



# **Hall County Regional Planning Commission**

**Wednesday, September 2, 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  
August 12, 2015

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The meeting of the Regional Planning Commission was held Wednesday, August 12, 2015 in the Council Chambers - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" July 25, 2015.

Present: Pat O'Neill                      Carla Maurer  
             Karen Bredthauer        Terry Connick  
             Les Ruge                        Greg Robb  
             Dean Sears

Absent: Richard Heckman, Julie Connelly, Dean Kjar, Mark Haskins, Jerry  
             Huismann,

Other:

Staff: Chad Nabity, Rose Rhoads

Press:

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**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 July 1, 2015 meeting.**

A motion was made by Bredthauer and seconded by Ruge to approve the Minutes of the July 1, 2015 meeting.

The motion carried with 7 members present and 7 voting in favor (O'Neill, Ruge, Connick, Maurer, Robb, Bredthauer and Sears) and no member abstaining.

**3. Request Time to Speak.**

Ray O'Connor 611 Fleetwood Rd, Grand Island, item 4; Ron Depue, 308 N Locust St., Grand Island, item 4; Keith Marvin, 457 O Street, David City, item 4; Jeff Palik 201 E 2<sup>nd</sup> St., Grand Island, item 5.

**4. Public Hearing – Proposed Blight Study Area 18** – located between Webb Road on the west, Blaine Street and Custer Avenue on the east, U.S. Highway 30 on the north and 2nd street on the South. Substandard and Blight Study as prepared by Marvin Planning Consultants entitled “Grand Island NE, Blighted and Substandard Study Area 18”. This area as defined by the study will be referred to as Community Redevelopment Authority (CRA) Area 18. The study as prepared and submitted indicates that this property could be considered substandard and blighted. This only includes property that is located within the municipal limits of Grand Island. The study as presented shows that this property meets the criteria to be declared blighted and substandard of its own accord.

O'Neill opened the Public Hearing.

Nabity reviewed the Blight Study.

The blighted and substandard criteria included more than half of the buildings in the area being more than 40 years old and in deteriorating condition, a lack of sidewalks, challenging lot sizes brought out primarily because of the Union Pacific Railroad line that bisects the study area, a stagnant population, and lots of standing water and drainage problems.

It was the drainage problems and shallow utilities that the commission really focused on because they create challenges for any type of redevelopment or new development. The land is very flat with little to no outlet for storm water.

“There are some complications here that ... if there's any redevelopment done, it may take some additional engineering to do, which is another potential reason why this area could be looked at as being blighted and substandard,” said Keith Marvin of Marvin Planning Consultants.

Depue said his client has a redevelopment intent, but it can't be fully determined until a blighted and substandard designation is made.

Grand Island developer Ray O'Connor, a member of the Grow Grand Island strategic planning committee, spoke in favor of the blighted and substandard designation. “My concern is the entrance to the community,” O'Connor told the commission. “I don't think we've given much consideration to this area.”

While the city has developed the South Locust Street entrance and made improvements from the airport and along east Highway 30, little has been done along the west Highway 30 corridor, he said. "I want our community to look good and this would be another avenue ... to put together a real plan to enhance the appearance of Highway 30, old Highway 30, as we come in," O'Connor said.

Ruge said he believed some type of public intervention was needed to help the beautification of the Highway 30 area. His motion to support the blighted and substandard designation passed, but generated a bigger discussion about the impact that improper drainage has on an area.

Commission Chairman Pat O'Neill has raised questions about a water retention cell near Nelson Furniture that has no outlet for storm water. Planning Director Chad Nabity said the furniture store currently owns that water retention cell, but the city will be taking it over in attempts to resolve more drainage issues in that area.

O'Neill closed the Public Hearing.

A motion was made by Ruge and seconded by Bredthauer to approve the proposed Blight Study Area 18. The motion carried with 7 members voting in favor (Bredthauer, Connick, O'Neill, Ruge, Maurer, Robb and Sears) and no member abstaining.

#### **Consent Agenda**

5. **Preliminary Plat – Wildwood Business Park Subdivision** – located north of Wildwood Drive and west of Blaine Street, in the 2 mile jurisdiction of the City of Grand Island, in Hall County, Nebraska, consisting of 276.016 acres and (34 Lots).

**Final Plat – Wildwood Business Park Subdivision** – located north of Wildwood Drive and west of Blaine Street, in the 2 mile jurisdiction of the City of Grand Island, in Hall County, Nebraska, consisting of 30.796 acres and (10 Lots).

6. **Final Plat – Bolanos Subdivision** – located south of 4<sup>th</sup> Street and east of Plum Street, in the City of Grand Island, in Hall County, Nebraska, consisting of 2.831 acres and (2 Lots).
7. **Final Plat – Cottonwood Corner Subdivision** – located north of White Cloud Rd and east of 90<sup>th</sup> Road, in Hall County, Nebraska, consisting of 5.6484 acres and (2 Lots).
8. **Final Plat – Codner Subdivision** – located north of Rainforth Road and east of Bluff Center Road, in Hall County, Nebraska, consisting of 4.6013 acres and (1 Lot).
9. **Final Plat – C.A.A.P. East Railroad Second Subdivision** – located north of Old Potash Hwy and west of Alda Road, in Hall County, Nebraska, consisting of 4.6234 acres and (1 Lot).
10. **Final Plat –Cargill Second Subdivision** – located north of 1<sup>st</sup> Street and east of 150<sup>th</sup> in the City of Wood River, in Hall County, Nebraska, consisting of 113.77 acres and (2

Lots).

A motion was made by Haskins and seconded by Bredthauer to approve the consent agenda. The motion carried with 10 members present and 10 voting in favor (O'Neill, Ruge, Maurer, Robb, Kjar, Bredthauer, Huisman, Connick, Haskins and Sears) and no member abstaining.

**11. Next Meeting September 2, 2015**

**12. Adjourn**

Chairman Pat O'Neill adjourned the meeting at 6:42 p.m.

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Leslie Ruge, Secretary

By Rose Rhoads