



Hall County Regional Planning Commission

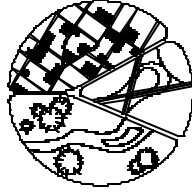
Wednesday, December 13, 2006
Regular Meeting

Item E1

Minutes - November 1, 2006 Meeting

Minutes of November 1, 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
November 1, 2006

The meeting of the Regional Planning Commission was held Wednesday, November 1, 2006, in the Council Chamber - City Hall - Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" October 21, 2006.

Present:	Pat O'Neill	Dianne Miller
	Bob Niemann	Tom Brown
	Leslie Ruge	Deb Reynolds
	Don Snodgrass	Jaye Monter
	John Amick	Bill Hayes
	Mark Haskins	Scott Eriksen

Absent:

Other: Steve Riehle, Dale Shotkoski, Ron Depue, Greg Baxter, Raymond O'Connor, 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 October 4, 2006

Reynolds noted that parliamentary procedure dictates that the word “tabled” in Agenda item #6 of the October 4, 2006 Minutes be changed to read “postpone”.

Reynolds also reported that her vote on Agenda item #13 should have read that she voted against, rather than voting in favor of, holding the December meeting on December 13, 2006.

A motion was made by Brown and seconded by Miller to approve the minutes of the October 4, 2006 meeting as corrected.

The motion carried with 8 members present voting in favor (O’Neill, Miller, Niemann, Ruge, Snodgrass, Reynolds, Monter, Brown,) and 4 members abstaining (Amick, Hayes, Haskins, Eriksen).

3. Request time to speak

Doug Bandemer, Paul Brungardt, Jr., Greg Baxter, Joel Shafer and Pat Heng requested a time to speak concerning Agenda item #6. Ron Dupue requested a time to speak concerning Agenda item #4.

4. Public Hearing - Concerning a change in zoning for a tract of land proposed for platting as Ponderosa Lake Estates Subdivision, located in Part of Outlots B and C4, Ponderosa Lake Estates Subdivision, from RD Residential Development to B2 General Business. (C-3-2007GI)

Chairman O’Neill opened the above mentioned Public Hearing. Nabity stated that the zoning change requested for the property located in Ponderosa Lake Estates Subdivision between south of Rae Road and east of U.S. Highway 281, from RD Residential development Zone to B2 General Business, is currently designated a landscape buffer around the Ponderosa Estates Subdivision. This change would be in general conformance with the City’s Comprehensive Land Use Plan. The property on the east side of James Road, as it is currently platted, is designated commercial. This proposal would move James Road to the west creating more space between U.S. 281 and the frontage road. Nabity also stated that the uses would be consistent with the level of service intended for James Road and Rae Road. Both streets will be designed to meet the minimum standards for a commercial street. These changes will allow the developers to put more separation between U.S. 281 and the frontage road. This should help avoid some of the issues that have been experienced along State Street and 13th Street west of U.S. Highway 281 to the north. The developer is proposing to reconfigure the intersection of James Road and Rae Road, pushing it further from U.S. Highway 281. The lot configuration proposed here will allow for a

standard intersection at James Road and Rae Road. This development is consistent with the Ewoldt Subdivision (Ponderosa Pointe Development) approved for the property north of Rae Road by Council last Spring. Staff recommends the zoning change.

No members of the public wished to speak at the hearing.

Chairman O'Neill closed the Public Hearing.

A motion was made by Haskins, and seconded by Eriksen, to recommend that the Grand Island City Council change the zoning from RD Residential to B2 General Business for the above mentioned property as presented.

A roll call vote was taken and the motion passed with 12 members present (O'Neill, Ruge, Amick, Haskins, Eriksen, Hayes, Snodgrass, Reynolds, Niemann, Brown, Miller, Monter) voting in favor.

A motion was made by Hayes, and seconded by Ruge, to recommend that the Grand Island City Council to approve the Final Plat for Ponderosa Village Subdivision.

A roll call vote was taken and the motion passed with 12 members present (O'Neill, Ruge, Amick, Haskins, Eriksen, Hayes, Snodgrass, Reynolds, Niemann, Brown, Miller, Monter) voting in favor.

5. Public Hearing – Concerning an amendment to Redevelopment Plan for Blight and Substandard Area #2 for Southeast Crossings LLC for a commercial center to be located at 939 S. Locust Street in Grand Island. (C-04-2007GI)

Chairman O'Neill opened the Public Hearing. Nability reported that this is a proposal to redevelop a lot at this location for commercial purposes. The applicant will renovate and expand the commercial retail space available at this location. This application will also make street improvements to the median in South Locust Street at the intersection of Locust Street and Delaware Avenue. The applicant is requesting to use Tax Increment Financing to offset part of the costs of development. Nability stated 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.

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.

The Regional Planning Commission's recommendation is limited to the appropriateness of the proposed use at this location. The Grand Island Comprehensive Plan and Zoning Map both call for general commercial uses at this location.

The Planning Commission is required to comment on these applications to confirm that expenditure of public funds through TIF is supporting uses that would be consistent with the Comprehensive Plan. The proposed use for commercial retail space at this location is supported by the plan. Staff recommends that the Regional Planning Commission recommend that City Council approve the redevelopment plan amendment as submitted.

No members of the public wished to speak at the hearing.

Chairman O'Neill closed the Public Hearing.

The motion was made by Brown, and seconded by Hayes, to recommend that City Council approve the redevelopment plan amendment as submitted.

A roll call vote was taken and the motion passed with 12 members present (O'Neill, Ruge, Amick, Haskins, Eriksen, Hayes, Snodgrass, Reynolds, Niemann, Brown, Miller, Monter) 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 10,000 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. This plat has been amended to line Sagewood Avenue up north and south of 13th Street as requested by the Regional Planning Commission at their October meeting. Staff recommended that the Planning Commission approve this preliminary plat as presented.

Doug Bandemer, president of the Summerfield Estates Homeowners Association, expressed concerns regarding the proposed prices of the houses negatively impacting property values of the Summerfield Estates development. He also questioned the need for 1200 to 1500 building lots in the City of Grand Island. An additional concern was for the maintenance of the proposed park to be located in the new development, since it appears that the City will not be maintaining it.

Greg Baxter, developer of Summerfield Estates, raised concerns regarding maintaining the property values of Summerfield Estates if the quality of the homes in Prairie Acres is poor. Baxter expressed that many people have approached him voicing their concerns with reference to the image of Summerfield Estates being marred due to the new development of the housing being of poor workmanship and quality. He also cited as an example the developer's property located at Ponderosa Lake not being in compliance with the Homeowner's Association codes.

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. Maintenance of the proposed park was also of concern to Bandemer.

Joel Shafer spoke asking the Commission to consider that the market demographics show that moderately priced houses are needed in the Grand Island area. Shafer stated that five builders have reserved lots and that Phase I is nearly reserved. Realtors are on board and 59 of the 72 lots reserved are privately funded. Amick questioned if covenants are in place. Shafer responded that the development will likely have a homeowner's association; however, no covenants are finalized at this time. Shafer addressed issues regarding his personal residence at Ponderosa Lake. Shafer also addressed questions from Brown regarding the maintenance of a park. He stated that the park is not in the first phase. The land has been dedicated but all plans regarding it are preliminary at this time. Shafer cited Saratoga Circle as an example of good workmanship. The quality of the houses for Prairie Acres is proposed to be like those of Shoemaker Subdivision, ranging in price from \$150,000 to \$180,000.

Pat Heng, an Omaha attorney representing the two banks who are financing the proposed Prairie Acres project, stated that there is definitely a need for moderately priced housing in Grand Island according to the demographic studies. The line of credit is ready to go on the first phase. Their involvement with Shafer Development on Saratoga Circle has been a very positive experience. Heng stated that the banks would like to see a park in the development.

Raymond O'Connor spoke stating his agreement that there is a need for building lots on which to build \$130,000 to \$160,000 homes. He cited Country

Meadows, which sold out in 27 months, as an example. O'Connor stated that he has no objection to this project due to the need for homes in this price range.

A motion was made by Hayes and seconded by Monter to recommend approval of the Preliminary Plat for Prairie Acres Subdivision to the City Council as presented.

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

It was determined that we consider Agenda items 7 and 8 as separate agenda items.

7. Final Plat – Sundance Subdivision, located south of Highway 30, between Shady Bend Road and Gunbarrel Road, Hall County, Nebraska. (2 lots)

This final plat proposes to create two (2) lots on a tract of land comprising that part of the Northeast Quarter of the Northwest Quarter (NE1/4NW1/4) of Section Twelve (12), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., Grand Island, Hall County, Nebraska. This land consists of approximately 14.720 acres. Nabity reported that this is the site of the Sundance Feed and Seed Store. They are proposing to divide this property into two lots with one 5 acre lot to the southwest and one lot (approximately 9.5 acres) to the northeast. City sewer and water are not available, but the lots are large enough to support two septic systems and wells.

A motion was made by Amick and seconded by Miller to recommend approval of the Final Plat for Sundance Subdivision to the City Council as presented.

A roll call vote was taken and the motion passed with 12 members present (O'Neill, Miller, Ruge, Amick, Monter, Brown, Niemann, Snodgrass, Monter, Reynolds, Haskins, Eriksen) voting in favor.

8. Resolution recommending approval of redevelopment plan and contracts For TIF

Nabity reported that this site was declared Blighted and Substandard by Wood River following the recommendation by Planning Commission in May 2006. F. William Shellpepper, Attorney for the City of Wood River, is requesting that the Planning Commission review the development contract and pass a resolution approving the ethanol plant project and contract as submitted.

Hanna Keelan Associates P.C. prepared a blight and substandard study of the property described. The area has been declared blighted and substandard in a manner consistent with State Statutes. A development proposal has been submitted by Pioneer Energy Trail L.L.C. and a development contract has been prepared. According to the terms of the contract the developer will build and

operate an ethanol plant on this site and Tax Increment Financing will be used to pay for infrastructure necessary to support that production.

A motion was made by Ruge and seconded by Snodgrass to recommend passage of a resolution approving the ethanol plant project and contract as submitted.

A roll call vote was taken and the motion passed with 11 members present (O'Neill, Miller, Ruge, Amick, Monter, Brown, Niemann, Snodgrass, Monter, Reynolds, Eriksen) voting in favor and 1 member present (Haskins) voting against.

9. Election of Officers

A motion was made by Amick and seconded by Monter to keep the same slate of officers for 2007, Chairman - Pat O'Neill, Vice Chairman Mark Haskins, Secretary Les Ruge.

A roll call vote was taken and the motion passed with 12 members present (O'Neill, Miller, Ruge, Amick, Monter, Brown, Niemann, Snodgrass, Monter, Reynolds, Haskins, Eriksen) voting in favor.

9. Planning Director's Report

Nabity reported that we had received a letter from Janda & Janda expressing appreciation for receiving the Community Beautification Award for 2006. He also noted that we had previously received an appreciation letter for being nominated for that award from Hansen Employment Service.

Nabity stated that the members of the Interjurisdictional Planning Commission will be holding an organizational meeting on November 15, 2006 at 5:30 p.m.

Nabity will be attending an APA conference in Ft. Worth, Texas the second week in November.

10. Next meeting December 13, 2006

11. Adjourn

Chairman O'Neill adjourned the meeting at 7:25 p.m.

Leslie Ruge, Secretary

by Barbara Quandt