



# **Hall County Regional Planning Commission**

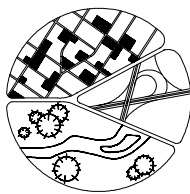
**Wednesday, June 1, 2022**

**Regular Meeting**

## **Item E1**

**Meeting Minutes - May 11, 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  
May 11, 2022

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The meeting of the Regional Planning Commission was held Wednesday, May 11, 2022 at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the “Grand Island Independent” on April 29, 2022.

Present: Leslie Ruge	Nick Olson	Robin Hendricksen
Pat O’Neill	Leonard Rainforth	
Jaye Monter	Hector Rubio	
Darrell Nelson	Tony Randone	

Absent: Judd Allan, Gregg Robb and Tyler Doane

Other:

Staff: Chad Nabity and Norma Hernandez

Press: Brandon Summers

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**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. He 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 April 7, 2022 meeting.**

A motion was made by Nelson and second by Rubio to approve the minutes of the April 7, 2022 meeting.

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

**3. Request Time to Speak.**

*Chad Ruda – 321 East Cathy – Fremont, NE – Item # 6*

*Steve Mossman – 134 S. 13<sup>th</sup> St. Suite 1200 Lincoln, NE – Item # 6*

*Sonya Weinrich – 1522 S. Gunbarrel Grand Island, NE – Item # 4*

**4. 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 east of Independence Avenue along Montana Avenue in Grand Island, Hall County, Nebraska. The request calls for redevelopment of this property for residential uses. Resolution 2022-10 (C-25-22GI)

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

Vice Chairman Monter opened the public hearing.

Nabity stated the property is 3 lots on Montana Avenue. The requests calls for redevelopment of this property for residential uses 3 duplexes on 3 lots on property zoned RO Residential Office. Tax Increment Financing is being requested to offset costs build materials, sidewalks and the acquisition of the property. The project is consistent with the existing zoning and the future land use map. Regional Planning Commission recommends that the redevelopment plan is consistent with the Comprehensive Plan and recommends approval.

Ruge mentioned Chad would make changes to the language on page 17 to clarify a sentence that does not make sense.

*Sonja Weinrich* – part owner of Paramount Development was available for questions.

Vice Chairman Monter closed the public hearing.

A motion was made by Randone and second by Rainforth to approve the Redevelopment Plan for CRA Area No. 36 located south of Nebraska Highway 2 and east of Independence Avenue along Montana Avenue and Resolution 2022-10.

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

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

**5. Public Hearing – Proposed Rezoning – Hall County – Proposed amendment to the PUD for Wild Rose Ranch Estates Subdivision specific to Lots 1, 2, 3, and Outlot D (Tern Drive). Located south of Whooping Crane Drive in Hall County Nebraska. (C-27-2022GI)**

**1. Wild Rose Ranch Second Subdivision**

O'Neill opened the public hearing.

Nabity stated the proposal is to consolidate the lots and outlots into a single building lot for one house and associated out buildings. The proposal is consistent with the 2004 comprehensive plan and with the proposed uses. Nabity stated approval is recommended of the changes as proposed.

O'Neill closed the public hearing.

A motion was made by Rainforth and second by Nelson to approve the Wild Rose Ranch Second Subdivision and the associated rezoning.

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

**6. Public Hearing – Zoning Text Amendment – Grand Island – Public Hearing to consider amending section 36-55 Secondary Agriculture Zone to add Trailer Washout as a listed conditional use. (C-28-22HC)**

O'Neill opened the public hearing.

Nabity stated the (AG-2) Secondary Agricultural Zoning District is the largest zoning district in the Grand Island jurisdiction. The AG-2 Zone was designed to be similar to the Hall County A-3 Agriculture Transitional District. The county A-3 District allows Truck Washes as a conditional use permit. Staff is recommending approval as it is consistent with the intent of the district and the uses allowed by conditional use permit in those County zoning that are typically adjacent district but within the county jurisdiction.

*Stephen Mossman*, an attorney representing Mid America Truck Wash LLC, Was available for questions.

*Chad S. Ruda* – 321 East Cathy Fremont, NE – owner of Mid America Truck Wash LLC - was available for questions

O'Neill closed the public hearing

A motion was made by Ruge and second by Olson to recommend approval of the zoning text amendment section 36-55 Secondary Agriculture Zone to add Trailer Washout as a listed conditional use, with finding it is permitted by conditional use permit in the adjacent county zoning districts.

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

### **Consent Agenda**

**7. Final Plat – Riskowski Acres Subdivision – Wood River ETJ:** - Located west of Burwick Road and south of north of Wood River Road. (1 lot, 3.32 acres)

**8. Final Plat – Graham Acres Subdivision – Wood River** – Generally located north of Wood River Road and east of Walnut Street extended. (1 lot, 0.63 acres)

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

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

**9. Comprehensive Plans**  
Update June 8 Kickoff Meeting  
Payment of Claims

A motion was made by Nelson and second by Ruge to approve payment of claims in the amount of \$1,875.00.

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

**10. Director's Report**

- Hazard of Mitigation – Was approved last night. The plan is on the city website on the council meeting. FEMA still has to approve it.
- Community Beautification Award

**11.** Next Meeting June 1, 2022

**12.** Adjourn

**O'Neill adjourned the meeting at 6:30 p.m.**

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Leslie Ruge, Secretary  
By Norma Hernandez