



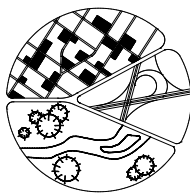
Hall County Regional Planning Commission

**Wednesday, December 7, 2022
Regular Meeting**

Item E1

Draft - Minutes - November 14, 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
November 14, 2022

The meeting of the Regional Planning Commission was held Wednesday November, 14, 2022 at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the “Grand Island Independent” on November 4, 2022.

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

Absent:

Other:

Staff: Chad Nabity and Norma Hernandez

Press: Brandon Summers

1. Call to order.

Chairman O’Neill called the meeting to order at 5:30 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 November 2, 2022 meeting.

A motion was made by Rubio and second by Rainforth to approve the minutes of the November 2, 2022 meeting.

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

3. Request Time to Speak.

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 Webb and U.S. Highway 281 north of 13th Street Grand Island, Hall County, Nebraska. (C-07-23GI)

5. Public Hearing Redevelopment Plan – Grand Island – Public Hearing concerning a redevelopment plan amendment for CRA Area No. 28 to allow for commercial and residential redevelopment of the Conestoga Mall Property located at 3404 W.13th Street Grand Island, Hall County, Nebraska. Resolution 2023-05 (C-08-23GI)

6. Public Hearing – Proposed Rezoning – Rezoning Grand Island - Public Hearing regarding rezoning of Lots 1, 4 and 5 of Conestoga Eighth Subdivision, Grand Island, Hall County, Nebraska. This property is located north of 13th Street between Webb Road and U.S. Highway 281 and is the Conestoga Mall at 3404 W. 13th Street in the City of Grand Island. The request would rezone property from CD Commercial Development Zone to amended CD Commercial Development Zone and RD Residential Development Zone. (C-09-23GI)

a. Preliminary and Final Plat – Conestoga Mall Ninth Subdivision – Grand Island – Located at 3404 W. 13th Street between Webb Road and U.S. Highway 281 north of 13th Street in the City of Grand Island. (Preliminary Plat 15 lots, 2 Outlots, 15 lots 50.433 Acres, Final Plat 14 lots, 1 Outlot, 50.433 acres). This property is under consideration for rezoning to CD Commercial Development Zone and RD Residential Development Zone.

O'Neill opened the public hearings for agenda items number 4, 5 and 6.

Nabity stated the Woodsonia Hwy 281 LLC is proposing to purchase and redevelop the Conestoga Mall property. The mall property is planned for Highway Commercial development and across to the east (Webb Rd) it is designated medium density to office use. Woodsonia Hwy 281 LLC is planning to develop around 300 apartments in the northeast corner of the property. Staff is recommending amendments to the future land use map that are consistent with the new plan presented for the new mall property.

Nabity stated the redevelopment plan amendment for CRA Area 28 requests \$26,257,000 in tax increment financing over the course of 20 years. The area is declared Extremely Blighted and Substandard making the area eligible for a 20 year TIF. The redevelopment plan also includes a proposal for the designation of the Project Site as an Enhanced Employment Area within the Extremely Blighted and Substandard Area. The 1.50% Enhanced Employment Area/Occupation Tax - \$36,763,000 an add-on tax with in the EEA District boundaries including all Conestoga Marketplace property. The Regional Planning Commission finds that the redevelopment plan is consistent with the Comprehensive Plan of the City of Grand Island recommends approval with the proposed changes.

Nabity then went over the redevelopment concept.

Andrew Snyder, Woodsonia Hwy 281 LLC, was available for questions.

O'Neill closed the public hearings for agenda items number 4, 5 and 6.

A motion was made by Randone and second by Ruge to approve the Comprehensive Plan Amendment as submitted finding that the changes are consistent with the development in the area on the east side of Webb Road.

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

A motion was made by Rainforth and second by Randone to approve the Redevelopment Plan amendment for CRA Area No. 28 and resolution 2023-05 finding that the proposed development is consistent with the comprehensive development plan for the City.

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

A motion was made by Hendricksen and second Rainforth to approve rezoning of Lots 1, 4 and 5 of Conestoga Eighth Subdivision and Preliminary and Final Plat for Conestoga Mall Ninth Subdivision finding that the proposed development is consistent with the comprehensive plan for the city.

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

O'Neill adjourned the meeting at 5:54 p.m.

Leslie Ruge, Secretary
By Norma Hernandez

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