



Hall County Regional Planning Commission

**Wednesday, July 1, 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
June 10, 2015

The meeting of the Regional Planning Commission was held Wednesday, June 10, 2015 in the Council Chambers - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" May 30, 2015.

Present: Pat O'Neill Carla Maurer
 Karen Bredthauer Mark Haskins
 Les Ruge Richard Heckman
 Dean Sears Terry Connick
 Jerry Huismann

Absent: Greg Robb, Dean Kjar, Julie Connelly

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

2. Minutes of May 6, 2015 meeting.

A motion was made by Bredthauer and seconded by Ruge to approve the Minutes of the May 6 2015 meeting.

The motion carried with 8 members present and 7 voting in favor (O'Neill, Ruge, Maurer, Heckman, Bredthauer, Haskins and Sears) and one member abstaining (Connick).

3. Request Time to Speak.

No one request time to speak.

Huismann joined the meeting at 6:06 p.m.

4. Public Hearing - Concerning adoption of the Hall County 1 & 6 Year Road Improvement Plan.

O'Neill opened the Public Hearing.

Casey Sherlock reviewed the Hall County 1 & 6.

O'Neill closed the Public Hearing.

A motion was made by Bredthauer to approve the adoption of the Hall County 1 & 6 and was seconded by Connick. The motion carried with 9 members voting in favor (Bredthauer, Connick, O'Neill, Ruge, Maurer, Heckman, Haskins, Huismann, and Sears) and no member abstaining.

5. Public Hearing – Redevelopment Plan concerning an amendment to the redevelopment plan for CRA Area 1, for a Site Specific Redevelopment Plan for 308-312 W 3rd Street in Grand Island: Lot 7, Block 57, Original Town of Grand Island, Hall County, Nebraska.

O'Neill opened the Public Hearing.

Nabity reviewed the redevelopment plan for 308-312 W 3rd Street.

O'Neill closed the Public Hearing.

A motion was made by Bredthauer to approved Resolution 2015-04 for the Redevelopment Plan for 308-312 W 3rd Street and was seconded by Haskins. The motion carried with 9 members voting in favor (Bredthauer, Connick, O'Neill, Ruge, Maurer, Heckman, Haskins, Huismann, and Sears) and no member abstaining.

6. Public Hearing – Rezone request for 604 N Custer Avenue (Lot 222 Part of Lot 221 and Part of the Vacated 6th (Peterson) Street of Belmont Addition) from R2 Low Density Residential to RO Residential Office.

O'Neill opened the Public Hearing.

Nabity reviewed the rezone request for 604 N Custer Ave.

O'Neill closed the Public Hearing.

A motion was made by Connick to approve the rezone request for 304 N Custer and was seconded by Heckman. The motion carried with 9 members voting in favor (Bredthauer, Connick, O'Neill, Ruge, Maurer, Heckman, Haskins, Huismann, and Sears) and no member abstaining.

7. **Public Hearing** – Rezone request for 3344 Wildwood Drive, Grand Island, a request to rezone property being platted as Stauffert Subdivision an addition to the City of Grand Island and the adjoining right of way, containing the east 902 feet and the south 400 feet of the E ½ of the SE ¼ of Section 1, Township 10 N, Range 10 W of the 6th P.M. in Hall County Nebraska, located at 3344 Wildwood Drive, from B2 General Business Zone and TA Transitional Agriculture Zone to B2 General Business Zone.

O'Neill opened the Public Hearing.

Nabity reviewed the rezone request for 3344 Wildwood Drive.

O'Neill closed the Public Hearing.

A motion was made by Haskins to approve the rezone request for 3344 Wildwood Drive and was seconded by Bredthauer. The motion carried with 9 members voting in favor (Bredthauer, Connick, O'Neill, Ruge, Maurer, Heckman, Haskins, Huismann, and Sears) and no member abstaining.

8. **Public Hearing** – Rezone request for Wood River Industrial Park, in Wood River, NE, a request to rezone property described as the N ½ of the SW ¼ of the SE ¼ of Section 19, Township 10 N, Range 11 W of the 6th P.M. in the City of Wood River, Hall County Nebraska from TA Transitional Agriculture to I1 Light Industrial.

O'Neill opened the Public Hearing.

Nabity reviewed the rezone request for Wood River Industrial Park.

O'Neill closed the Public Hearing.

A motion was made by Ruge to approve the rezone request for Wood River Industrial Park and was seconded by Heckman. The motion carried with 9 members voting in favor (Bredthauer, Connick, O'Neill, Ruge, Maurer, Heckman, Haskins, Huismann, and Sears) and no member abstaining.

Consent Agenda

9. **Preliminary Plat – Starlite Subdivision** – located south of State Street and north of 13th Street, in the City of Grand Island, in Hall County, Nebraska, consisting of 69.346 acres and (2 Lots).
10. **Final Plat – Stauffer Subdivision** – located west of US Highway 281 and north of

Wildwood Drive, in the City of Grand Island, in Hall County, Nebraska, consisting of 5.662 acres and (1 Lot).

- 11. Final Plat – Landell Subdivision** – located north of Capital Avenue and west of Gunbarrel Road, in the 2 mile extra territorial jurisdiction of the City Of Grand Island, in Hall County, Nebraska, consisting of 3.002 acres and (1 Lots).
- 12. Final Plat – MAC Subdivision** – located north of Guenther Road and west of Alda Road, in Hall County, Nebraska, consisting of 25.225 acres and (2 Lots).
- 13. Final Plat – Wood River Industrial Park** – located east of Walnut Street and south of Railroad Street, in Wood River, Hall County, Nebraska, consisting of 17.8 acres and (11 Lots).
- 14. Final Plat – C.A. A. P. West Railroad Subdivision** – located north of Old Potash Hwy and east of 90th Rd., in Hall County, Nebraska, consisting of 10.9549 acres and (1 Lot).
- 15. Final Plat – C. A. A. P. North Railroad Subdivision** – located north of 13th Street and west of 80th Rd., in Hall County, Nebraska, consisting of 3.7629 acres and (1 Lot).
- 16. Final Plat – C. A. A. P. East Railroad Subdivision** – located north of Old Potash Hwy and east of 80th Rd., in Hall County, Nebraska, consisting of 18.3048 acres and (3 Lots).

A motion was made by Ruge and seconded by Bredthauer to approve the consent agenda.

The motion carried with 9 members present and 9 voting in favor for items 9, 10, 11, 12, 13, 14, and 15 (O'Neill, Ruge, Maurer, Heckman, Bredthauer, Huismann, Connick, Haskins and Sears) and no member abstaining.

On item 16 the motion carried with 9 members present and 8 voting in favor (Ruge, Maurer, Heckman, Bredthauer, Huismann, Connick, Haskins and Sears) and 1 member (O'Neill) abstaining.

A motion was made by Bredethauer and seconded by Maurer to move the August 5, 2015 planning meeting to August 12, 2015. This includes moving the deadline for submissions out until July 23, 2015. The motion carried with 9 members present and 9 members voting in favor (Ruge, Maurer, Heckman, Bredthauer, Huismann, Connick, Haskins and Sears) no member abstaining.

17. Next Meeting July 1, 2015

18. Adjourn

Chairman Pat O'Neill adjourned the meeting at 6:49 p.m.

Leslie Ruge, Secretary
By Rose Rhoads