



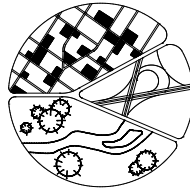
Hall County Regional Planning Commission

Wednesday, April 2, 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
March 5, 2014

The meeting of the Regional Planning Commission was held Wednesday, March 5, 2014, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" February 22, 2014.

Present: Pat O'Neill Les Ruge
 Richard Heckman Terry Connick
 Mark Haskins Karen Bredthauer
 Julie Connelly Bill Hayes

Absent: Dennis McCarty, Deb Reynolds and Craig Vincent

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 February 5, 2014 meeting.

A motion was made by Bredthauer and seconded by Heckman to approve the Minutes of the February 5, 2014 meeting.

The motion carried with 7 members present and 4 voting in favor (O'Neill, Haskins, Bredthauer and Heckman) and 3 members present abstaining (Ruge, Connelly and Hayes).

3. Request Time to Speak.

Greg Baker, 2121 N Monitor Rd, Grand Island NE 68801, items 9 & 10 and Larry Bowers, 303 N Chestnut, Alda NE 68810, items 6 & 7.

Terry Connick joined the meeting at 6:05 p.m.

4. Public Hearing - Concerning an amendment to the redevelopment plan for CRA, Area 1, for a Site Specific Redevelopment Plan for 8th & Superior Street, in Grand Island, Hall County, Nebraska. Resolution No. 2014-04. (C-04-2014GI)

O'Neill opened the Public Hearing.

Nabity reviewed the request Habitat for Humanity is proposing to purchase and redevelop property located north of 8th street and west of Superior Street in northeast Grand Island. They will purchase the property, borrow material from the north portion of the lot increasing the size of the public detention cell and extend the sewer main from the west to serve six lots on this property fronting onto 8th street. They will build six habitat houses on the property over the course of the next two years.

O'Neill closed the Public Hearing.

A motion was made by Bredthauer and seconded by Connelly, to recommend approval of the Amendment to the Redevelopment Plan for CRA Area 1 as submitted.

A roll call vote was taken and the motion passed with 8 members present and all voting in favor (Connick, O'Neill, Connelly, Haskins, Bredthauer, Heckman, Hayes and Ruge) and no member present voting against.

5. Public Hearing - Concerning an amendment to the redevelopment plan for CRA, Area 2, for a Site Specific Redevelopment Plan for 3051 S Locust, in Grand Island, Hall County, Nebraska. Resolution No. 2014-05. (C-05-2014GI)

O'Neill opened the Public Hearing.

Nabity stated the Developer is proposing to acquire the property and build a 59 unit Mainstay Suites Extended Stay Hotel. The developer is seeking Tax Increment Financing to offset the cost of acquisition of the property, necessary site work, and planning activities.

O'Neill closed the Public Hearing.

A motion was made by Bredthauer and seconded by Connelly, to recommend approval of the Amendment to the Redevelopment Plan for CRA Area 2 as submitted.

A roll call vote was taken and the motion passed with 8 members present and all voting in favor (Connick, O'Neill, Connelly, Haskins, Bredthauer, Heckman, Hayes and Ruge) and no member present voting against.

6. **Public Hearing** – Concerning proposed changes to the Alda Comprehensive Development Plan specifically concerning the Future Land Use Map and designating a site located north of 4th Street and east of South Alda Road and south of Schimmer Drive as planned for Light Industry. (C-08-2014Alda)

O'Neill opened the Public Hearing.

Nabity explained to the Planning Board, the Village of Alda approved a future land use map as part of their comprehensive development plan on December 2, 2003. Justin Pfenning is requesting that the planning commission consider the following amendment to the future land use map to accommodate a request to rezone certain properties in Alda located east of Alda Road and south of the substation on the south side of Schimmer Drive. The amendment as shown on the attached map would declare the subject property (adjacent to the substation) as planned for light industrial developments.

Larry Bowers of Alda spoke in favor of the amendment to the Alda Comp Plan.

O'Neill closed the Public Hearing.

A motion was made by Haskins and seconded by Bredthauer, to recommend amending the Alda Comp Plan as submitted.

A roll call vote was taken and the motion passed with 8 members present and all voting in favor (Connick, O'Neill, Connelly, Haskins, Bredthauer, Heckman, Hayes and Ruge) and no member present voting against.

7. **Public Hearing - Rezone** - A request to rezone property from R-6 Multiple Family Residential to I-1 Light Industrial District, located north of 4th Street and east of South Alda Road and south of Schimmer Drive in the Village of Alda, in Hall County, Nebraska. (C-06-2014Alda)

O'Neill opened the Public Hearing.

Nabity briefed the board on the request to rezone property in northwest Alda east of Alda Road and south Schimmer Drive (south of the electric substation) from R6-Multi Family Residential District to I1-Light Industrial District, in the Village of Alda.

O'Neill closed the Public Hearing.

A motion was made by Heckman and seconded by Hayes, to change the zoning from R6 Multiple Family Residential to I-1 Light Industrial District.

A roll call vote was taken and the motion passed with 8 members present and all voting in favor (Connick, O'Neill, Connelly, Haskins, Bredthauer, Heckman, Hayes and Ruge) and no member present voting against.

8. Public Hearing – Subdivision Regulations, Chapter 33 Street design standards. Concerning amendments to the Subdivision Ordinance for the City of Grand Island and its 2 mile extra-territorial jurisdiction. (C-07-2014GI)

O'Neill opened the Public Hearing.

No members of the public spoke in favor or against the proposed changes.

O'Neill stated he would like to see the narrowing of the width of a standard for a residential street to 31 foot or even 27 foot. Noting by allowing the smaller streets this could save up to \$6000; also it would slow down traffic and reduce the city's requirements for storm water runoff.

O'Neill closed the Public Hearing.

A motion was made by Bredthauer and was seconded by Connelly to approve the amendment to §33-12 by recommending the Street Standards of Residential streets be 32 foot wide which would be the minimum width the City can have or by special request have a 27 foot wide street. Some findings of fact to support this recommendation are this would reduce the costs of infrastructure and land, it would potentially increase safety on streets to encourage slower driving, and it would be compliant with Public Works storm water runoff and supports the potential redevelopment of areas.

The motion carried with 8 members present and 6 voting in favor (Connick, O'Neill, Hayes, Heckman, Bredthauer and Connelly) and two members (Ruge and Haskins) who voted against the motion.

Consent Agenda

9. Final Plat – Baxter Acres Subdivision – located west of Engleman Rd and south of Capital Ave., in the City Of Grand Island 2 mile jurisdiction, in Hall County, Nebraska, consisting of 20.00 acres and (2 Lots).

10. Final Plat – Westgate Industrial Park 2nd Subdivision – located east of North Road and north of Westgate Rd., in the City of Grand Island, in Hall County, Nebraska, consisting of 27.46 acres and (13 Lots).

A motion was made to approve the plats as presented by Connick and seconded by Ruge.

The motion carried with 8 members present and all voting in favor (O'Neill, Haskins, Bredthauer, Hayes, Heckman, Ruge, Connelly and Connick) and no member present voting against.

11. Planning Director's Report

12. Next Meeting April 2, 2014

13. Adjourn

Chairman Pat O'Neill adjourned the meeting at 6:45 p.m.

Leslie Ruge, Secretary

By Rose Rhoads