



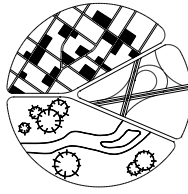
Hall County Regional Planning Commission

**Wednesday, August 3, 2022
Regular Meeting**

Item E1

Minutes - July 6, 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
July 6, 2022

The meeting of the Regional Planning Commission was held Wednesday, July 6, 2022 at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the “Grand Island Independent” on June 25, 2022.

Present: Leslie Ruge	Nick Olson
Pat O’Neill	Leonard Rainforth
Hector Rubio	Greg Robb
Tony Randone	Jaye Monter

Absent: Judd Allan, Tyler Doane, Darrel Nelson and Robin Hendrickson

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. 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 June 1, 2022 meeting.

A motion was made by Rainforth and second by Randone to approve the minutes of the June 1, 2022 meeting.

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

3. Request Time to Speak.

Jose Ramirez 1104 N Gunbarrel Rd– Grand Island, NE – Item # 5

Greg Erwin – 454 N. Gunbarrel Rd - Grand Island, NE – Item #5

Mathew Feast – 17 Dorset Rd – Great Neck, NY 11020– Item # 6

Aaron Brown – 140 Platte View Dr. – Phillips, NE – Item #6

Suzanne Bowden – 4115 W. Faidley Ave. – Item # 4

4. Public Hearing – Proposed Rezoning – Grand Island – Proposed rezoning of a Tract of land including Lots 13, 14 and 15 of Bosselman Second Subdivision (2548 and 2536 Carleton Avenue) in Grand Island, Nebraska from RO Residential Office to B2 General Business. (C-30-22GI)

O'Neill opened the public hearing.

Nabity stated the request is to rezone 2 lots from RO Residential Office Zone to B2 General Business Zone. The property is planned for highway commercial development on the Future Land Use Map. B2 zone is consistent with Future Land Use Map. Nabity stated staff is recommending approval.

Suzanne Bowden – was available for questions.

O'Neill closed the public hearing.

A motion was made by Robb and second by Randone to rezone 2 lots from RO Residential Office Zone to B2 General Business Zone finding that the proposed change is consistent with the future land use map of the Grand Island Comprehensive plan.

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

5. Public Hearing – Proposed rezoning of a Tract of Land including Lots 1, 2 and 3 of Schaaf's Second Subdivision (4720 E. Seedling Mile Road Harmony Hall) in the extraterritorial jurisdiction of the City of Grand Island from LLR Large Lot Residential to B2 General Business. (C-31-22GI)

O'Neill opened the public hearing.

Nabity stated the property is 3 lots that is currently zoned LLR Large Lot Residential. The adjacent properties are zoned Large Lot Residential Zone or Transitional Agriculture Zone. Nabity stated 2 letters were received to protest against the proposed rezoning change. The letter from Greg Erwin was included in the packet. A copy of the letter received from Travis and Alicia Wicht to protest against the proposed rezoning change was entered into the record.

Nabity stated the proposed rezoning request is not consistent with the City's Comprehensive Plan and staff is recommending the request be denied.

Jose Ramirez – stated he would like to restore the building into a ballroom.

Ruge stated when Harmony Hall was originally built there was nothing out in the country and that's why the dancehall was done. Today there are a lot of homes in the area and the Comprehensive Plan does not call for it to be zoned commercial. Ruge said he would not be in favor.

Greg Erwin – 454 N. Gunbarrel Rd - Grand Island, NE - Mr. Erwin stated he is opposed to the proposed rezoning request. Mr. Erwin lives right across the street from Harmony Hall. Mr Erwin said before purchasing his property 3 years ago he checked the zoning in the area to make sure nothing like this would happen.

Nabity went on to expand on why staff recommends the request to be denied. Nabity stated this would be considered spot zoning, there is no B2 in the area, and it is not consistent with the comprehensive plan. There is no sewer available. The septic system would work well for a house. The proposed uses would not fit well without municipal sewer service.

O'Neill closed the public hearing.

A motion was made by Ruge and second by Rainforth to recommend City Council deny the application for the proposed rezoning request finding that it is not compatible with the surrounding uses, is not supported by the Grand Island Future Land Use Map and would appear to be spot zoning.

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

- 6. Public Hearing – Zoning Text Amendments re: Data Centers – Hall County –** Public Hearing and action on requested amendments to allow Data Center as a permitted conditional use in the A-1 Primary Agriculture zone. Amendments are proposed to: Section Definitions 2.03D and Section 4.02 A-1 Agriculture Primary District to add a definition of Data Center and to list Data Center as a Conditional Use., Nebraska (C-32-22HC)

O'Neill opened the public hearing.

Nabity stated a request to amend the Hall County Zoning Regulations to allow Data Call Centers in the A-1 Primary Agriculture District was made by Michael Seda owner of property located in the SE ¼ of 31-09-10. Data Call Centers need to be located near an electric substation as they tend to use between 10 and 100 megawatts of electricity. Nabity stated staff is recommending approval.

Matthew Feast - *17 Dorset Rd – Great Neck, NY 11020 – President of VCV Digital Group* – was available for questions.

Aaron Brown – 140 Platte View Dr. – Phillips, NE – Mr. Brown with Southern Power District was available for questions.

O'Neill closed the public hearing.

A motion was made by Monter and second by Ruge to approve zoning text amendment to allow Data Centers as a permitted conditional use in the A-1 Primary Agriculture Zone.

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

Consent Agenda

- 7. Final Plat – Island Subdivision – Grand Island:** Located north of Curran Avenue at the intersection of Curran Avenue and Carleton Avenue. (2 lots, 0.75 acres).
- 8. Request to Vacate Final Plat – Horizon View Subdivision:** Generally located south of Lepin Road and east of 70th Road.

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

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

9. Comprehensive Plans

July 19th - Hall County Kickoff Meeting in Doniphan at the Community Center at 7 pm.

Payment of Claims

A motion was made by Rainforth and second by Robb to approve the payment of claims.

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

10. Director's Report

Hall County Budget Submission – Tuesday July 26th

Changes – Personnel Cost – Rashad – Planner 1 – since 1990 has been covered for by Grand Island Utilities by 38% and will be stopping this year.

A motion was made by Ruge and second by Rubio to approve the Hall County Budget Submission.

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

Community Beautification Award – donation letters have been sent out. Need more nominations

11. Next Meeting August 3, 2022

12. Adjourn

O'Neill adjourned the meeting at 6:48 p.m.

Leslie Ruge, Secretary
By Norma Hernandez