



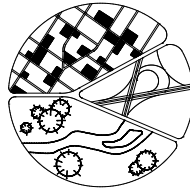
Hall County Regional Planning Commission

Wednesday, May 1, 2013
Regular Meeting

Item E1

Meeting Minutes

Staff Contact: Chad Nabity



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

Minutes
for
April 3, 2013

The meeting of the Regional Planning Commission was held Wednesday, April 3, 2013, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" March 23, 2013.

Present: Leslie Ruge Julie Connelly
 Pat O’Neill Bill Hayes
 John Amick Don Snodgrass
 Mark Haskins Scott Eriksen
 Deb Reynolds Karen Bredthauer

Absent: Dennis McCarty, Jaye Monter

Other:

Staff: Chad Nabity, Rose Rhoads

Press:

1. Call to order.

Chairman O’Neill called the meeting to order at 6:00 p.m.

- 2.** 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 were posted on the wall in the room and easily accessible to anyone who may be interested in reading them.

3. Minutes of March 6, 2013 meeting.

A motion was made by Eriksen to approve the meeting minutes and seconded by Reynolds to approve the Minutes of the March 6, 2013 meeting as mailed.

The motion carried with 10 members present and 8 voting in favor (Reynolds, Eriksen, Amick, O'Neill, Ruge, Hayes, Snodgrass and Haskins) and 2 members present abstaining (Bredthauer and Connelly).

4. Request Time to Speak.

E.W. Skala, 323 Mallard Lane, Grand Island; Orval Stahr, 1512 Road 13, York; Raymond O'Connor, 611 Fleetwood Road, Grand Island; Kent Cordes, 111 Central Avenue, Kearney; Tim Plate, 620 N Webb Road, Grand Island, item #6. Ron DePue, 308 N Locust, Grand Island, item #5.

5. Public Hearing – Rezone - A request to rezone property located west of South Locust Street and south of US Hwy 34. Also known as a tract of land comprising a part of the Northeast Quarter of the Northeast Quarter (NE ¼ NE ¼) of Section 33, Township 11 North, Range 9 West of the 6th P.M., in Grand Island, in Hall County, Nebraska, from LLR – Large Lot Residential to B2 – General Business Zone. (C-10-2013GI)

O'Neill opened the Public Hearing.

Nabity explained this request is to rezone approximately 4 acres of land south of Lake Street and west of South Locust Street, from LLR Large Lot Residential to B2 General Business Zone, in the City of Grand Island. The purpose of this rezoning request is to make the zoning consistent across the full parcel. This is consistent with the comprehensive plan.

O'Neill closed the Public Hearing.

A motion was made by Bredthauer and seconded by Hayes to approve the rezone from LLR – Large Lot Residential Zone to B2 – General Business Zone.

A roll call vote was taken and the motion passed with 10 members present and 10 voting in favor (Amick, O'Neill, Ruge, Hayes, Reynolds, Connelly, Bredthauer, Haskins, Snodgrass and Eriksen) and no one voting against.

6. Public Hearing – Concerning an amendment to the redevelopment plan for CRA, Area 8, for a Site Specific Redevelopment Plan for 1119 S Adams, in Grand Island, Hall County, Nebraska. Resolution No. 2013-04. (C-11-2013GI)

O'Neill opened the Public Hearing.

Nabity reviewed the Redevelopment Plan and explained that Chief Industries, Inc., has acquired the property, and has demolished the Aurora Coop buildings and grain elevator, extend services, prepared the site and are planning on building a 33,000+ sq. ft. building at 1119 S Adams Street. The developer is seeking Tax Increment Financing to offset the cost of acquisition of the property, service extension, and site preparation. The structure on this property is currently vacant. A memorandum of understanding between Chief Industries, the Grand Island CRA and the City of Grand Island in July of 2012 authorizing Chief to move forward with acquisition, demolition and utility

improvements necessary to support this effort and remove blighting influences and make improvements to eliminate substandard conditions prior to submitting this redevelopment proposal.

O'Neill closed the Public Hearing.

A motion was made by Bredthauer and seconded by Connelly to approve Resolution No. 2013-04 as presented.

A roll call vote was taken and the motion passed with 10 members present and 10 voting in favor (Amick, O'Neill, Ruge, Hayes, Reynolds, Connelly, Bredthauer, Haskins, Snodgrass and Eriksen) and no one voting against.

- 7. Public Hearing** - Concerning adoption of a blight and substandard Area 12. This property is located between Engleman Road and North Road and 13th Street and west Stolley Park Road. This area is also known as Copper Creek Estates located to the south of Old Potash Hwy and Indian Acres located to the north Old Potash Hwy in the City of Grand Island. (C-12-2013GI)

O'Neill opened the Public Hearing.

Nabity explained here is a Substandard and Blight Study as prepared by Stahr & Associates, Inc. entitled "Blighted and Substandard Area Determination Analysis: Community Redevelopment Authority Analysis No. 12 Grand Island, Nebraska". This area as defined by the study will be referred to as Community Redevelopment Authority (CRA) Area #12. The study as prepared and submitted indicates that this property could be considered substandard and blighted. A blight designation was previously sought on this property in January 2009. At that time Council made a decision not to forward the study to the Planning Commission for their review and recommendation. The area was not declared blighted and substandard. As shown in this study construction within this subdivision stopped not long after that and the infrastructure was left uncompleted. This infrastructure, including the streets and storm sewer has not been accepted into the city system and is deteriorating at a heightened rate due to the fact that it was never property completed. If the Planning Commission does not make a recommendation within 30 days Council can proceed with a decision on the declaration without recommendation from Planning Commission.

EW Skala (Willie) talked about how this project was started. Skala said Grand Island is suffering from a housing shortage. As of Wednesday morning there were just 51 homes on the market for \$150,000 or less. Skala spoke for the approval of the Blight Study. By declaring the former Copper Creek land blighted and substandard this could be a win/win for the community.

Orval Stahr, Economic Consultant who put together the study, talked about the original study done in 2008 for this subdivision. Stahr commented this project has reached a point that the cost of infrastructure is making it impossible, in terms of risk to develop affordable housing.

Ray O'Connor, spoke of his plans for this proposed development for Copper Creek Estates. Noting this is what the community needs. "This is the way to do it is to build an affordable home for these people to move into", said O'Connor. With Blight Study passing this is imperative to the future of this development. O'Connor is in favor of the approval of the Blight Study because without TIF funding this development would not be able to move forward.

Tim Plate, spoke against the approval of the Blight Study, citing this is O'Connor's way of getting infrastructure at a low cost for his own benefit. He noted other subdivisions within a close proximity have been developed with private money. Plate doesn't like the use of tax-increment financing to help with the cost of streets, water, sewer and storm sewer. Instead it should be used for the demo of substandard house to allow for future development.

Haskins spoke against this Blight Study, as he believes this should be used to help older parts of Grand Island that have become run down.

Bredthauer praised the project, saying this is exactly what is needed.

Reynolds disagreed with the Study noting there are areas in this proposal that aren't blighted.

O'Neill closed the Public Hearing.

A motion was made by Hayes and seconded by Bredthauer to approve the proposed Blight Study for area 12 as presented. Some findings of fact are other housing areas to the west, there are known hazards in this area. There is degradation of infrastructure and abandonment of land.

A roll call vote was taken and the motion passed with 8 members present and 8 voting in favor (Amick, O'Neill, Ruge, Hayes, Connelly, Bredthauer, Snodgrass and Eriksen) and 2 voting no (Reynolds and Haskins).

- 8. Final Plat – Rainbow Lake Sixth Subdivision** – located south of Rainbow Road and east of Blaine Street, in the City of Grand Island, in Hall County, Nebraska. Consisting of (25 Lots) and 19.775 acres.

A motion was made by Bredthauer and seconded by Amick to approve the plat as presented.

A roll call vote was taken and the motion passed with 10 members present (Amick, O'Neill, Ruge, Hayes, Reynolds, Haskins, Connelly, Bredthauer, Eriksen and Snodgrass) voting in favor, no member present abstaining.

- 9. Final Plat – Ummel Second Subdivision** – located north of Bronco Road and east of Shady Bend Road, in Grand Island, Hall County, Nebraska. Consisting of (5 Lots) and 36.033 acres.

A motion was made by Bredthauer and seconded by Hayes to approve the plat as presented.

A roll call vote was taken and the motion passed with 10 members present (Amick, O'Neill, Ruge, Hayes, Reynolds, Haskins, Connelly, Bredthauer, Eriksen and Snodgrass) voting in favor, no member present abstaining.

10. Planning Director's Report

NPZA Conference was held in Kearney. It went well with a record amount of attending. Next month will be the presentation of the Hazard Mitigation plans.

11. Next Meeting May 1, 2013

12. Adjourn

Chairman Pat O'Neill adjourned the meeting at 7:15 p.m.

Leslie Ruge, Secretary

By Rose Rhoads