



Hall County Regional Planning Commission

Wednesday, May 3, 2023
Regular Meeting

Item E2

May 3, 2023 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
May 3, 2023

The meeting of the Regional Planning Commission was held Wednesday, May 3, 2023 at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the “Grand Island Independent” on April 22, 2023.

Present: Leslie Ruge	Pat O’Neill
Greg Robb	Tony Randone
Darrell Nelson	Robin Hendricksen
Jaye Monter	Leonard Rainforth

Absent: Judd Allan, Brent Stevenson, Megan Goplin and Tyler Doane

Other:

Staff: Chad Nabity and Norma Hernandez

Press:

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 April 5, 2023 meeting.

A motion was made by Randone and second by Hendricksen to approve the minutes of the April 5, 2023 meeting.

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

3. Request Time to Speak.

4. Public Hearing – Proposed Rezoning – Grand Island - Public Hearing regarding the rezoning of property located south of 13th Street between Diers Avenue and Moore's Creek Drainway (a part of Block A of Crane Valley Subdivision in Grand Island Nebraska) from B2 General Business to RD – Residential Development Zone (C-23-23GI)

1. Crane Valley 10th Subdivision (10 Lots 20.22 acres)

O'Neill opened the public hearing.

Nabity stated the property is located south of 13th between Diers Avenue and Moore's Creek Drainway. The purpose for the rezoning request is to allow for the construction of 84 units of housing. A portion of Claude Road from where it ends north of Faidley Avenue to 13th Street would be completed with this development.

O'Neill closed the public hearing.

A motion was made by Nelson and second by Rainforth to approve the rezoning of property located south of 13th Street between Diers Avenue and the Moore's Creek Drainway and the Final Plat for the Crane Valley 10th Subdivision.

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

5. Public Hearing – One and Six Year Improvement Plan – Hall County - Public Hearing and action on the fiscal year 2024 to 2029 street improvement plan for Hall County, Nebraska. (C-24-23HC)

O'Neill opened the public hearing.

Rob Serr with the Hall County Highway Department presented the 1 & 6 year road plan to the Commission.

O'Neill closed the public hearing.

A motion was made by Robb and second by Randone to recommend that the Hall County Board of Supervisors approve the 1 & 6 year Hall County road improvement plan as presented.

The motion was carried with eight members voting in favor (O'Neill, Ruge, Nelson, Robb, Monter, Rainforth, Hendrikson and Randone), no members voting no or abstaining, (Allan, Stevenson, Goplin, and Doane 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 – Kingsley Subdivision – Cairo ETJ:** Located east of 130th Road and north of One-R Road in the jurisdiction of the Village of Cairo. (1 Lot, 6.89 Acres)
- 8. Final Plat – Westside Subdivision – Alda –** Located north of Pine Street and west of Chestnut Street in the Village of Alda. (3 Lots, 1.305 Acres)

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

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

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

Payment of claims will be done at the June meeting. The consultants will be meeting with the Doniphan Economic Development Group in May or June to ask them about acting as a steering committee for the plan. We need to find a steering committee for Alda.

10. Directors Report

11. Next Meeting June 7, 2023

12. Adjourn.

O'Neill adjourned the meeting at 6:22 p.m.

A handwritten signature in cursive script that reads "Leslie E. Ruge". The signature is written in black ink and is positioned above a horizontal line.

Leslie Ruge, Secretary
By Norma Hernandez