



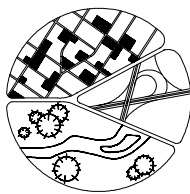
Hall County Regional Planning Commission

**Wednesday, April 6, 2022
Regular Meeting**

Item E1

Meeting Minutes - March 2, 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
March 2, 2022

The meeting of the Regional Planning Commission was held Wednesday, March 2, 2022 at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the “Grand Island Independent” on February 22, 2022.

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

Absent: Tony Randone, Robin Hendricksen and Tyler Doane

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 February 2, 2022 meeting.

A motion was made by Rainforth and second by Allan to approve the minutes of the February 2, 2022 meeting.

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

3. Request Time to Speak.

Zack Butts – 308 N. Locust Street , Grand Island, NE – Item #5

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

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 313 W. 2nd Street in Grand Island, Hall County, Nebraska. The request calls for redevelopment of the existing building for commercial/office space. Resolution 2022-08 (C-18-22GI)

O'Neill opened the public hearing.

Nabity stated redevelopment plan is located downtown at 313 W. 2nd Street. The proposal is to redevelop the property for commercial/office space. The project is consistent with the existing zoning and the future land use plan. The redevelopment plan is consistent with the Comprehensive Plan.

Amos Anson representing Brandon Flodman was available for questions.

O'Neill closed the public hearing.

A motion was made by Nelson and second by Allan to approve the redevelopment plan CRA Area No.1 and Resolution 2022-08.

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

5. Public Hearing – Redevelopment Plan – Grand Island – Public Hearing Concerning a redevelopment plan for CRA Area No. 36 to allow for redevelopment of property located south of Nebraska Highway 2 and west of Independence Avenue (Highland North Subdivision as approved and proposed) in Grand Island, Hall County, Nebraska. The request calls for redevelopment of this property for residential and commercial uses. Resolution 2022-09 (C-19-22GI).

Due to conflict Chairman O'Neill left the room during the hearing and discussion.

Vice Chairman Monter opened the public hearing.

Nabity stated the redevelopment plan and the request for tax increment financing is for the entire project which includes approximately 25 acres. The property includes mixed used development including commercial office and retail properties and 142 units of housing. The plan uses are consistent with the comprehensive plan.

Zack Butts – representing A&H Holdings – Stated with a housing shortage in Grand Island the project will bring 142 units of housing including single family, detached and attached, row housing and condominium units with a wide range of affordability. The project will be a phase project taking place over about 10 years. The Grand Island Public Schools has not had any opposition.

Amos Anson – was available for questions.

Vice Chairman Monter closed the public hearing.

A motion was made by Robb and second by Rubio to approve redevelopment plan for CRA Area No. 36 and Resolution 2022-09.

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

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

- 6. Public Hearing – Proposed Rezoning – Doniphan** – Proposed rezoning of a portion of E ½ of Section 1, Township 9 North, Range 10 West of the 6th PM. This is located north of Platte River Drive and west of U.S. Highway 281 in the zoning jurisdiction of the Village of Doniphan. Request is to a portion of the property from TA Transitional Agriculture and GC General Commercial and HC Highway Commercial to R3 Multiple Family Residential and another portion from TA Transitional Agriculture and HC Highway Commercial to GC General Commercial.

O'Neill opened the public hearing.

Commissioner Robb left the room during the hearing and discussion of this action as he is a principle in the development.

Nabity stated the proposed changes would change the zoning on this property as shown on the attached drawing with a combination of R-3 Multiple Family Residential and General Commercial zoning districts. Linda Dill, a neighbor to the south, testified that she was not against the residential zoning but had concerns with school children potentially crossing U.S. Highway 281. Commissioner Ruge asked if students are bussed to the Doniphan Schools.

O'Neill closed the public hearing.

A motion was made by Rainforth and second by Ruge to recommend approval of the

rezoning application.

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

Commissioner Robb came back to the room and rejoined the meeting.

- 7. Public Hearing – Proposed Rezoning – Wood River** – Proposed rezoning of property located at 411 W 8th Street in Wood River from BG General Business Zone to R-6 Medium Density Residential with an RM Mobile Home Overlay. (C-22-22WR)

O'Neill opened the public hearing.

Nabity introduced the request and explained that the property has been used a mobile home park since at least 1975 based on historic aerial photos. The property to the north is zoned R-6 with an RM overlay and under the same ownership. This property is shown on the future land use map from the 2015 comprehensive plan as intended for mobile home. Staff has recommended approval of the requested change. Commissioner Ruge asked if this change would allow campers to be parked on these spots. Nabity stated that he did not know the answer to that question off the top of his head (A review of the regulations after the meeting showed that mobile homes are permitted but it does not allow camper trailers).

O'Neill closed the public hearing.

A motion was made by Robb and second by Nelson to recommend approval of the zoning changes as requested.

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

- 8. Public Hearing – Readoption of the Grand Island Zoning Map – Grand Island** – Public Hearing to re-adopt the City of Grand Island Zoning Map, with proposed changes as produced using the Hall County Geographic Information System. (C-20-22GI).

O'Neill opened the public hearing.

Nabity explained a proposal to re-adopt the City of Grand Island Zoning map is brought forward every 18 months or 2 years. The City of Grand Island occasionally re-adopts the zoning map incorporating all changes since the last re-adoption of the entire map along with other changes as recommended. Nabity detailed the changes that had been approved since the last re-adoption both zoning and annexations as included in the staff report and described the other changes that staff is recommending as included in the staff report.

O'Neill closed the public hearing.

A motion was made by Monter and second by Ruge to approve to re-adopt the City of Grand Island Zoning map with proposed changes.

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

Consent Agenda:

9. Final Plat – Hall County Home Place Subdivision – Hall County west of Shady Bend Road and north of Rosedale Road (1 lot, 2.87 acres)

10. Final Plat – Twin Lakes Third – Grand Island EJT – Located south of Bismark Road and west of Austin Avenue. (2 lots, 9.517 acres)

11. Preliminary and Final Plat – Veteran's Legacy South – Grand Island – Located east of Webb Road between Capital Avenue and Old Highway 2 (5 lots, 107.457 acres)

12. Preliminary Plat – High Point Development – Doniphan – Located west of Highway 281 and north of Platte River Drive (123 Lots, 64.1 acres)

Final Plat – Kracklin Kirks – Doniphan – Located west of U.S. Highway 281 and north of Clarice Street (1 lot, 1.673 acres)

Final Plat – High Point Development – Doniphan – Located west of U.S. Highway 281 and north of Platte River Drive (36 lots, 14.617 acres)

A motion was made by Ruge and second by Rainforth to approve all items on the consent agenda.

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

13. Director's Report

Comprehensive Plan Update – Received 2 responses for the RFPs from – RDG Planning and Design - Omaha, NE and Marvin Planning – David City, NE. The committee will be meeting on Friday at 10am to review and give a recommendation. And will begin negotiation.

Hazard Mitigation Plan Update – will be done right before the comprehensive plan

NPZA Spring Workshop (Virtual) March 18, 2022 – A link will be sent out a day before the workshop.

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

Next meeting Wednesday, April 6, 2022

Leslie Ruge, Secretary
By Norma Hernandez