



# Hall County Regional Planning Commission

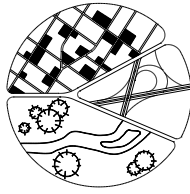
Wednesday, April 5, 2023

Regular Meeting

## Item E1

**Minutes - March 1, 2023 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  
March 1, 2023

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The meeting of the Regional Planning Commission was held Wednesday, March 1, 2023 at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the “Grand Island Independent” on February 18, 2023.

Present: Leslie Ruge	Darrell Nelson
Greg Robb	Leonard Rainforth
Megan Goplin	Pat O’Neill
Jaye Monter	Tyler Doane

Absent: Judd Allan, Tony Randone, Brent Stevenson and Robin Hendricksen

Other:

Staff: Chad Nabity and Rashad Moxey

Press:

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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 January 11, 2023 meeting.**

A motion was made by Robb and second by Nelson to approve the minutes of the January 11, 2023 meeting.

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

**3. Request Time to Speak.**

*Zack Butz – 308 N. Locust Grand Island – Item #4 & #5*

*Allison Boar – 233 South 13<sup>th</sup> Street, Lincoln, NE – Item # 7*

*Jordan Starostka – 4209 Industrial Lane – Item #*

*Teresa Anderson – 1137 S. Locust – Item # 8*

*Bruce Shriner – Carlton – Grand Island – Item #*

**4. Public Hearing – Redevelopment Plan Amendment Grand Island – Public Hearing on an amendment to the redevelopment plan for CRA Area 31 south of South Street along Henry and Ada Streets (1703 Ada and 1703 Henry) Resolution 2023-07 (C-18-23GI).**

**5. Public Hearing – Proposed Rezoning – Grand Island – Public Hearing regarding the rezoning of property located at south of South Street along Henry and Ada Streets (1703 Ada and 1703 Henry) Resolution 2023-07 (C-18-23GI)**

O'Neill opened the public hearing for agenda item #4 and #5.

Nabity stated the developer is proposing to develop multifamily residential in four buildings with 18 units between 1703 Henry and 1703Ada Street. These properties have been zoned M2 Heave Manufacturing and have been used for storage. The Baasch's have cleaned up the properties and removed the older buildings. The plan use for the property is mixed use office but the existing zoning to the south is B-2. Provided the plan is consistent with the Future Land Use Map and the Comprehensive Plan Nabity stated the Planning Department recommending approval of both.

Zack Butz representing JBA Ventures went over the Redevelopment Plan for CRA Area 31 and the need of housing.

Bruce Shriner, representing JBA Ventures went over the TIF application for the project.

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

A motion was made by Ruge and second by Rainforth to recommend the Redevelopment Plan Amendment for CRA Area 31 and Resolution 2023-07.

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

A motion was made by Ruge and second by Goplin to approve the proposed rezoning of property located south of South Street along Henry and Ada Streets from M2 to B2.

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

**6. Public Hearing – Proposed Rezoning – Rezoning – Grand Island** – Public Hearing regarding the rezoning of Legacy 34 Second Subdivision Hall County, Nebraska. This Property is located north of Husker Highway and west of Prairie View Street in the City of Grand Island. The request would rezone property from CD Commercial Development Zone and RD Residential Development Zone to an amended CD Commercial Development Zone and RD Residential Development Zone and B2 General Business. (C-15-23GI)

- a. Final Plat – Legacy 34 Third Subdivision – Grand Island – Located north of Husker Highway and west of Prairie View Street in the City of Grand Island. (28 lots, 13 Outlots, 20.1 acres). This property is under consideration for rezoning to amend the current CD Commercial Development Zone and current RD Residential Development Zone along with adding a B2 General Business Zone.

O'Neill opened the public hearing

Nabity stated changes were made from the original plan that was brought forward about 4 months ago. The request would rezone property from CD Commercial Development Zone and RD Residential Development Zone to an amended CD Commercial Development Zone and RD Residential Development Zone and B2 General Business. The proposed changes are generally minor modifications to the development plan with more specific details about the size and placement of the proposed commercial buildings with the CD Zone. Nabity also mentioned another proposed change to B2 General Business is the located at the southeast corner for a proposed hotel. Nabity stated the proposed changes are consistent with the Comprehensive Plan and recommending approval.

O'Neill closed the public hearing.

A motion was made by Ruge and second by Robb to approve the proposed rezoning of Legacy 34 Second Subdivision and the Final Plat for Legacy 34 Third Subdivision.

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

**7. Public Hearing – Redevelopment Plan – Grand Island –** Public Hearing Concerning a redevelopment plan for CRA No. 34 to allow for redevelopment of property located north of 13<sup>th</sup> Street and west of the 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 2023-08 (C17-23GI)

O'Neill opened the public hearing.

Nabity stated that based on the the last plan that was approved the developers would be paying for and constructing Claude Road on the east side of the property and they would receive 100% of the TIF benefit. This plan proposes that the City build Claude Road and receive 25% of the TIF benefit to pay for the road. The plan also proposes that the developer dedicate the right of way for Claude Road with the approval of this plan.

Allison Boar representing Starostka Group Unlimited stated that the proposed changes in the plan are the result of higher interest rates and uncertainty in the housing market. The benefit to the city of this proposal is that the City would be able to build Claude Road on its own schedule and receive reimbursement of funds that could then be used to pay back the city for its expenditures.

Jordan Starostka was available for questions.

O'Neill closed the public hearing.

A motion was made by Nelson and second by Ruge to approve the redevelopment plan for CRA Area No. 34 and Resolution 2023-08.

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

**8. Public Hearing – Proposed Changes to Zoning Ordinance – Grand Island –** Concerning proposed amendments to 36-72 M-1 Light Manufacturing Zone 36-76 Commercial Development Zone and 36-99 Home Occupations. A copy of the proposed changes will be available at the Hall County Regional Planning Department office located at Grand Island City Hall. (C-16-23GI)

O'Neill opened the public hearing.

Nabity stated the proposed amendments to changes to three section to the city code. The proposed changes to 36-72 M-1 Light Manufacturing pertain to specific landscaping requirements in the front yard setbacks. The buffer yard changes to 36-72 Commercial Development Zone are intended to clarify how to determine what additional planting besides grass are required in the buffer yard.

The changes to 36-99 Home Occupations are in direct response to concerns from Central Nebraska Health Department about the need for additional daycare operations within the City. Nabity stated this change would allow In Home Daycare II as an in home daycare. The changes to 36-99 are specific to Grand Island's Home Occupation standards as they apply to in Home Daycare Providers as defined and licensed by the State of Nebraska. Nabity stated Nebraska has two classes of In Home Daycare referred to as Family Child Care Home I and II. Under our current regulations Family Child Care Home I is permitted without any question as long as the person providing care owns/rents and lives in the house. Family Child Care Home II requires that two caregivers are present and under the current regulations both caregivers would have to live at the residence. Based on the licensing standards up to 10 children can be cared for in a Family Child Home I and up to 12 Children can be cared for in a Family Child Care Home II.

Teresa Anderson – 1137 S. Locust – Teresa, the director of The Central Health District Health Department – stated through a community assessment they found the three main concerns were 1) access to care, 2) cultural, behavioral , health 3) quality childcare. Teresa went on to talk about the shortage of daycare. In talking to parents and daycare providers they are for supporting Family Child Care Home II.

O'Neill closed the public hearing.

A motion was made by Rainforth and second by Doane to approve the changes to the proposed amendments to 36-72 M-1 Light Manufacturing Zone 36-76 Commercial Development Zone and 36-99 Home Occupations.

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

- 9. Public Hearing – Proposed Amendment to the Future Land use Map – Alda –** Public Hearing regarding the rezoning for property located at the northeast corner of the intersection of 60<sup>th</sup> Road and Wildwood Drive in (in the SW ¼ of the SW ¼ of 4-10-10) from TA Transitional Agricultural to I-1 Light Industrial Zone. (C-20-23A)
  
- 10. Public Hearing – Proposed Rezoning – Alda –** Public Hearing regarding the rezoning for property located at the northeast corner of the intersection of 60<sup>th</sup> Road and Wildwood Drive (in the SW ¼ of SW ¼ of 4-10-10) from TA Transitional Agriculture to I-1 Light Industrial Zone. (C-20-23A)

O'Neill opened the public hearing for items #9 and #10.

Nabity stated the proposed change is located at the northeast corner of 60<sup>th</sup> Road and Wildwood Drive from TA – Transitional Agriculture to I-1 Light Industrial Zone. The Quonset style storage units have been at the location since 1957. Nabity stated the property will be consistent with the City's Comprehensive Land Use Plan (with proposed amendment to the Future Land Use Map).

A motion was made by Robb and second by Nelson to recommend approval to the proposed amendment to the Future Land Use Map in Alda.

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

A motion was made by Monter and second by Rainforth to recommend approval to the proposed rezoning in Alda from TA – Transitional Agricultural to I-1 Light Industrial Zone.

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

### **Consent Agenda**

- 11. Final Plat – Cunningham Farms Subdivision – Alda** – Located east of 60<sup>th</sup> Road and north of Wildwood Drive in Hall County, Alda ETJ. (1 Lot, 4.17 Acres)
- 12. Final Plat JMR Subdivision – Grand Island** – Located north of 4<sup>th</sup> Street and east of Wheeler Avenue in Grand Island, NE. (2 lots, 0.2 Acres)
- 13. Final Plat – Gloe Acres Second Subdivision – Hall County** – Located south of Wildwood Drive and east of 110<sup>th</sup> Road in Hall County, NE. (1 Lot , 3.63 Acres)

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

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

### **14. Comprehensive Plans Payment of Claims.**

A motion was made by Nelson and second Goplin to approve the payment of claims for

the amount of \$3275.00.

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

Nabity gave an update on the Comprehensive Plan.

Next Meeting April 5 or 12, 2023

**O'Neill adjourned the meeting at 6:55 p.m.**

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Leslie Ruge, Secretary  
By Norma Hernandez