



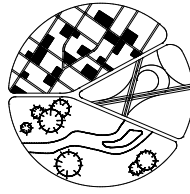
Hall County Regional Planning Commission

Wednesday, January 8, 2014
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
December 4, 2013

The meeting of the Regional Planning Commission was held Wednesday, December 4, 2013, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" November 23, 2013.

Present: Pat O'Neill Julie Connelly
 Les Ruge Deb Reynolds
 Don Snodgrass Karen Bredthauer
 Mark Haskins Richard Heckman
 Bill Hayes

Absent: Dennis McCarty

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 November 6, 2013 meeting.

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

The motion carried with 9 members present and 5 voting in favor (O'Neill Ruge, Reynolds, Haskins and Snodgrass) and 4 member present abstaining (Hayes, Bredthauer, Connelly and Heckman).

Chairman O'Neill introduced the newest member to the Planning Board; Richard Heckman joined the Planning Commission from Cairo. Richard Heckman replaces Jaye Monter.

3. Request Time to Speak.

Ron Depue, 308 N Locust, Grand Island, NE and Keith Marvin, 457 D Street, David City, NE, Agenda Item #5.

4. Public Hearing - Rezone - A request to rezone properties located at 815-823 Orleans Drive, north of Faidley Ave and east of Kennedy Drive from RD Residential Development Zone to RO Residential Office, in Grand Island, Hall County, Nebraska. (C-01-2014GI)

O'Neill opened the public hearing.

Nabity explained an application has been made to rezone .43 acres along Orleans Drive north of Faidley Avenue and west St. Francis Hospital from RD Residential Development Zone to RO Residential Office. The apartments that were originally built on the site in conformance with the approved development plan have been demolished and the Hospital owns the property and would like to use the existing garages as accessory buildings to the Hospital. Rezoning the property is necessary prior to allowing this use to continue.

O'Neill closed the public hearing.

A motion was made by Haskins to approve the request for rezone for 815-823 Orleans Drive. The motion was seconded by Connelly. Upon roll call vote all present voted in favor. (O'Neill, Ruge, Hayes, Reynolds, Heckman, Haskins, Bredthauer, Connelly and Snodgrass).

5. Public Hearing - Concerning adoption of a blight and substandard Area 15. This property is located between Webb Rd and and US Hwy 281 and Old Potash Hwy and Old Hwy 30, in the City of Grand Island. (C-02-2014GI)

O'Neill opened the public hearing.

Nabity explained the request of a Substandard and Blight Study as prepared by Marvin Planning Consultants entitled "City of Grand Island, NE Blighted and Substandard Study Area 15". This area as defined by the study will be referred to as Community

Redevelopment Authority (CRA) Area #15. The study as prepared and submitted indicates that this property could be considered substandard and blighted. The study as presented shows that this property meets the criteria to be declared blighted and substandard of its own accord. 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.

O'Neill closed the public hearing.

A motion was made by Bredthauer and seconded by Ruge to approve the Substandard and Blight Study Area 15 as presented. Upon roll call vote all present voted in favor. (O'Neill, Ruge, Hayes, Reynolds, Heckman, Haskins, Bredthauer, Connelly and Snodgrass).

6. **Public Hearing** – Concerning an amendment to the Cairo Comprehensive Plan and Future Land use Map for property described as: A parcel of land west of Hwy 11 to the west edge of the old Vogel property between the north railroad right-of-way and Hwy 2 and a parcel of land from the south right-of-way of Hwy 2 to include Lots and part of Lots 1 & 2, Block 7, Original Town of Cairo between Thebe Street easterly to alley. (C-03-2014Cairo)
7. **Public Hearing** – Concerning the adoption of the Cairo Zoning Map. (C-04-2014Cairo)

O'Neill opened the public hearing.

Nabity described The Village of Cairo approved a future land use map as part of their comprehensive development plan on December 9, 2003. This map has been amended since then to accommodate development such as Centura Hills East Subdivision. The Village is requesting that the planning commission consider the following amendment to the future land use map. The amendment as shown on the attached map would declare the highway and railroad right of way including the BNSF ROW and the ROW for Nebraska Highway 2 to be developable for highway commercial enterprises.

Nabity also expounded that on December 9, 2003 the Cairo Village Board approved the zoning regulation and zoning map for the Village of Cairo. This map was produced using the Hall County GIS system as the official zoning map for the Village of Cairo based on the 2003 Comprehensive Plan for the Village of Cairo. As a matter of course, the Village of Cairo 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. This will allow a newly revised and adopted copy of the map to be printed for official use by the Board, staff and the general public. This hearing is being held for that purpose. This map will also serve to give notice to all parties that the Cairo Village limits, and 1 mile extraterritorial jurisdiction, is as shown on the map.

O'Neill closed the public hearing.

A motion was made by Reynolds and seconded by Heckman to approve an amendment to the Cairo Comprehensive Plan and the Future Land Use map. A roll call vote was taken all present voted in favor of the motion. (O'Neill, Ruge, Hayes, Reynolds, Heckman, Haskins, Bredthauer, Connelly and Snodgrass.) No one present voting no.

A motion was made by Ruge and seconded by Connelly to approve the adoption of the Cairo Zoning map. A roll call vote was taken all present voted in favor of the motion. (O'Neill, Ruge, Hayes, Reynolds, Heckman, Haskins, Bredthauer, Connelly and Snodgrass.) No one present voting no.

8. Election of Officers - A motion was made Haskins and seconded by Reynolds to keep the Chair as Pat O'Neill, the Vice Chair as Karen Bredthauer and the Secretary as Les Ruge. A roll call vote was taken all present voted in favor of the motion. (O'Neill, Ruge, Hayes, Reynolds, Heckman, Haskins, Bredthauer, Connelly and Snodgrass.) No one present voting no.

9. Planning Director's Report – Hazard Mitigation Plan update.

10. Next Meeting January 8, 2014

11. Adjourn

Chairman Pat O'Neill adjourned the meeting at 6:37 p.m.

Leslie Ruge, Secretary

By Rose Rhoads