



Hall County Regional Planning Commission

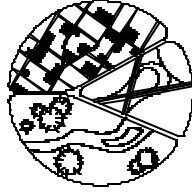
Wednesday, November 01, 2006
Regular Meeting

Item E1

10-04-2006 Meeting Minutes

Minutes of October 4, 2006 Meeting

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
October 4, 2006

The meeting of the Regional Planning Commission was held Wednesday, October 4, 2006, in the Council Chamber - City Hall - Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" August 26, 2006.

Present:	Pat O'Neill	Dianne Miller
	Bob Niemann	Tom Brown
	Leslie Ruge	Deb Reynolds
	Don Snodgrass	Jaye Monter

Absent: John Amick, Bill Hayes, Mark Haskins, Scott Eriksen

Other: Steve Riehle, Greg Baxter, Todd Enck, Joel Shafer, Paul Brungardt, Jr., Pat Heng, Doug Bandemer

Staff: Chad Nabity, Barbara Quandt

Press: GI Independent, Tracy Overstreet, Ginger Ben-Tensel

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 September 6, 2006

A motion was made by Ruge and seconded by Monter to approve the minutes of the September 6, 2006 meeting.

The motion carried with 6 members present voting in favor (O'Neill, Niemann, Ruge, Snodgrass, Reynolds, Monter), and 2 members abstaining (Miller, Brown).

3. Request time to speak

Greg Baxter requested a time to speak concerning Agenda items #6 and #11. Todd Enck, Doug Bandemer, Joel Shafer, Pat Heng requested a time to speak concerning Agenda item #6. Paul Brungardt, Jr. requested a time to speak concerning Agenda items #5 and #6.

4. Public Hearing - Concerning a change in zoning for a tract of land proposed for platting as Francis Second Subdivision, located east of Carleton Ave. and south of Curran Ave. in the N1/2 of Lot 8, Bosselman Second Subdivision, from RO Residential Office to RD, Residential Development. (C-1-2007GI)

Chairman O'Neill opened the above mentioned Public Hearing. Nabity stated that the zoning change requested for the property located in Bosselman's 2nd Subdivision, south of Curran Avenue. and east of Carleton Avenue., from RO Residential Office Zone to RD Residential Zone would involve 1 ½ lots and would be in general conformance with the City's Comprehensive Land Use Plan. This site is designated as commercial within the plan, but adjacent properties are medium density residential to office uses. Nabity stated that residential uses are often found in, and adjacent to, most of the commercial zones in Grand Island. Uses would be consistent with the level of service intended for Carleton and Curran Avenues, and both streets meet the minimum standards for a commercial street. Including this 1 ½ lots in the development would allow 4 additional buildings, or 8 more units on the site. It will complete development of all of the property between Capital and Curran on the east side of Carleton. This would an addition to Francis Subdivision, which was approved in July of 2006. Staff recommends this zoning change. Chairman O'Neill closed the Public Hearing.

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

A roll call vote was taken and the motion passed with 8 members present (O'Neill, Ruge, Snodgrass, Reynolds, Niemann, Brown, Miller, Monter) voting in favor.

5. Public Hearing – Concerning a change of zoning for a replat of a tract of land proposed as Cedar Ridge Third Subdivision located on a tract

of land being part of Lot Four (4), all of Lot Five (5), all of Lot Six (6), and part of outlot A, Cedar Ridge Second Subdivision, in the City of Grand Island, Hall County, Nebraska. This property is located west of Highway 281 and south of 13th Street. (C-2-2007GI)

Chairman O'Neill opened the Public Hearing. Nabity reported that this is a proposal to rezone 6.88 acres in the NW ¼ of 13-10-10 in Grand Island from RD Residential Development Zone to R4 High Density Residential Zone. It is located to the west of Highway 281 and the Moore's Creek Drainage project on the south side of 13th Street, south of the Cedar Ridge Apartments in the City of Grand Island. City water and sewer services are available to service the rezoning area. This change is consistent with the existing comprehensive plan and future land use map for Grand Island. The proposed use with duplex lots would be similar to the townhouse lots platted to the south. The approved plan for this property would have developed duplex or single family homes south of the apartment buildings. This development will result in one less apartment building and 12 additional single family, or duplex lots. The original plan also called for the extension of a bridge across the Moore's Creek drainway to the east. This development does not allow for that possibility. Access is provided from Starwood Avenue to the west side of the property and from 13th Street along Cedar Ridge Court. All of the streets and infrastructure in this proposed development will be public and built to city standards. Chairman O'Neill questioned the need for the access across Moore's Creek drainway that was shown on the original preliminary plat. Public Works Director Steve Riehle, stated that there is not a need for that connection to increase traffic network connectivity. Staff recommends that the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from RD Residential Zone to R4 High Density Residential. Chairman O'Neill closed the Public Meeting.

A motion was made by Brown and seconded by Reynolds that the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from RD Residential Zone to R4 High Density Residential as presented.

A roll call vote was taken and the motion passed with 8 members present (O'Neill, Ruge, Miller, Brown, Monter, Niemann, Snodgrass, Reynolds) voting in favor.

6. Preliminary Plat – Prairie Acres Subdivision located south of West State Street and west of Highway 281. (190 lots)

Nabity reported on Prairie Acres Subdivision, which is located west of U.S. Hwy 281 between 13th Street and State Street, east of Summerfield Estates Subdivision. Shafer Properties L.L.C. is proposing to develop this property (70 acres) with 190 lots in two phases. The property is zoned R4 High Density Residential. Four lots along 13th Street and State Street are large lots that

would be appropriate for apartment development under the current zoning, or possible office uses with a zoning change. Approximately 4 acres of park space is planned in the interior of the development on the east side. At this time, it appears that this would be a private park supported by the development. There are 185 residential lots that range between 6000 and 7000 square feet per lot. These lots would be suitable for single family or duplex structures. Both would be permitted in the R4 zone. Sewer, water and electric are available to the subdivision and can be extended to serve the development. Sewer, water, streets and storm sewer will all be public infrastructure built to city standards. Staff recommended that the Planning Commission approve this preliminary plat as presented.

Questions regarding Sagewood Avenue (the north/south road through the development) aligning directly at 13th Street, rather than being offset about 100 feet the south side as proposed, were raised by Chairman O'Neill. Shafer consented to make that change.

Greg Baxter, developer of Summerfield Estates, raised concerns about low quality, poor workmanship and drawn-out completion of some of Shafer's past projects. Baxter expressed concerns that due to these negative past projects, neighboring Summerfield Estates property values could be affected.

Doug Bandemer, president of the Summerfield Estates homeowners association, also expressed concerns regarding the negative impact on property values of having shoddy workmanship and a possibly drawn-out completion of a development located next to their development.

Todd Enck, a Grand Island home builder who constructed high-end townhomes in Summerfield Estates, stated that Grand Island has enough developments lots now that the City should be able to pick and choose what it wants.

Joel Shafer pointed out that the 185 housing lots, ranging in size from 6,000 square feet to 10,000 square feet, will cost about \$27,000 to \$29,000 each. He went on to say that those prices were affordable for Grand Island residents making a median income of \$36,000 a year versus the \$40,000 lots in other subdivisions. He added that he had no issues with changing the Sagewood Avenue alignment at 13th Street.

Corby Flagle, Secretary/Treasurer for the Summerfield Estates homeowners association, spoke stating that he is uncomfortable with the proposal for this development because of the potential of a negative impact on the property values in his subdivision.

Pat Heng, an Omaha attorney who represents investors in Shafer's Saratoga Circle project, as well as in a Hastings project, spoke. He stated that both of those projects had gone very well, and that Shafer had come through on every promise.

Commission Ruge stated that Shafer's development looks like a good fit for the area and just needs some adjustment with road alignment.

A motion was made by Miller and seconded by Reynolds to table taking action on the Preliminary Plat for Prairie Acres Subdivision until the November 1, 2006 Regional Planning Commission when the plat could be brought forward showing the realigned Sagewood Avenue.

A roll call vote was taken and the motion passed with 8 members present (O'Neill, Ruge, Monter, Brown, Niemann, Snodgrass, Monter, Reynolds) voting in favor.

It was requested by Ruge to remove the Dale Roush Third Subdivision from the Consent Agenda and consider it as a separate agenda item.

CONSENT AGENDA

- 7. Final Plat** - Erickson Subdivision, located east of 80th Rd., between Abbott Rd. and White Cloud Rd., Hall County, Nebraska. (1lot)

This final plat proposes to create one (1) lot on a tract of land comprising a part of the North Half of the Northwest Quarter (N1/2 NW1/4) of Section Thirty (30), Township Twelve (12) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska. This subdivision consists of 4.517 acres, more or less.

- 8. Final Plat** – Bellairs Estate Subdivision, located north of Husker Hwy., between 110th Rd. and Schauppsville Rd., Hall County, Nebraska. (1lot)

This final plat proposes to create one (1) lot on a tract of land comprising a part of the Southeast Quarter (SE1/4) of Section Twenty Seven (27), Township Eleven (11) North, Range Eleven (11) West of the 6th P.M., Hall County, Nebraska. This subdivision consists of 1.524 acres, more or less.

- 9. Final Plat** – CJL Subdivision, located north of 13th St. between Burwick Rd. and 110th Rd., Hall County, Nebraska. (1 lot)

This final plat proposes to create one (1) lot on a tract of land comprising a part of the Northeast Quarter (NE1/4) of Section Nine (9), Township Eleven (11) North, Range Eleven (11) West of the 6th P.M., Hall County, Nebraska. This subdivision consists of 3.730 acres, more or less.

- 10. Final Plat** - Sterling Estates Subdivision, located east of North Rd. and north of West State St. (54 lots)

This final plat proposes to create 54 lots on a tract of land consisting of part of the Northwest Quarter (NW1/4) of Section 12, Township 11 North, Range 10 West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska. This

Land consists of approximately 25.13 acres more or less.

11. Final Plat – Summerfield Estates Seventh Subdivision, located east of North Rd. and north of 13th St. (35 lots)

This final plat proposes to create 35 lots on a tract of land consisting of a part of the West Half of the Southwest Quarter (W1/2 SW1/4) of Section 12, Township 11 North, Range 10 West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska. This land consists of approximately 15.50 acres more or less.

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

A roll call vote was taken and the motion passed with 8 members present (O'Neill, Ruge, Monter, Brown, Niemann, Snodgrass, Monter, Reynolds) voting in favor.

12. Final Plat – Dale Roush Third Subdivision, located north of Navajo Drive and west of Cherokee Avenue. (1 lot)

Nabity reported that this subdivision proposes to create one lot and retain right-of-way at the north end of Cherokee Avenue for the eventual connection of Cherokee and Independence. This property is owned by the City of Grand Island and was acquired to facilitate the installation of sewer lines into the Indian Acres area. The property is zoned LLR. The minimum lot size in the LLR district is 20,000 square feet. The proposed lot is only 14,000 square feet; therefore, the planning commission and council are being asked to waive the minimum size regulations. This lot is served by both sewer and water making a well and septic system unneeded.

A motion was made by Brown and seconded by Miller, to recommend to the City Council to wave the lot size as presented.

A roll call vote was taken and the motion passed with 8 members present (O'Neill, Ruge, Monter, Brown, Niemann, Snodgrass, Monter, Reynolds) voting in favor.

12. Planning Director's Report

Nabity stated that he would be out of town on December 6, 2006, the scheduled date for the December meeting of the Regional Planning Commission. He proposed December 13, 2006 as a date for the December meeting.

A motion was made by Miller and seconded by Snodgrass to move the December meeting of the Regional Planning Commission to December 13, 2006.

A roll call vote was taken and the motion passed with 8 members present (O'Neill, Ruge, Monter, Brown, Niemann, Snodgrass, Monter, Reynolds) voting in favor.

13. Next Meeting November 1, 2006 at 6:00 p.m.

14. Adjourn

Chairman O'Neill adjourned the meeting at 7:02 p.m.

Leslie Ruge, Secretary

by Barbara Quandt