Howard Greeley RPPD Subdivision – Hall County – Located east of U.S. Highway 281 and south of Prairie Road (1 lot, 1.27 acres)

A motion was made by Ruge and second by Nelson to recommend approve the final plat for Howard Greeley RPPD Subdivision.

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

7. Director’s Report

Comprehensive Plan Update - RFQ is out and published on Jan. 18th.
RFQ Review Committee – Pat O’Neill, Darrell Nelson and Tyler Doane

Hazard Mitigation Plan – JEO met with communities on February 1. Nability was at the meeting and Jon Rosenlund with Hall County Emergency Management will be reaching out to communities and official for updated mitigation projects. It is expected that the plan will be ready for adoption by each entity by May.

NPZA Spring Workshop (Virtual) March 18 – List of courses will be sent out. All members may attend at no additional cost. The Commission will purchase 5

registration for \$20 each that will allow unlimited participation of City County and Village staff and planning commission member.

O'Neill adjourned the meeting at 6:22 p.m.

Next meeting Wednesday, March 2, 2022

Leslie Ruge, Secretary
By Norma Hernandez