



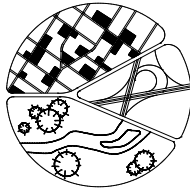
# **Hall County Regional Planning Commission**

**Wednesday, January 11, 2023  
Regular Meeting**

## **Item E1**

**Draft - December 7, 2022 Meeting 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  
December 7, 2022

---

The meeting of the Regional Planning Commission was held Wednesday, December 7, 2022 at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the “Grand Island Independent” on November 26, 2022.

Present: Leslie Ruge                      Nick Olson  
            Pat O’Neill                      Greg Robb  
            Darrel Nelson                  Tony Randone  
            Jaye Monter                      Tyler Doane

Absent: Judd Allan, Robin Hendricksen, Leonard Rainforth and Hector Rubio

Other:

Staff: Chad Nabity, Rashad Moxey and Norma Hernandez

Press: Jeff Bahr

---

**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 November 14, 2022 meeting.**

A motion was made by Nelson and second by Ruge to approve the minutes of the November 14, 2022 meeting.

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

**3. Request Time to Speak.**

*Nancy Hernandez – 1212 W Koenig Street, Grand Island, NE – Item # 7*

*Keith Marvin – Marving Planning Consultants – Item #6 and #10*

*Roger Bullington – 3935 Westgate Road, Grand Island, NE – Item # 4 and #5*

**4. Public Hearing – Redevelopment Plan Amendment – Grand Island – Public Hearing on an amendment to the redevelopment plan for CRA Area 17 at 3553 Prairieview Street in Prairie Commons Second Subdivision. (C-10-23GI)**

**5. Public Hearing – Proposed Rezoning – Grand Island.** Public Hearing regarding the rezoning located at 3553 Prairieview Street (Lots 1 and 3 of Prairie Commons Second Subdivision) from CD Commercial Development Zone to Amended CD Commercial Development Zone. (C-11-23GI)

1. Preliminary and Final Plat for Prairie Commons Fifth Subdivision (2 lots, 17.119 Acres)

O'Neill opened the public hearing.

Nabity stated Prataria Ventures LLC is requesting an amendment to the current redevelopment plan. The original plan for the hospital development has changed due to market conditions. Prataria Ventures LLC has brought an updated plan to replace the hotel with a medical office building. The project is consistent with the proposed zoning and will be consistent with the future land use plan for this area within the City of Grand Island with the proposed amendment.

Nabity also explained the rezoning request is proposed due to the area zoned as Commercial Development Zone to Amended Commercial Zone. Within a Commercial Development Zone there are no specific setbacks or specific rules the developer is allowed to build within the plan as it is approved. If the plan changes significantly as the case in this application a new plan has to be approved.

The final plat will also be amended.

*Roger Bullington – 3935 Westgate Dr - Mr. Bullington talked about the project and*

some of the proposed changes.

O'Neill closed the public hearing for Items #4 and Item #5.

A motion was made by Ruge and second by Randone to approve the Redevelopment Plan Amendment for CRA Area #17 and Resolution 2023-06.

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

A motion was made by Robb and second by Randone to approve the proposed rezoning located at 3553 Prairieview Street and the Preliminary and Final Plat for Prairie Commons Fifth Subdivision.

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

**6. Public Hearing – Comprehensive Plan Amendment – Grand Island – Public hearing to consider adoption of the Grand Island Affordable Housing Action Plan as an appendix the 2004 Grand Island Comprehensive Plan. (C-12-23GI)**

O'Neill opened the public hearing.

Nabity stated Marvin Planning Consultants and Aaron XXXX Sorrell prepared the Grand Island Affordable Housing Action Plan. As part of the Municipal Density and Missing Middle Housing Act N.R.S.S 19-551 to 19-5506 cities with a population of 50,000 or more are required to adopt an Affordable Housing Action Plan prior to January 1, 2023. The plan has a number of goals, strategies and recommendations for developing more housing and more affordable housing.

O'Neill closed the public hearing.

A motion was made by Nelson and second by Olson to approve the adoption of the Grand Island Affordable Housing Action Plan.

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

**7. Public Hearing – Proposed Rezoning – Grand Island** - Public Hearing regarding the rezoning in located at 1510 E. 7<sup>th</sup> Street (Lot 2 of Sanchez Subdivision) From R2 Low Density Residential to R3-SL Medium Density Small Lot Residential. **(C-13-23GI)**

O'Neill opened the public hearing.

Rashad Moxey stated the proposed rezoning request is located at 1510 E. 7<sup>th</sup> Street from R2 Low Density Residential to R3-SL Medium Density Small Lot Residential. This change would allow for development of duplexes, town homes and row housing on small lots. The property is included in a sanitary sewer district that extends sewer from 7<sup>th</sup> and Geddes to all of the properties in this area, eliminating a pocket of the city that lacks sanitary sewer service.

*Nancy Hernandez – 1212 W. Koenig St.* – Mrs. Hernandez 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 proposed rezoning located at 1510 E. 7<sup>th</sup> Street.

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

**Consent Agenda:**

**7. Final Plat – Morales Subdivision – Grand Island ETJ:** – Located south of Airport Road and west of Saint Paul Road in Hall County. (2 Lots, 5 Acres)

**8. Final Plat – Rezac Subdivision – Grand Island ETJ:** Located north of Stolley Park Road and east of Stuhr Road in Hall County. (2 Lots, 16.162 Acres)

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

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

## **9. Comprehensive Plans**

- 1. Payment of Claims**
- 2. Update on Comp Plan Process**

*Keith Marvin – Marvin Planning Consultants* – Mr. Marvin gave an update on the Comprehensive Plan. Mr. Marvin also went over the surveys and mindmixer and was available for questions.

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

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

## **10. Directors Report**

- 1. Meeting Dates and Locations for January, February, March and April**

**January 11, 2023**

**February 1, 2023 in the CMR**

**March 1, 2023**

**April 12, 2023**

## **11. Next Meeting January 11, 2023**

## **12. Adjourn.**

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

---

Leslie Ruge, Secretary  
By Norma Hernandez