



Hall County Regional Planning Commission

**Wednesday, March 4, 2015
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
February 18, 2015

The meeting of the Regional Planning Commission was held Wednesday, February 18, 2015 in the Council Chambers - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" February 7, 2015.

Present: Pat O'Neill Julie Connelly
 Karen Bredthauer Mark Haskins
 Les Ruge Richard Heckman
 Dean Sears Greg Robb
 Carla Maurer

Absent: Jerry Huismann, Terry Connick, Dean Kjar

Other:

Staff: Chad Nabity, Rose Rhoads, Craig Lewis, John Collins

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

2. Minutes of January 7, 2015 meeting.

A motion was made by Bredthauer and seconded by Ruge to approve the Minutes of the January 7, 2015 meeting.

The motion carried with 9 members present and 8 voting in favor (O'Neill, Ruge, Maurer, Heckman, Bredthauer, Haskins, Robb, Sears) and one member abstaining (Connelly).

3. Request Time to Speak.

Greg Mead, 411 Walnut St, Wood River, #6.

4. Public Hearing – Concerning adoption of the Grand Island 1 & 6 Year Street Improvement Plan. (C-03-2015GI)

O'Neill opened the Public Hearing.

John Collins, Public Works Director discussed the Grand Island 2015 Street Improvement Plan.

O'Neill closed the Public Hearing.

A motion was made by Bredthauer and seconded by Connelly to approve the Grand Island 1 & 6 as presented. A roll call vote was taken and the motion passed with 9 members present and 9 voting in favor (Bredthauer, Ruge, O'Neill, Maurer, Robb, Heckman, Haskins, Sears and Connelly) and no one abstaining.

5. Public Hearing - Concerning an amendment to the redevelopment plan for Downtown Upper Story Residential Life Safety Grant. (C-05-2015GI)

O'Neill opened the Public Hearing.

Nabity briefed the board on the redevelopment plan for the Downtown Upper Story Residential Life Safety Grant. The 2014-2015 CRA Budget included a line item of \$200,000 to support the development of upper story residential development in Downtown Grand Island. Grand Island City Council and the CRA each authorized \$100,000 toward this effort. The goal of this program is to encourage the development of 50 new residential units in Downtown Grand Island. The intent of this program if used and successful is to continue funding the program for 5 years through the 2019 budget year.

O'Neill closed the Public Hearing.

A motion was made by Bredthauer and seconded by Connelly to approve the Redevelopment Plan for Upper Story Residential Life Safety Grant and Resolution 2015-02. A roll call vote was taken and the motion passed with 9 members present and 9 voting in favor (Bredthauer, Ruge, O'Neill, Maurer, Robb, Heckman, Haskins, Sears and Connelly) and no one abstaining.

6. **Public Hearing** - Concerning changes to the Wood River Zoning Ordinance to amend Article 5, Section 5.1.03 by adding the following Permitted Conditional Uses within the I-1 Light Industrial District (C-06-2015WR) (Hearing, Discussion, Action)

O'Neill opened the Public Hearing.

Nabity explained this is an amendment to the Zoning Ordinance for the City of Wood River and its 1 mile extra-territorial jurisdiction. Amendments to be considered pertain to the addition of: *Assembly, fabrication, and processing of hazardous or combustible materials inside an enclosed building, except radioactive or biohazard materials to the Permitted Conditional Uses within the I-1 Light Industrial District Article 5, Section 5.1.03*

Greg Mead, president of Mead Industries, spoke briefly about his request for the change so that he could carry out ammunition manufacturing in his existing property in the light industry zone, by conditional use permit.

O'Neill closed the Public Hearing.

A motion was made by Ruge and seconded by Heckman to approve the requested changes to the City of Wood River Zoning ordinance. A roll call vote was taken and the motion passed with 9 members present and 9 voting in favor (Bredthauer, Ruge, O'Neill, Maurer, Robb, Heckman, Haskins, Sears and Connelly) and no one abstaining.

Consent Agenda

Nabity reviewed the plats.

7. **Final Plat – Hannon Subdivision** – located east of Nine Bridge Road and north of Lowry Road, in Hall County, Nebraska. Consisting of (1 Lot) and 7.93 acres.
8. **Final Plat – A & E Second Subdivision** – located west of 70th Road and south of State Highway 2, in Hall County, Nebraska. Consisting of (2 Lots) and 12.0307 acres.
9. **Vacate Regents Park Subdivision.**

Final Plat – Grand Island Public Schools Subdivision – located east of Adams Street and north of Stolley Park Road, in the City of Grand Island, in Hall County, Nebraska. Consisting of (1 Lot) and 30.71 acres.

A motion was made by Ruge and seconded by Haskins to approve the plats as presented. A roll call vote was taken and the motion passed with 9 members present and 9 voting in favor (Bredthauer, Ruge, O'Neill, Maurer, Robb, Heckman, Haskins, Sears and Connelly) and no one abstaining.

Connelly left the meeting at 6:43 p.m.

10. Discussion on Definitions and Zoning Matrix.

There was further discussion on the definitions and zoning matrix.

11. Next Meeting March 4, 2015

12. Planning Directors Report.

NPZA Conference March 11-13, 2015.

13. Adjourn

Chairman Pat O'Neill adjourned the meeting at 6:52 p.m.

Leslie Ruge, Secretary
By Rose Rhoads