



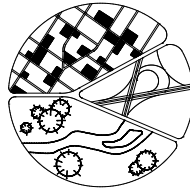
Hall County Regional Planning Commission

Wednesday, November 6, 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
October 2, 2013

The meeting of the Regional Planning Commission was held Wednesday, October 2, 2013, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" September 21, 2013.

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

Absent: Scott Eriksen, Julie Connelly, Jaye Monter, Leslie Ruge

Other:

Staff: Chad Nabity, Rose Rhoads

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

2. Minutes of September 4, 2013 meeting.

A motion was made by Reynolds to approve the meeting minutes and seconded by Bredthauer to approve the Minutes of the September 4, 2013 meeting as mailed.

The motion carried with 8 members present and 6 voting in favor (Hayes, Snodgrass, Reynolds, O'Neill, Haskins and Bredthauer) and 2 members present abstaining (McCarty, Amick).

3. Request Time to Speak.

Raymond O'Connor, 611 Fleetwood Rd., Grand Island, #6, Harold Rosenkotter, 4110 Terrace Circle, Grand Island, #5, Ron DePue, 308 N Locust, #5, Gary Jacobsen, 1112 S Locust, Grand Island, #4, Keith Marvin, 457 D Street, #5.

4. Public Hearing - Concerning adoption of a blight and substandard Area 13. This property is located between south Lincoln Ave., and south Adams Street, and west Oklahoma Ave., and west Phoenix Ave., in the City of Grand Island. (C-27-2013GI)

O'Neill opened the Public Hearing.

Nabity explained this is a Substandard and Blight Study as prepared by Marvin Planning Consultants entitled "Grand Island NE, Blighted and Substandard Study Area 13". This area as defined by the study will be referred to as Community Redevelopment Authority (CRA) Area #13. The study as prepared and submitted indicates that this property could be considered substandard and blighted. This area was not included within the blight study for Area #8 as this property was entirely within the County Industrial Tract and not eligible for annexation by the City. The property within this study has been removed from the County Industrial Tract and a portion of it has been annexed into the City.

O'Neill closed the Public Hearing.

A motion was made by McCarty and seconded by Bredthauer to approve the adoption of Blight and Substandard Study Area #13.

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

5. Public Hearing - Concerning adoption of a blight and substandard Area 14. This property is located between Faidley Ave and 13th Street. Along the east side of Webb Road, in the City of Grand Island. (C-26-2013GI)

O'Neill opened the Public Hearing.

Nabity explained this is a Substandard and Blight Study as prepared by Marvin Planning Consultants entitled "City of Grand Island, NE Blighted and Substandard Study Area 14". This area as defined by the study will be referred to as Community Redevelopment Authority (CRA) Area #14.

The above item was discussed at length.

O'Neill closed the Public Hearing.

A motion was made by McCarty and seconded by Amick to approve the adoption of Blight and Substandard Study Area #14.

A roll call vote was taken with 5 members present and voting in favor (Hayes, Snodgrass, McCarty, Amick and Haskins) and 3 members voting against (O'Neill, Bredthauer, Reynolds).

- 6. Final Plat – Copper Creek Estates 5th Subdivision** – located south of Old Potash Highway and west of Cherokee Ave., in the City of Grand Island, in Hall County, Nebraska. Consisting of (20 Lots) and 5.644 acres.

Ray O'Connor spoke briefly about the progress he has made with Copper Creek.

A motion was made by Hayes and seconded by Snodgrass to approve Copper Creek Estates 5th Subdivision.

A roll call vote was taken with 8 members present and all voting in favor (Hayes, Snodgrass, McCarty, Amick, Haskins, O'Neill, Bredthauer, Reynolds).

Consent Agenda

- 7. Final Plat – Larry Wilhelmi Subdivision** – located south of One R Rd., and east of 110th Rd., in Hall County, Nebraska. Consisting of (1 Lot) and 14.263 acres.
- 8. Final Plat – Dibbern Pork 2nd Subdivision** – located south of Schimmer Drive and east of Cameron Road in Hall County, Nebraska. Consisting of (1 Lot) and 3.6967 acres.
- 9. Final Plat – Lazy H Subdivision** – located north of Capital Ave, and west of Bluff Center Rd., in Hall County, Nebraska. Consisting of (1 Lot) and 2.80 acres.

A motion was made by Bredthauer and seconded by Reynolds to approve the Consent Agenda as presented.

A roll call vote was taken with 8 members present and all voting in favor (Hayes, Snodgrass, McCarty, Amick, Haskins, O'Neill, Bredthauer, Reynolds) no member present voting against.

- 10. Community Beautification Award**
Award was presented.

- 11. Planning Director's Report.**

- 12. Next Meeting November 6, 2013**

- 9. Adjourn**

Chairman Pat O'Neill adjourned the meeting at 7:05 p.m.

Leslie Ruge, Secretary

By Rose Rhoads