



Hall County Regional Planning Commission

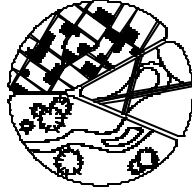
Wednesday, October 04, 2006
Regular Meeting

Item E1

Minutes - September 6, 2006 Meeting

September 6, 2006 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
September 6, 2006

The meeting of the Regional Planning Commission was held Wednesday, September 6, 2006, in the Council Chamber - City Hall - Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" August 26, 2006.

Present:	Bill Hayes John Amick Scott Eriksen Mark Haskins Jaye Monter	Pat O'Neill Bob Niemann Leslie Ruge Don Snodgrass Deb Reynolds
Absent:	Dianne Miller, Tom Brown	
Other:	Steve Riehle, James Dutton, Karen Nagel Sharon Manning, Terry Brown	
Staff:	Chad Nabity, Barbara Quandt	
Press:	None	

1. Call to order.

Chairman O'Neill called the meeting to order at 6:00 p.m. He 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 August 2, 2006

A motion was made by Haskins and seconded by Ruge to approve the minutes of the August 2, 2006 meeting.

The motion carried with 6 members present voting in favor (O'Neill, Niemann, Ruge, Snodgrass, Haskins, Amick), and 4 members abstaining (Hayes, Reynolds, Monter, Eriksen).

3. Request time to speak

James Dutton, Sharon Manning, Karen Nagel requested a time to speak concerning Agenda item #5. Terry Brown was present to answer questions regarding Agenda Item #5 representing the Niedfelt family.

4. Presentation of Community Beautification Awards

Nabity recognized, and congratulated, each of the nominees for the Community Beautification Awards. He announced that the winner for the Hall County award was Barb's Western Grill in Doniphan. The winner for the Grand Island ward was Drs. Janda and Janda of Dental Health Care.

5. Public Hearings - Concerning a change in zoning for a tract of land proposed for platting as Sterling Estates Subdivision, located north of State St. and east of North Rd in the NW1/4 12-11-10, from R1 and R4 to R1, R4 and RO. (C-22-2006GI)

Chairman O'Neill opened the above mentioned Public Hearing. Nabity stated that the zoning change requested for the property located between the Moore's Creek Drainway, North Road, State Street and Capital Avenue would be in general conformance with the City's Comprehensive Land Use Plan. The uses would be consistent with the level of service intended for Capital Avenue, State Street and North Road. Nabity also noted that this zoning change would make the zoning consistent with the approved preliminary plat for the property. Adjustments between the R1 and R4 zone are necessary to allow the townhomes on the west side of Autumn Park Apartments. The RO zoning in the northeast corner would be consistent with the comprehensive plan and would provide a buffer between the planned residential uses and the commercial uses on the east side of the Moore's Creek Drainway. Nabity's recommendation was that the Regional Planning Commission recommend that the Grand Island City Council change the zoning on the site from R1 Suburban Residential and R4 High Density Residential to R1 Suburban Residential, R4 High Density Residential and RO Residential Office Zone as requested. Several questions and comments regarding road access to the property and who would pay for the roads, from audience members James Dutton, Sharon Manning and Karen Nagel were addressed by Steve Riehle (Public Works Director), Terry Brown (representative for Niedfelt family) and Chad Nabity. No comments or questions were asked about the rezoning. Chairman O'Neill asked for any further questions or comments from Commissioners, or the audience, before closing the Public Hearing.

A motion was made by Haskins, and seconded by Monter, to recommend the change of zoning of the above mentioned property as presented.

A roll call vote was taken and the motion passed with 10 members present (O'Neill, Ruge, Haskins, Snodgrass, Amick, Reynolds, Niemann, Hayes, Eriksen, Monter) voting in favor.

6. Public Hearing – Concerning an amendment to the Redevelopment Plan for CRA Area #2 in Grand Island. Wile E Investments is proposing to build a Veterinary Clinic on the north side of Stolley Park Road east of Locust Street. (C-23-2006GI)

Chairman O'Neill opened the Public Hearing. Nabity explained that this application proposes to redevelop a lot, located in the Blight and Substandard Area #2 at 210 E. Stolley Park Road in Grand Island, for commercial purposes. The applicant will own and operate a Veterinary Medical Clinic at this location. The applicant is requesting to use Tax Increment Financing to offset part of the costs of development. Nabity went on to explain that the purpose of the CRA and the designated blight and substandard areas is to provide incentives for development in underdeveloped areas of the community. This project will provide commercial development in a location that is intended for these uses. Development of this property should prevent further decay of this neighborhood. This area has already been declared blighted and substandard by the CRA, the Hall County Regional Planning Commission and the Grand Island City Council. He stated that this project is consistent with the existing zoning and the future land use plan for the City of Grand Island. This is evidenced by the fact that the property is zoned B2-AC General Business with an Arterial Commercial Overlay and the proposed uses are allowed in this district. Nabity also stated that that the proposed use for a veterinary clinic and animal hospital at this location would be consistent with the Comprehensive Plan. Nabity recommended that the Regional Planning Commission recommend that City Council approve the redevelopment plan amendment as submitted. Chairman O'Neill opened the meeting for questions from Commissioners and the audience. Dr. Melissa Girard was available for any questions. Chairman O'Neill closed the Public Meeting.

A motion was made by Hayes and seconded by Haskins to recommend the Redevelopment Plan for CRA Area #2 as presented.

A roll call vote was taken and the motion passed with 10 members present (Amick, O'Neill, Ruge, Haskins, Hayes, Monter, Niemann, Snodgrass, Eriksen, Reynolds) voting in favor.

7. Public Hearing – Concerning changes to the Grand Island Subdivision Regulations Chapter 33. (C-24-2006GI)

Nabity explained that the proposed changes to the Grand Island subdivision regulations adopted in July of 2004 are suggestions from the planning department and other City staff. These changes are designed to standardize the plats received by the planning department from the various surveyors and engineers that work in the Grand Island area. The changes to the main part of the Chapter 33 are primarily typographic, grammar and numbering changes. Naming conventions and a requirement that the signed plat be present at the planning commission meeting have been added to the miscellaneous requirements. He stated that the major changes involve Addendum B. These are proposed drawing standards and a sample drawing showing what the plat should look like. The adoption of these changes would standardize plats received by the Planning Commission for the City of Grand Island. Nabity recommended that the Regional Planning Commission recommend that the Grand Island City Council approve the changes to the Grand Island Subdivision Ordinance as requested. Chairman O'Neill asked for questions or comments before closing the Public Meeting.

A motion was made by Amick and seconded by Ruge to recommend the changes to the Grand Island Subdivision Regulations Chapter 33 as presented.

A roll call vote was taken and the motion passed with 10 members present (Amick, O'Neill, Ruge, Haskins, Hayes, Monter, Niemann, Snodgrass, Eriksen, Reynolds) voting in favor.

CONSENT AGENDA

8. Final Plat – D K Second Subdivision located east of St. Paul Road and north of 15th St. (2 lots)

This final Plat proposes to create 2 lots on a tract of land comprising all of Lot One (1), D.K. Subdivision in the City of Grand Island, Hall County, Nebraska. This land consists of approximately 0.533 acres.

9. Final Plat – Knott Third Subdivision located south of Lake St. and west of Knott Ave. (2 lots)

This final plat proposes to create 2 lots on a tract of land comprising all of Lot Nine (9), Knott Subdivision in the City of Grand Island, Hall County, Nebraska. This land consists of approximately 0.446 acres.

10. Final Plat – Menard Seventh Subdivision located south of Capital Ave. between Diers Ave. and Hwy. 281. (2 lots)

This final plat proposes to replat all of Lot 7, and the north 185 feet of Lot 8, Menard Second Subdivision in the city of Grand Island, Hall County, Nebraska. This land consists of approximately 1.905 acres.

11. Final Plat – K G Subdivision located east of Hwy. 11 between Burmood Rd. Cedarview Rd. (1 lot)

This subdivision proposes to create 1 lot on a tract of land comprising a part of 1 lot on a tract of land comprising a part of Lot 1 Mainland in the NE1/4 of Section Five (5), Township Nine (9) North, Range Eleven (11). This subdivision consists of 4.933 acres, more or less.

A motion was made by Ruge and seconded by Reynolds, to approve the consent agenda items as presented.

A roll call vote was taken and the motion passed with 10 members present (Amick, O'Neill, Ruge, Haskins, Hayes, Monter, Niemann, Snodgrass, Eriksen, Reynolds) voting in favor.

12. Planning Director's Report

Nabity stated that he no additional information to report at this time.

13. Next Meeting October 4, 2006 at 6:00 p.m.

14. Adjourn

Chairman O'Neill adjourned the meeting at 7:00 p.m.

Leslie Ruge, Secretary

by Barbara Quandt