



Hall County Regional Planning Commission

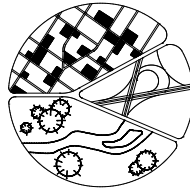
Wednesday, July 10, 2013

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
June 5, 2013

The meeting of the Regional Planning Commission was held Wednesday, June 5, 2013, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" May 25, 2013.

Present: Leslie Ruge Dennis McCarty
 Pat O'Neill Bill Hayes
 Don Snodgrass Deb Reynolds
 Karen Bredthauer John Amick
 Mark Haskins Scott Eriksen

Absent: Jaye Monter, Julie Connelly

Other:

Staff: Chad Nabity, Rose Rhoads

Press:

1. Call to order.

Chairman O'Neill called the meeting to order at 6:02 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 were posted on the wall in the room and easily accessible to anyone who may be interested in reading them.

2. Minutes of May 1, 2013 meeting.

A motion was made by Ruge to approve the meeting minutes and seconded by McCarty to approve the Minutes of the May 1, 2013 meeting as mailed.

The motion carried with 10 members present and 7 voting in favor (McCarty, Reynolds, O'Neill, Ruge, Hayes, Bredthauer and Snodgrass) and 3 members present abstaining (Amick, Haskins, Eriksen).

3. Request Time to Speak.

Ray O'Connor, 611 Fleetwood, Grand Island, EW Skala, 323 Mallard Lane #5,
Rick Russell, 123 Webb Rd, Grand Island #11.

4. Public Hearing – Concerning a Redevelopment Plan for an area known as Redevelopment Area No. 11 in the City of Grand Island, Nebraska. The property is located south of Capital Ave., between Broadwell Ave. and Wheeler Ave. in Grand Island, Hall County, Nebraska, Resolution # 2013-05. (C-14-2013GI)

O'Neill opened the Public Hearing.

Nabity explained Pridon LLC has won the right to construct housing for homeless or near-homeless veterans on property immediately north of the Veteran's Medical Center. The developer will build 78 units of housing at his site beginning with one building of 26 units and a second building for support services on the property. The developer is seeking Tax Increment Financing to offset the cost of utility extension, site preparation, engineering, architectural fees and interest associated with those expenses.

O'Neill closed the Public Hearing.

A motion was made by Eriksen and seconded by Amick to approve the Redevelopment Plan for an area known as Redevelopment Area No. 11 and Resolution #2013-05.

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

5. Public Hearing – Concerning a Redevelopment Plan for an area known as Redevelopment Area No. 12 in the City of Grand Island, Nebraska. The property is located south of Old Potash Hwy., east of Engleman Rd., and west of North Road, in Grand Island, Hall County, Nebraska, Resolution # 2013-06. (C-15-2013GI)

O'Neill opened the Public Hearing.

Nabity explained, Guarantee Group LLC is proposing to acquire substantial portions of the property either platted as or intended to be platted as the Copper Creek Subdivision in the NW ¼ 23-11-10, and is going to extend and complete sewer, waste water and storm water utilities, prepare the site, extend and complete the streets and sidewalks, and build approximately 620 single family homes on this site at rate of between 15 and 30 homes per year. The developer is seeking Tax Increment Financing to offset the cost of acquisition of the property, utility

extension, site preparation, the installation of streets and the interest associated with these portions of the project.

O'Neill closed the Public Hearing.

A motion was made by Hayes and seconded by Bredthauer to approve the Redevelopment Plan for an area known as Redevelopment Area No. 12 and Resolution #2013-06.

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

6. Council Referral – Concerning the formation of a new business improvement district in and around the Downtown Grand Island to replace BID 8. (C-16-2013GI)

Marco Floreani, Community Development Administrator, requested the Council referral to replace BID 8 with BID 13 that is set to expire later this year.

A motion was made by Reynolds and seconded by Bredthauer to approve the Council Referral for the creation of BID 13.

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

Consent Agenda

- 7. Final Plat - Sterling Estates Third Subdivision** – located south of Capital Avenue and west of US Hwy 281, in Grand Island, Hall County, Nebraska. Consisting of 1.40 acres and 8 Lots.
- 8. Final Plat - Sterling Estates Fourth Subdivision** – located south of Capital Avenue and west of US Hwy 281, in Grand Island, Hall County, Nebraska. Consisting of 5.01 acres and 24 Lots.
- 9. Final Plat – A & A Woit Subdivision** – located north of Schimmer Drive and west of 90th Road, in Hall County, Nebraska. Consisting of 2.06 acres and 1 lot.
- 10. Final Plat – Boroff Subdivision** – located north of Old Potash and west of Bluff Center Road, in Hall County, Nebraska. Consisting of 5.122 acres and 1 lot.

A motion was made by Ruge and seconded by McCarty to approve the Consent Agenda as presented.

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

11. Hazard Mitigation Plan – Jon Rosenlund presented the Hazard Mitigation Process.

12. Planning Director's Report

13. Next Meeting July 10, 2013

14. Adjourn

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

Leslie Ruge, Secretary

By Rose Rhoads