



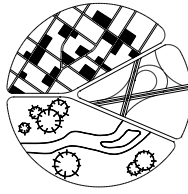
Hall County Regional Planning Commission

**Wednesday, September 7, 2022
Regular Meeting**

Item E1

Minutes from August 3rd 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
August 3, 2022

The meeting of the Regional Planning Commission was held Wednesday, August 3, 2022 at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the “Grand Island Independent” on July 23, 2022.

Present: Leslie Ruge	Nick Olson	Darrel Nelson
Pat O’Neill	Leonard Rainforth	Robin Hendrickson
Greg Robb	Judd Allan	Tyler Doane
Tony Randone	Jaye Monter	

Absent: Hector Rubio

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. 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 July 6, 2022 meeting.

A motion was made by Randone and second by Nelson to approve the minutes of the July 6, 2022 meeting.

The motion carried with seven members voting in favor (O'Neill, Ruge, Olson, Robb, Monter, Rainforth, and Randone) and four members abstaining (Nelson, Allan, Hendrickson, and Doane).

3. Request Time to Speak.

Amos Anson – 4234 Arizona Ave. Grand Island, NE – Item #4

Bruce Bluhm – 3009 Colorado Ave Grand Island, NE – Item #4

Andrew Willis – Lincoln, NE – Item #5

4. Public Hearing – Proposed Rezoning – Grand Island – Proposed rezoning of a Tract of land including Lots 14 and 15 Northwest Gateway Subdivision (3015 and 3019 Colorado Avenue) in Grand Island, Nebraska from LLR Large Lot Residential to R-1 Suburban Density Residential. (C-33-22GI).

O'Neill opened the public hearing.

Nabity stated the property is located at the end of the cul-de-sac on Colorado Avenue. The request is to rezone the property from LLR Large Lot Residential to R-1 Suburban Density Residential. All properties have access to City water and sewer. Rezoning this property is consistent with the City's Comprehensive Plan and the Future Land Use map. The property is designated for low to medium density residential development. Nabity stated staff is recommending approval.

Amos Anson – 4234 Arizona Ave. Grand Island, NE.-Was available for questions. Mr. Anson mentioned the drainage has been engineered with the subdivision and that is was approved by the City.

Bruce M. Bluhm – 3009 Colorado Ave. Grand Island, NE - Mr. Bluhm is against the request to rezone. Some of his concerns were drainage issues, the increase of traffic, narrow streets, and the safety of the neighborhood kids with the increased traffic.

O'Neill closed the public hearing.

A motion was made by Robb and second by Monter to approve the proposed rezoning of a tract of land including on Lots 14 and 15 Northwest Gateway Subdivision (3015 and 3019 Colorado Avenue).

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

- 5. Public Hearing – Redevelopment Plan – Grand Island.** Public Hearing Concerning a redevelopment plan for CRA Area No. 34 to allow for redevelopment of property located north of 13th Street and west of Moore's Creek Drainway (Millennial Estates Subdivision as proposed) in Grand Island, Hall County, Nebraska. The request calls for redevelopment of this property for residential uses. Resolution 2022-11 (C-34-22GI)

O'Neill opened the public hearing.

Nabity stated the redevelopment plan for CRA Area no. 34 was declared blighted and substandard. Starostka Group had a plan that was approved for Millennial Estates, modified the first plan and submitted a new preliminary plat based on the proposal to extend Claude Rd. along the east side of the property. Tax Increment Financing will be used to aid in redevelopment expenses associated with platting and installing the necessary infrastructure (streets, sewer, water, and storm sewer) for the development of 120 units of housing. The Regional Planning Commission recommends find that the redevelopment plan is consistent with the Comprehensive Plan (general plan for development) of the City of Grand Island.

Andrew Willis – Lincoln, NE behalf of the redeveloper – went over the project and was available for questions.

O'Neill closed the public hearing.

A motion was made by Nelson and second by Randone to approve the redevelopment plan for CRA Area No. 34 Millennial Estates Subdivision and resolution 2022-11.

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

Consent Agenda

- 6. Preliminary and Final Plat – Millennial Estate Subdivision – Grand Island –**
Located north of 13th Street west of the Moore's Creek Drainway. (Preliminary 120 lots, 1 out lot, 46.7 acres) (Final Plat 38 lots, 10.5.06 acres).
- 7. Final Plat – Grand Island Plaza Third Subdivision –** Located south of Capital Avenue east of U.S. Highway 281. (3 lots, 11.32 Acres)
- 8. Final Plat – Shafer Acres Subdivision –** Grand Island ETJ: Located north of One-R Road east of St. Paul Road. (1 Lot, 3.202 Acres)
- 9. Final Plat – Mettinbrink Acres Subdivision – Grand Island ETJ –** Located north of One-R Road east of St. Paul Road. (1 lot, 1 Outlot, 4.18 Acres)
- 10. Final Plat – Homesteader Subdivision – Hall County –** Located north of Cedarview Road east of Locust. (7 Lots, 5.0 Acres)
- 11. Final Plat – Hollister Acres Subdivision – Hall County –** Located north of Rainforth Road west of Blaine Street. (1 Lot, 5.0 Acres)
- 12. Request to Vacate Final Plat – Lot 70 Amick West Subdivision – Hall County –**
Located north of Monument Road and west of Island Drive.

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

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

13. Comprehensive Plans Scavenger Hunt Beta Test Payment of Claims

Nabity stated Hall County Kickoff Meeting was held in Doniphan on July 19th.

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

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

14. Director Report

Hall County Budget Submission –

Community Beautification

Nebraska Planning Conference September 14-16 Kearney

15. Next Meeting September 7, 2022

16. Adjourn

O'Neill adjourned the meeting at 6:46 p.m.

Leslie Ruge, Secretary
By Norma Hernandez