



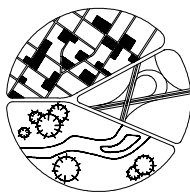
Hall County Regional Planning Commission

**Wednesday, November 2, 2022
Regular Meeting**

Item E1

Meeting Minutes October 5, 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
October 5, 2022

The meeting of the Regional Planning Commission was held Wednesday, October 5, 2022 at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the “Grand Island Independent” on September 24, 2022.

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

Absent: Tyler Doane and 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. 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 September 7, 2022 meeting.

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

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

3. Request Time to Speak.

Keith Marvin – Marvin Planning Consultants – David City, NE – Item #7 and Item #8

Drew Snyder – 20010 Manderson Street, Omaha, NE – Item # 7 and Item 8

Alex Bullington – 3601 Jumpstreet, Omaha, NE – Item # 5

Bruce Schreiner – 2535 N. Carleton Grand Island, NE Item #6

Zackary Butz – 308 N. Locust Street, Grand Island, NE – Item # 6

Brad Kissler – 605 Sandalwood Dr, Grand Island, NE – Item # 6

Nabity introduced the Boy Scouts Troop 14 and Troop 114 from Grand Island.

4. Public Hearing – Comprehensive Plan Amendment - Grand Island Public Hearing concerning an amendment to the future land use element of the Grand Island Comprehensive Plan for property between Broadwell Avenue and U.S. Highway 281 and Capital Avenue and Airport Road Grand Island, Hall County, Nebraska. (C-01-23GI)

O'Neill opened the public hearing.

Nabity stated the Future Land Use Map from the Grand Island Comprehensive Plan identified the area of the Veteran's Home as public. The updated Veterans Legacy Project Master Plan shows uses of mixed use developments with some commercial, residential, housing and office uses. Based on the proposed development in the area it is appropriate to consider changes to the future land use map that would allow for more of a mixed use designation. The proposed changes facilitate development north of Capital Ave in accordance to the vision of the Veterans Legacy Project Master Plan. These changes would allow for the creation of a mixed use developments north of Capital Ave and South of Airport Rd. While preserving property for public uses around Eagle Scout Park, the Veteran's Ball Fields and the Veteran's Cemetery. The Regional Planning Commission recommends that the Grand Island City Council change the Future Land Use Component of the Grand Island Comprehensive Plan.

O'Neill closed the public hearing.

A motion was made by Randone and second by Rainforth to approve the Comprehensive Plan Amendment Grand Island.

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

- 5. Public Hearing – Redevelopment Plan – Grand Island.** Public Hearing Concerning a redevelopment plan amendment for CRA Area No. 16 to allow for residential reuse of the Pershing and Anderson Buildings at the former Veterans' Home property at 2206 and 2300 W. Capital Avenue Grand Island, Hall County, Nebraska. Resolution 2023-01 (C-02-23GI)

O'Neill opened the public hearing.

Nabity stated the redevelopment plan is requesting \$715,000 in tax increment financing the majority of the funding is for the project is coming from Nebraska Investment Authority and Historic Tax Credits. The developer is proposing to reuse these existing buildings to create 48 units of apartments in the Pershing and Anderson Building. The redevelopment plan is consistent with the Comprehensive Plan and recommends approval as presented.

Alex Bullington – 3601 Jumpstreet, Omaha, NE – Mr. Bullington with White Lotus group was available for questions.

O'Neill closed the public hearing.

A motion was made by Monter and second by Ruge to approve the redevelopment plan for CRA Area No. 16 and resolution 2023-01.

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

- 6. Public Hearing – Redevelopment Plan – Grand Island.** Public Hearing Concerning a redevelopment plan amendment for CRA Area No. 34 to allow for commercial development on property located at Claude Road and Faidley Avenue (Lot 1 of Crane Valley Ninth Subdivision) in Grand Island, Hall County, Nebraska. Resolution 2023-02 (C-03-2023GI)

O'Neill opened the public hearing.

Nabity stated KER Enterprises LLC is proposing to develop a family entertainment center. The request for tax increment financing is different for this applicant. CRA and the City of Grand Island will retain 25% of the tax increment generated by this project to help pay for Claude Road extension. The property is zoned B2 General Business. The future land use map calls for commercial uses at this location. The redevelopment plan is consistent with the Comprehensive Plan of the City of Grand Island and recommends approval as presented.

Bruce Schreiner – 2535 N. Carleton, Grand Island, NE – Mr. Shriner was available for questions.

Zack Butz - 308 N. Locust Street, Grand Island, NE – Mr. Butz was available for to answer any questions.

Brad Kissler - 605 Sandalwood Dr, Grand Island, NE – Mr. Kissler went over the project and was available to answer questions.

O'Neill closed the public hearing.

A motion was made by Rainforth and second by Rubio to approve the Redevelopment Plan amendment for CRA Area No. 34 1-located at Claude Road and Faidley Avenue and Resolution 2023-02.

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

7. Public Hearing – Proposed CRA Area No. 28 – Grand Island – Proposed CRA Area #28 located between 13th Street and State Street and U.S. Highway 281 and Webb Road (including the Conestoga Mall) in Grand Island, Hall County Nebraska). Resolution 2023-03 (C-04-23GI)

O'Neill opened the public hearing for item number 7 and number 8 Extremely Blighted Study.

Nabity stated the study does show the property can be declared blighted and substandard. The study area is approximately 78.45 acres of property located between U.S Highway 281 and Webb Road and 13th Streets including the Conestoga Mall. Nabity also mentioned the Woodsonia, an Omaha based real estate company, has the Conestoga Mall property under contract. The project is based on complying with some components which includes getting declared blighted and substandard and approved for tax increment financing.

Planning Commission staff recommends approval.

Nabity stated the Extremely Blighted Study is a designation that was put into place by the Legislature about 4 years ago. For an area to be designated as extremely blighted and substandard 1- area had to have been declared blighted and substandard 2) an unemployment rate twice the state's unemployment rate based on US Census data and 3) a poverty rate of 20 percent or more

Designating an area as Extremely Blighted provides two potential benefits to redevelopment in the area and any residents in the area along with a benefit to the City.

1. The term of TIF bonds in Extremely Blighted areas may extended from 15 years to 20 years.
2. First time home buyers that purchase qualifying homes in areas that have been declared Extremely Blighted as their primary residence prior to January 1, 2026 will receive an income tax credit of up to \$5000.
3. Remove those areas that are declared Extremely Blighted from 35% cap on area that can be declared Blighted and Substandard

Keith Marvin – Marvin Planning Consultants –

Drew Snyder – 20010 Manderson Street , Omaha, NE – Mr. Snyder with Woodsonia Real Estate – went over the project and was available for questions.

O'Neill closed the public hearing.

A motion was made by Robb and second by Randone to approve the Substandard and Blight Study for CRA Area No. 28 and Resolution 2023-03 and Extremely Blighted Study and Resolution 2023-04.

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

- 8. Public Hearing – Extremely Blighted Study – Grand Island** – Public Hearing Concerning a study to identify those areas of Grand Island that can qualify as Extremely Blighted per Nebraska Community Redevelopment Law. Resolution 2023-04 (C-05-23GI)

Consent Agenda

- 9. Final Plat – Holtz 2nd Subdivision– Hall County:** Located west of 190th Road and north of Wood River Road in Hall County. This is property is zoned A-1 and this plat increases the size of the existing lot 1 of Holtz Subdivision. (1 Lot, 2.137 Acres).
- 10. Final Plat – Northwest Gateway Second Subdivision– Grand Island:** Located at the north end of Colorado Avenue. (4 Lots, 2.290 Acres)
- 11. Final Plat – Woodland Park 19th Subdivision—Grand Island:** Located east of

Independence Avenue and south of Pennsylvania Avenue. (2 Lots, 6.979Acres)

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

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

**12. Comprehensive Plans
Payment of Claims**

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

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

13. Directors Report

**Community Beautification Award –
Planning Commission Member Terms of Service**

14. Next Meeting November 2, 2022

15. Adjourn.

O'Neill adjourned the meeting at 6:59 p.m.

Leslie Ruge, Secretary
By Norma Hernandez