



Hall County Regional Planning Commission

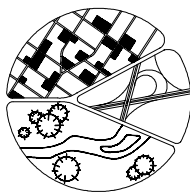
Wednesday, May 11, 2022

Regular Meeting

Item E1

Meeting Minutes - April 6, 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
April 7, 2022

The meeting of the Regional Planning Commission was held Wednesday, April 7, 2022 at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the “Grand Island Independent” on March 26, 2022.

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

Absent: Robin Hendricksen

Other:

Staff: Chad Nabity and Norma Hernandez

Press:

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 March 2, 2022 meeting.

A motion was made by Ruge and second by Rubio to approve the minutes of the March 2, 2022 meeting.

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

3. Request Time to Speak.

Ashley Shultz – 4232 Indian Grass Rd, Grand Island, NE – Item #6

Sean O'Connor – PO Box 5916 Grand Island, NE – Item #6

4. Contract Approval – Consideration of approval of a contract with Marvin Planning Consultants to update the Comprehensive Development Plans along with a review of the zoning and subdivision regulations for Grand Island and Hall County.

Nabity stated staff secured funding from the City of Grand Island and Hall County to update the plans and regulations for these entities during the 2022, 23 and 24 fiscal years. Two firms responded to the RFQ and a committee of Planning Commissioners, Planning Department Staff, City and County Staff and Elected Officials representing the City and the County met to review the qualifications and select a firm to negotiate a contract with.

Marvin Planning Consultants was the first choice of the committee and staff has been negotiating the price and scope of the contract. The attached contract for \$220,000 is slightly less than the amount committed by Grand Island and Hall County toward the project. The contract also calls for adding in the small towns if they wish to join in. Marvin Planning has indicated the cost for Alda to participate would be \$15,000. Alda is planning to budget funds during the 23 and 24 fiscal years. Doniphan would be between \$20,000 and \$25,000, and they are still considering the proposal. Wood River and Cairo both have newer plans and are not expected to participate.

It is expected that the process will take between 18 and 24 months from the time it begins. Nabity also stated the contract was reviewed by City of Grand Island Legal staff.

A motion was made by Rainforth and second by Randone to approve the contract with Marvin Planning Consultants.

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

5. Public Hearing – Zoning Regulations – Hall County – Public Hearing to consider

reapproval of the Hall County Zoning Resolution with changes as recommended by Planning Department Staff. (C-24-22HC)

O'Neill opened the public hearing.

Nabity stated Regional Planning department staff has reviewed the Hall County Zoning Regulations and is suggesting a number of small changes throughout the document and redrafted and has redrafted Article 8

No members of the public testified and no members of the commission had additional questions.

O'Neill closed the public hearing.

A motion was made by Ruge and second by Rubio to recommend approval of the Hall County Zoning Regulations with the suggested changes.

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

- 6. Public Hearing – Proposed Rezoning – Grand Island – Proposed rezoning of a Tract of Land Located in the Northwest Quarter (NW ¼) of Section 23, Township 11 North, Range 10 West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska, along with Lots 21, 23, 24, and 25 of Copper Creek 17th Subdivision generally located east of Kenneth Drive and south of Indian Grass Road, from R2 – Low Density Residential Zone to R3-SL - Medium Density Small Lot Residential Zone. (C-23-2022GI)**

O'Neill opened the public hearing.

Nabity stated a request was received change the remainder of Copper Creek the undeveloped area from R2- Low Density Residential Zone to R3-SL – Medium Density Small Lot Residential Zone. The R3-SL zoning district has less restrictive setbacks. The property is designated for low to medium density residential use and is consistent with the comprehensive plan and there are no proposed changes to the subdivision layout. Nabity explained even if city council does not pass the proposed rezoning change it does not impact the plat for the property because it is consistent with both. Staff is recommending approval and is consistent with the comprehensive plan. Nabity also mentioned he received emails in reference to the proposed rezoning.

Ashley Shultz – Mrs. Shultz was in attendance to protest the proposed rezoning request. Mrs. Shultz read a letter to the commissioners and also provided a copy to the commissioners. Mrs. Shultz presented a petition signed opposing the proposed rezoning.

Sean O'connor – Mr. O'Connor explained the plans for the proposed rezoning area. He stated that his primary reason is that the setbacks in the R3-SL allow for smaller front

yards which will create larger backyards. His other reason is that the cost of construction has increased tremendously over the past year and there is not any sign that it will improve. This subdivision was intended to produce housing that people can afford to buy. In order to meet that goal the style and types of housing in the subdivision are going to have to change. The R3-SL zoning district gives more flexibility to make those changes as needed.

O'Neill read the letters that were received to protest against the proposed rezoning change and they were entered into the record. The letters (emails) were sent by Derek Zulkolsoi and Nicole Zulkoski

O'Neill closed the public hearing

A motion was made by Ruge and second by Rubio to the recommendation to approve the proposed rezoning from R2 – Low Density Residential Zone to R3-SL to Medium Density Small Lot Residential Zone.

The motion did not carry with six members voting no (Nelson, Allan, O'Neill, Olson, Rainforth and Randone) and five members voting yes (Ruge, Robb, Monter, Rubio and Doane).

A motion was made by Rainforth and second by Allan to recommend denial of the proposed rezoning from R2 – Low Density Residential Zone to R3-SL to Medium Density Small Lot Residential Zone.

The motion did not carry with eleven members voting no (Nelson, Allan, O'Neill, Ruge, Olson, Robb, Monter, Rainforth, Rubio, Randone and Doane) and no members voting yes or abstaining.

A recommendation of no recommendation will be sent to City Council.

Consent Agenda

- 7. Final Plat – Rewerts Subdivision – Hall County** - Located west Monitor Road and south of Lepin Road. (2 lots, 7.721 acres)
- 8. Final Plat – Copper Creek 21st Subdivision – Grand Island** – Generally located east of Kenneth Drive and south of Thomas Street (20 lots, 4.917 acres)
- 9. Final Plat – Eynetich Subdivision – Grand Island ETJ** – Located South of Abbott Road and east of North Road. (1 lot, 3 acres)
- 10. Final Plat – Sargent Subdivision – Grand Island** – Located north of Dodge Street and west of Eugene Street (2 lots, 0.299 acres).
- 11. Final Plat – Tjaden Subdivision – Hall County** – Located east of 60th Road and south of Schultz Road (1 lot, 2.06 acres)

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

The motion was carried with eleven members voting in favor (Nelson, Allan, O'Neill, Ruge, Olson, Robb, Monter, Rubio, Randone, and Randone) with no members voting no. Allan abstained from Tjaden Subdivision.

12. Director's Report

Comprehensive Plan Update –

Hazard Mitigation Plan Update – should be ready next month will be brought forward and incorporated with comprehensive plan updates.

May meeting date change to May 11, 2022

O'Neill adjourned the meeting at 7:15 p.m.

Next meeting Wednesday, May 11, 2022

Leslie Ruge, Secretary
By Norma Hernandez