



# **Hall County Regional Planning Commission**

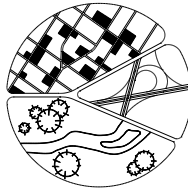
**Wednesday, July 6, 2022**

**Regular Meeting**

## **Item E1**

**Minutes - June 1, 2022 Meeting**

**Staff Contact:**



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

Minutes  
for  
June 1, 2022

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The meeting of the Regional Planning Commission was held Wednesday, June 1, 2022 at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the “Grand Island Independent” on May 21, 2022.

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

Absent: Judd Allan, Gregg Robb, Tyler Doane and Jaye Monter

Other:

Staff: Chad Nabity and Norma Hernandez

Press:

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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 May 11, 2022 meeting.**

A motion was made by Rubio and second by Randone to approve the minutes of the May 11, 2022 meeting.

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

**3. Request Time to Speak.**

*Sean O'Connor – 1912 West Anna Street – Grand Island, NE – Item # 4*

*Ashley Shultz – 4232 Indian Grass Rd- Grand Island, NE – Item #4*

*Mathew Schultz – 1201 Allen Drive #335- Grand Island, NE – Item # 4*

**4. Public Hearing – Proposed Rezoning – Grand Island** – Proposed rezoning of a Tract of land located including all of Copper Creek Estates 21<sup>st</sup> Subdivision and Lots 21,23, 24 and 25 of Copper Creek Estates 17<sup>th</sup> Subdivision in the City of Grand Island, Hall County, Nebraska 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-25-22GI)

O'Neill opened the public hearing.

Nabity stated this application is a change from the original plan for this property. The proposed changes only includes the area that is platted. The R3-SL zoning district has less restrictive setbacks that will make it possible to change the configuration of the house on the lot. None of platted lots in these subdivisions have less than 6000 square feet. Nabity stated he received emails from people stating they did not want townhouses. Nabity clarified that the proposal is not for townhouses but for single family detached home. The three letters (emails) were distributed to all planning commissioners and should be considered part of the record. Nicole Zulkosi the owner of the property immediately north of this rezoning request submitted an email that was made part of the record of a previous public hearing in April requesting that a larger area be considered for rezoning has asked that her correspondence be included in opposition to this request, she expressed opposition to the proposed changes. The property is designated for low to medium density residential use and consistent with the comprehensive plan. Nabity stated staff is recommending approval.

*Sean O'Connor, 1912 West Anna* – Mr. O'Connor also provided a drawing of Copper Creek 21<sup>st</sup> Subdivision and explained that the proposed changes would provide bigger homes, bigger back yards and enough parking.

*Mathew Schultz – 1201 Allen Drive #335* – Mr. Shultz was in attendance to protest the proposed rezoning request. Mr. Shultz read a letter to the commissioners and also provided a copy to the commissioners. Mr. Schultz also stated he was not aware of the information presented by Mr. O'Connor. He indicated that he thought that was a change from the Mr. O'Connor's original plan.

*Ashley Shultz – 4232 Indian Grass Rd* – Mrs. Schultz was in attendance to protest the proposed rezoning request. Mrs. Schultz read a letter to the commissioners and also provided a copy to the commissioners. Mrs. Shultz presented a petition signed opposing the proposed rezoning. Mrs. Schultz stated she was not aware of the information presented by Mr. O'Connor. She indicated that he thought that was a change from the Mr. O'Connor's original plan.

O'Neill closed the public hearing.

A motion was made by Ruge and second by Rainforth to approve rezoning of Copper Creek 21<sup>st</sup> Subdivision and Lots 21, 23, 24 and 25 of Copper Creek 17<sup>th</sup> Subdivision from R2 – Low Density Residential Zone to R3-SL – Medium Density Small Lot Residential Zone with the stipulation that Mr. O'Connor not bring the subdivisions forward with revisions to reduce the lot sizes and density. Nabity explained that there is nothing to prevent an application to do that but that Planning Commission would not have to recommend approval if an application were made. The qualifying statement was removed and the motion to recommend approval without the condition was considered.

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

**5. Public Hearing – One and Six Year Street Improvement Plan – Hall County – Public Hearing and action on the fiscal year 2023 to 2028 street improvement plan for Hall County, Nebraska (C-29-2022HC)**

O'Neill opened the public hearing.

Hall County Highway Superintendent and Public Works Director Don Robb presented the 1 & 6 year road plan to the Commission.

O'Neill closed the public hearing.

A motion was made by Rainforth and second by Randone to approve the 2023-2028 Hall County One and Six Year Street Improvement Plan.

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

## **Consent Agenda**

- 6. Final Plat – Stuhr Acres Subdivision – Grand Island ETJ**– Located east of Stuhr Road and north of U.S. Highway 34 (5 lot, 57.74 acres)
- 7. Final Plat – Prairie Creek Hills Subdivision – Hall County:** Generally located south of Prairie Road
- 8. Final Plat – Westgate 13<sup>th</sup> Subdivision – Grand Island:** Generally located north of Westgate Road and west of Gold Road. (3 lots, 4.02 Acres)
- 9. Preliminary and Final Plat – Trinity Heights Subdivision – Grand Island:** Generally located north of State Street (Blessed Sacrament Church) and 18<sup>th</sup> Street and west of Wheeler Avenue. (53 lots, 14.18 Acres)

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

The motion was carried with seven members voting in favor (O'Neill, Ruge, Olson, Rainforth, Rubio, Hendricksen, and Randone)

## **10. Comprehensive Plans**

- Update June 8<sup>th</sup> Kickoff Meeting at the Grand Theater at 6pm
- Payment of Claims

A motion was made by Ruge and second by Rubio to approve the payment of claims.

The motion was carried with seven members voting in favor (O'Neill, Ruge, Olson, Rainforth, Rubio, Hendricksen and Randone)

## **11. Director's Report**

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

## **12. Next Meeting July 6, 2022**

## **13. Adjourn**

**O'Neill adjourned the meeting at 6:56 p.m.**

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Leslie Ruge, Secretary  
By Norma Hernandez