



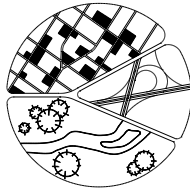
# Community Redevelopment Authority (CRA)

**Wednesday, November 16, 2022**  
**Regular Meeting**

## **Item B1**

**Meeting Minutes - November 9, 2022 Minutes**

**Staff Contact:**



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

Minutes  
for  
November 2, 2022

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The meeting of the Regional Planning Commission was held Wednesday, November 2, 2022 at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the “Grand Island Independent” on October 22, 2022.

|                      |                   |                   |
|----------------------|-------------------|-------------------|
| Present: Leslie Ruge | Nick Olson        | Robin Hendricksen |
| Pat O’Neill          | Leonard Rainforth |                   |
| Hector Rubio         | Darrel Nelson     |                   |
| Jaye Monter          | Tyler Doane       |                   |

Absent: Judd Allan, Tony Randone and Greg Robb

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 October 5, 2022 meeting.**

A motion was made by Nelson and second by Ruge to approve the minutes of the October 5, 2022 meeting.

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

**3. Request Time to Speak.**

*Geoff McGregor – 11750 Stonegate Circle, Omaha, NE – Item # 5*

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

**4. Presentation of 2022 Community Beautification Award**

Nabity presented the 2022 Community Beautification Award to GTA. Krae Dutoit accepted the award.

**5. Public Hearing – Proposed Rezoning – Grand Island.** Public Hearing regarding the rezoning located at 4060 Stauss Road including West End Subdivision Lots 1-14 Inclusive and adjoining right of way to the center of the dedicated streets from LLR Large Lot Residential to B2 General Business Zone Resolution 2023-01 (C-06-23GI)

O'Neill opened the public hearing.

Nabity stated the purpose of the rezoning request is to extend the self storage buildings from the east and remove the existing house. The owner of the property has purchased the property to west and would like to expand the storage units. The rezoning is consistent with the City's Comprehensive Land Use Plan and staff is recommending approval.

Mr. McGregor – Mr. McGregor is the owner of the property explained the long term plan is to expand the existing facility on the current parcel.

O'Neill closed the public hearing.

A motion was made by Hendricksen and second by Ruge to approve the proposed rezoning at 4060 Stauss Road.

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

## **Consent Agenda**

- 6. Final Plat – RNS Engle Subdivision** – Hall County – Located south of Gunther Road and west of 90<sup>th</sup> Road in Hall County. (1 Lot, 1.257 Acres)
- 7. Preliminary and Final Plat Central Community College Second Subdivision – Grand Island** – Located at the north of Husker Highway and east of U.S. Highway 281 – (7 Lots, 29.26 Acres)

A motion was made by Ruge 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)

### **8. Comprehensive Plans**

#### **1. Approval of Contract of Doniphan Comprehensive Plan**

A motion was made by Rainforth and second by Olson to approve the Doniphan Comprehensive Plan Contract.

The motion was carried with nine members voting in favor (Nelson, O'Neill, Ruge, Olson, Monter, Rainforth, Rubio, Hendricksen and Randone) (Allan, Robb and Randone were absent)

#### **2. Approval of Contract of Alda Comprehensive Plan**

A motion was made by Nelson and second by Hendricksen to approve the Alda Comprehensive Plan Contract.

The motion was carried with nine members voting in favor (Nelson, O'Neill, Ruge, Olson, Monter, Rainforth, Rubio, Hendricksen and Randone) (Allan, Robb and Randone were absent)

#### **3. Payment of Claims**

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

The motion was carried with nine members voting in favor (Nelson, O'Neill, Ruge, Olson, Monter, Rainforth, Rubio, Hendricksen and Randone). (Allan, Robb and Randone were

absent)

#### **4. Updates on Comp Plan Process**

Comp Plan Survey Cards – Everyone should take them and pass them out to people. The codes on the cards link to the survey, mapping and mindmixer. We do have a change order for \$350 to pay for gift cards Marvin Planning will be purchasing to incentivize participation in the surveys.

Consultants were in GI last week. Open House meetings held at Walnut, Barr and Westridge.

#### **9. Directors Report**

#### **10. Next Meeting November 14, 2022 at 5:30 p.m.**

#### **11. Adjourn.**

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

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Leslie Ruge, Secretary  
By Norma Hernandez