



# Hall County Regional Planning Commission

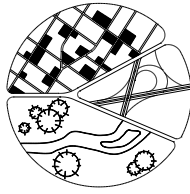
Wednesday, May 3, 2023

Regular Meeting

## Item E1

Minutes - April 5, 2023

Staff Contact:



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

Minutes  
for  
April 5, 2023

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The meeting of the Regional Planning Commission was held Wednesday, April 5, 2023 at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the “Grand Island Independent” on March 25, 2023.

Present: Leslie Ruge                      Pat O’Neill  
          Greg Robb                         Tony Randone  
          Megan Goplin                     Robin Hendricksen  
          Jaye Monter                        Tyler Doane

Absent: Judd Allan, Darrell Nelson, Brent Stevenson and Leonard Rainforth

Other:

Staff: Chad Nabity, Norma Hernandez 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 March 1, 2023 meeting.**

A motion was made by Robb and second by Goplin to approve the minutes of the March 1, 2023 meeting.

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

**3. Request Time to Speak.**

*Tim O'Neill – 800 Lincoln Square. 121 E. 13<sup>th</sup> Street Lincoln, NE – Item #4*

**4. Public Hearing – Redevelopment Plan Amendment Grand Island – Public Hearing on an amendment to the redevelopment plan for CRA Area 34 south of 13<sup>th</sup> Street between Diers Avenue and the Moore's Creek Drainway. Resolution 2023-09 (C-22-23GI)**

O'Neill opened the public hearing.

Moxey stated Concord Investments LLC is proposing to develop 84 units of apartments in multiple buildings. The property is zoned B2 General Business zone. Residential uses are permitted in the B2 zoning district. It is anticipated the developer will request that portion of the property is rezoned to RD Residential Development Zone. The developer will build Concord Avenue and the extension of Claude Road from where it ends to 13<sup>th</sup> Street with this project. The project is consistent with Comprehensive Plan. Concord Investments LLC is requesting Tax Increment Financing \$2,967,963. The Planning Commission is recommending approval.

Tim O'Neill, a representative for Concord Investments, went over the project and was available for questions.

O'Neill closed the public hearing.

A motion was made by Megan Goplin and second by Randone to approve the Redevelopment Plan for CRA Area 34 and the Resolution 2023-09.

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

- 5. Public Hearing – Proposed Rezoning – Grand Island** – Public Hearing regarding the rezoning of property located north of Huff Boulevard west of North Road from R1-Suburban Density Residential to R3-Medium Density Residential (C-21-23GI)

O'Neill opened the public hearing.

Moxey stated the proposed rezoning is located north of Huff Boulevard and west of North Road. The purpose of the rezoning request is to allow for the development lots for duplex properties. The property is designated low to medium residential development and accessible to existing municipal infrastructure.

O'Neill closed the public hearing.

A motion was made by Hendricksen and second by Doane to recommend zoning change to the property located north of Huff Boulevard west of North Road and R1-Suburban Density Residential to R3-Medium Density Residential.

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

#### **Consent Agenda:**

- 6. Final Plat – Prairie Commons Sixth Subdivision – Grand Island:** Located north of Rae Road and east of U.S. Highway 281 in Grand Island, NE (13 lots, 25.66 acres)
- 7. Final Plat – Rockford Subdivision – Alda:** Located east of Alda Road and north of Apollo Avenue in Alda. ( 3 lots, 6.89 acres)
- 8. Final Plat – JBA Ventures Subdivision – Grand Island** – Located south of South Street and east of Henry Street in Grand Island, NE. (4 lots, 1.498 acres)
- 9. Final Plat – Eilienstine Subdivision – Grand Island** – Located north of State Street and east of North Road in Grand Island, NE. (1 Lot, 1.305 Acres)
- 10. Final Plat – Platte View Second Subdivision – Grand Island ETJ** – Located south of U.S. Highway 34/Husker Highway east of Farmstead Road in the ETJ of Grand Island, NE. (2 Lots, 5.046 Acres)
- 11. Final Plat – T& L Atkins Subdivision – Grand Island ETJ** – Located south of Schimmer Road and east of North Road in the ETJ of Grand Island, NE. (2 Lots, 12.943 Acres)

**12. Final Plat – Gary Subdivision – Hall County** – Located south of Schimmer Road and west of Schaupsville Road in Hall County, NE. (2 Lots, 2.22 Acres)

**13. Final Plat – Armes ‘Lazy Acres’ Second Subdivision – Hall County** – Located north of Lepin Road and east of Locust Street in Hall County, NE. (1 Lot, 3.19 Acres)

**14. Final Plat – Manning Acres Subdivision – Hall County** – Located south of 13<sup>th</sup> Street and east of Wiseman Road in Hall County, NE. (1 Lot, 2.64 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 (O’Neill, Ruge, Robb, Monter, Goplin, Hendrikson, Randone and Doane), no members voting no or abstaining, (Allan, Stevenson, Nelson, and Rainforth were absent).

**15. Comprehensive Plans**

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

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

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

**16. Directors Report**

**17. Next Meeting May 3, 2023**

**18. Adjourn.**

**O’Neill adjourned the meeting at 6:16 p.m.**

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Leslie Ruge, Secretary  
By Norma Hernandez