Hall County Regional Planning Commission

Wednesday, May 4, 2016
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 2, 2016

The meeting of the Regional Planning Commission was held Wednesday, March 2, 2016 in the Council Chambers - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" February 20, 2016.

Present: Pat O'Neill, Carla Maurer, Dean Sears, Jerry Huismann, Les Ruge, Terry Connick, Derek Apfel, John Hoggatt, Jaye Monter, Dean Kjar, Leonard Rainforth

Absent: Greg Robb

Other: John Adams, John Collins and Charley Falmlen

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.

O'Neill also noted the Planning Commission may vote to go into Closed Session on any Agenda Item as allowed by State Law.

The Commission will discuss and may take action on any item listed on this agenda.

The order of items on the agenda may be reorganized by the Chair to facilitate the flow of the meeting to better accommodate the public.

2. **Minutes of February 2, 2016 meeting.**

   A motion was made by Ruge and seconded by Monter to approve the Minutes of the February 17, 2016 meeting.

   The motion carried with 11 members present and 10 voting in favor (O'Neill, Ruge, Maurer, Apfel, Huismann, Kjar, Rainforth, Sears, Hoggatt, and Monter) and one member abstaining (Connick).

3. **Request Time to Speak.**
   Barbara Doering, 3565 Hillside Drive, Grand Island,#8, Ron Dupue, 308 N Locust, Grand Island, #8.

4. **Public Hearing – Amendments** to the Alda Future Land Use Map, to consider changes to the Future Land Use Map for the Village of Alda necessary to allow zoning changes proposed by the Alda Village Board and to harmonize the map with current uses of property within the Village. (C-11-2016Alda)

5. **Public Hearing** – **Adoption** of Alda Zoning Map. Readoption of the Alda Zoning map incorporating all zoning changes and annexations and including potential changes of zoning as requested by the Alda Village Board at their meeting of February 9, 2016.(C-11-2016Alda)

   Items 4 & 5 were taken together.

   O'Neill opened the Public Hearing.

   Nabity explained in 2003 the Alda Village Board approved a revised zoning map for the Village of Alda. Several changes have been requested and approved since that time.

   ZONING CHANGES

   These changes include:

   Changing the zoning on property south of Pine Street and north of the alley between Chestnut and Mulberry from BGC to R6. These are residential properties and likely to remain residential on the north side of the alley.

   Changing the zoning on the Mobile Home Parks between Pine and U.S. Highway 30 west of Chestnut from R6 to BGC. This may provide incentive to redevelop these for newer commercial uses.

Changing property north of U.S. Highway 30 between 60th Road and the rail road spur from TA to HC.

Changing the R9 Zoning to R6 for all property zoned R9 south of 4th Street and Schimmer Drive and north of U.S. Highway 30. The lot sizes in this original part of Alda are not large enough for the R9 zoning district. The R6 is more appropriate based on the size of the platted lots.

Nabity noted the Village of Alda approved a future land use map as part of their comprehensive development plan on December 2, 2003 the Village has amended the map on occasion since that time and is seeking to make further adjustments for the benefit of the Village and its citizens.

Changes recommended:

Change Alda Elementary School from Public to Single Family Residential.

Change South side of Pine Street north of the alley between Chestnut and Mulberry from Service Commercial to Single Family Residential.

Change the approximately 40 acres bounded by Schimmer Drive on the south, 60th Road on the east, the Rail spur on the west from a combination of Highway Commercial, Service Commercial and Transitional Agriculture to Highway Commercial.

O'Neill closed the Public Hearings.

A motion was made by Huismann and seconded by Rainforth to approve the Future Land Use Map and the new zoning map of the Village of Alda. The motion carried with 11 members present and voting in favor (Connick, Kjar, Huismann, Maurer, Apfel, O'Neill, Rainforth, Ruge, Monter, Sears and Hoggatt) and no member abstaining.

6. **Public Hearing – Redevelopment Plan -** Concerning an amendment to the redevelopment plan for CRA, Area 15, for a Site Specific Redevelopment Plan for property located at 106 S Webb Rd., in Grand Island, Hall County, Nebraska. Resolution No. 2016-02. (C-12-2016GI)

O'Neill opened the Public Hearing.

Nabity reviewed the redevelopment plan amendment for property located in Blight and Substandard Area 15 for a Site Specific Redevelopment Plan located at the southwest corner of the intersection of Old Potash Highway and Webb Road, in Grand Island, in Hall County, Nebraska to support this development.

Pump and Pantry Inc. is proposing to acquire property, and prepare the site for construction of a latest generation Pump and Pantry convenience story. The property is zoned M2 Heavy Manufacturing and a convenience store is a permitted principal use.

O'Neill closed the Public Hearing.

A motion was made by Ruge and seconded by Sears to approve Resolution 2016-02 for the site specific Redevelopment Plan. The motion carried with 11 members present and 10 voting in favor (Connick, Kjar, Huismann, Maurer, Apfel, O'Neill, Ruge, Monter, Sears and Hoggatt) and one member voting no (Rainforth).

7. **Public Hearing – Redevelopment Plan -** Concerning an amendment to the redevelopment plan for CRA, Area 1, for a Site Specific Redevelopment Plan for property located at 110 E 3rd St., In Grand Island, Hall County, Nebraska. Resolution No. 2016-03. (C-13-2016GI)

O'Neill opened the Public Hearing.

Nabity reviewed a redevelopment plan amendment for property located in Blight and Substandard Area 1 for a Site Specific Redevelopment Plan for property located at the 110 E 3rd Street in Grand Island, in Hall County, Nebraska to support this development.

Wing Properties Inc. is proposing to renovate the first floor of this space for commercial space and the second for upper story residential use. The property is zoned B3 Heavy Business and a mixed use building such as this is a permitted principal use.

O'Neill closed the Public Hearing.

A motion was made by Rainforth and seconded by Hoggatt to approve Resolution 2016-03 for the site specific Redevelopment Plan. The motion carried with 11 members present and all voting in favor (Connick, Kjar, Huismann, Maurer, Apfel, O'Neill, Ruge, Monter, Rainforth, Sears and Hoggatt) and no member present voting no.

8. **Public Hearing – Rezone** – Concerning the rezone of property proposed for platting as Maderville Subdivision located at the south end of Hillside Drive, in the NW ¼ of the Section 35, Township 11 North, Range 10 West of the 6th P.M. in Hall County, Nebraska from TA – Transitional Agriculture to LLR – Large Lot Residential Zone. (C-14-2016GI)

O'Neill opened the Public Hearing.

Nabity briefed the board that an application has been made to rezone 4 acres at the south end of Hillside Drive east of Engleman Road from TA Transitional Agriculture to LLR Large Lot Residential Zone.

Barbara Doering, 3656 Hillside Drive spoke briefly against the zoning change. Ron DuPue, 308 N Locust, speaking on behalf of his client spoke for the rezone.

A motion was made by Hoggatt and seconded by Ruge to approve the rezone change from TA - Transitional Agriculture to LLR - Large Lot Residential. The motion carried with 11 members present and all voting in favor (Connick, Kjar, Huismann, Maurer, Apfel, O'Neill, Ruge, Monter, Rainforth, Sears and Hoggatt) and no member present voting no.

Consent Agenda

9. **Final Plat – Hayman's Second Subdivision –** located east of North Road and south of Stolley Park Road in the City of Grand Island, in Hall County, Nebraska. (2 Lots and 4.75 acres).

10. **Final Plat – Maderville Estates Subdivision –** located east of Engleman Road and south of Husker Highway in the 2 mile extra territorial jurisdiction of Grand Island, in Hall County, Nebraska. (2 Lots and 4.44 acres).

11. **Final Plat – Shriner Acres –** located west of Webb Rd and south of One R Road in Hall County, Nebraska. (1 Lot and 2.72 acres).

12. **Final Plat – Thomas Second Subdivision –** located south of Capital Avenue and west of Sky Park Road, in Grand Island, in Hall County, Nebraska. (2 Lots and 2.751 acres).

13. **Final Plat – Thelen Fourth Subdivision –** located east of NE Highway 11 and south of Wood River Road, in Wood River, in Hall County, Nebraska. (1 Lot and 4.130 acres).

    A motion was made by Connick and seconded by Rainforth to approve the Consent Agenda as presented.

14. **Community Needs Assessment Survey.** Charley Falmlen Community Development Specialist will be talking about the Community Needs Assessment Survey.

15. **Directors Report.**
    NPZA conference March 9, 10 & 11, 2016.

16. **Next Meeting April 13, 2016.**

17. **Adjourn**
    Chairman Pat O'Neill adjourned the meeting at 7:03 p.m.

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Leslie Ruge, Secretary
By Rose Rhoads