



Hall County Regional Planning Commission

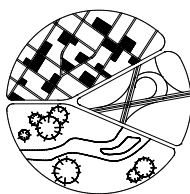
Wednesday, June 7, 2023

Regular Meeting

Item E2

Draft Minutes - June 7, 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
June 7, 2023

The meeting of the Regional Planning Commission was held Wednesday, June 7, 2023 at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the “Grand Island Independent” on May 26, 2023.

Present: Leslie Ruge Pat O’Neill Megan Goplin
 Tony Randone Brent Stevenson
 Darrell Nelson Judd Allan
 Jaye Monter Leonard Rainforth

Absent: Greg Robb, Tyler Doane and Robin Hendricksen

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 May 3, 2023 meeting.

A motion was made by Ruge and second by Randone to approve the minutes of the May 3, 2023 meeting.

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

3. Request Time to Speak.

John Shepard – Marvin Consulting – David City
Diane Mulbach – Resident of Cairo, NE

4. Public Hearing – Proposed CRA Area #37- Grand Island Proposed CRA Area #37 located south of Faidley Avenue between Carey Avenue and White Avenue in Grand Island, Hall County Nebraska. Resolution 2023-03 (C-25-23GI)

O'Neill opened the public hearing.

Nabity stated the study does show the property can be declared blighted and substandard. The study area is approximately 9 acres of property located between south of Faidley Avenue between Carey Avenue and White Avenue. Nabity stated that Mr. Beckett has purchased the abandoned Park View nursing home and Dr. Steck owns the dental office to the east of the nursing home. Keith Marvin with Marvin Planning Consultants conducted the study.

Keith Marvin – Marvin Planning Consultants – Stated that this area is truly a redevelopment area with more occupied properties than vacant properties.

Phil Beckett was in attendance but did not comment.

O'Neill closed the public hearing.

A motion was made by Goplin and second by Rainforth to approve the the Substandard and Blight Study for CRA Area No. 37 and Resolution 2023-10 finding that the area can and should be declared blighted and substandard.

The motion was carried with eight members voting in favor (Allan, Nelson, Ruge, Stevenson, Monter, Rainforth, Goplin and Randone) one member abstaining (O'Neill). (Hendricksen, Robb and Doane were absent)

5. Public Hearing – Comprehensive Plan Amendment – Cairo - Public Hearing to consider amendments to the Future Land Use Map from the 2021 Cairo Comprehensive Plan as prepared by Five Rule Rural Planning and adopted by the Village of Cairo. (C-

26-23C) and action on the fiscal year 2024 to 2029 street improvement plan for Hall County, Nebraska. (C-24-23HC)

6. Public Hearing – Zoning Map Readoption – Cairo – Public Hearing to re-adopt the Village of Cairo Zoning Map, with proposed changes as suggested by the Cairo Board. (C-27-23C)

O'Neill opened the public hearings for item number 5 and 6.

Nabity stated the Village of Cairo has requested that Planning Commission consider potential changes to the Future Land Use Map and Zoning Map of the Village of Cairo and that staff review and recommend changes to the Zoning Regulations based on the Comprehensive Development Plan adopted in 2021. Nabity stated staff is recommending that the colors or various land uses on the map should be changed from the one that adopted with the new comprehensive plan to standard land use classification colors.

Nabity also stated the board is suggesting that both Harder Estates north of Highway 2 and more property around the Robinson Estates Subdivision south of Syria and west of Highway Street be rezoned from R9 to R6. The board is considering changing the zoning for all the lots facing High Street and some property south of the village limits along High Street (Nebraska Highway 11) to commercial in the hopes of spurring additional commercial development and higher density housing. Staff recommends that the Village Board of Cairo adopt the changes to the future land use map in the comprehensive plan and the zoning map.

Diane Muhlbach – property owner – Cairo – Mrs. Muhlbach spoke in favor of the zoning change.

O'Neill closed the public hearings for item number 5 and 6.

A motion was made by Monter and second by Randone to recommend approval of the Comprehensive Plan Amendment of Cairo.

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

A motion was made by Monter and second by Randone to recommend the approval of the Readoption of Cairo Zoning Map.

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

7. Public Hearing – Zoning Regulation Readoption – Cairo – Public Hearing to consider readoption of the Cairo Zoning Ordinance with changes as requested by the Cairo Village Board and other changes as suggested by the Regional Planning Department Staff. Copies of the proposed changes are available at the Hall County

Regional Planning Department Office located at Grand Island City Hall. (C-28-23C)

O'Neill opening the public hearing.

Nabity stated that staff is suggesting that the Village readopt the zoning regulations as a complete package not just amending portions of the ordinance. Nabity went over some of the proposed changes.

O'Neill closed the public hearing.

A motion was made by Nelson and second by Allan to recommend approval of Readoption of the Cairo Zoning Regulation.

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

8. Public Hearing – Zoning Map Readoption – Grand Island – Public Hearing to re-adopt the City of Grand Island Zoning Map, with proposed changes as produced using the Hall County Geographic Information System. (C-29-23GI)

O'Neill opened the public hearing.

Nabity stated the Grand Island Zoning Map Readoption is standard and the City of Grand Island occasionally re-adopts the zoning map incorporating all changes since the last re-adoption of the entire map along with other changes as recommended by staff and the Hall County Regional Planning Commission.

Nabity stated staff is recommending two changes:

1. Realigning the R-1 Suburban Residential Zone and LLR Large Lot Residential Zone, which all split Lot 1 of Western Heights Eight Subdivision, allowing the R-1 Suburban Residential Zone to be the zoning district that encompasses the lot, in accordance with city code following lot lines or the center of R.O.W.
2. Realigning the R-4 High Density Residential Zone and M-2 Heavy Manufacturing Zone, which splits Parcel 400147408, allowing the M-2 Heavy Manufacturing Zone, to be the zoning district that encompasses the parcel, in accordance with city code of following lot lines or the center of R.O.W.

Nabity stated the proposed effective date for this map is July 15, 2023.

O'Neill closed the public hearing.

A motion was made by Ruge and second by Rainforth to recommend approval of the

Grand Island Zoning Map.

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

9. Comprehensive Plans

1. Payment of Claims.

2. Update on Comp Plan Process

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

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

John Sheppard with Marvin Planning Consultants, gave an update on the Comprehensive Plan specifically he presented Hall County Statistics and asked the commission for guidance on public outreach for the county portion of the plan. He also updated them on Doniphan and Alda.

10. Review of 2023-2024 Budget and Fees

A motion was made by Ruge and second by Rainforth to approve the 2023-2024 Budget and Fees.

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

11. Director's Report

12. Next Meeting July 5, 2023

13. Adjourn

O'Neill adjourned the meeting at 7:30 p.m.

Leslie Ruge, Secretary
By Norma Hernandez