



Hall County Regional Planning Commission

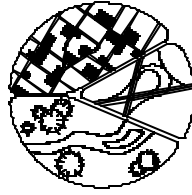
Wednesday, January 03, 2007
Regular Meeting

Item E

Minutes - 12/13/06

Minutes for the December 13, 2006 RPC 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
December 13, 2006

The meeting of the Regional Planning Commission was held Wednesday, December 13, 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 Bob Niemann Leslie Ruge John Amick Mark Haskins	Dianne Miller Tom Brown Don Snodgrass Bill Hayes Scott Eriksen
Absent:	Jaye Monter, Deb Reynolds	
Other:	Steve Riehle, Mitch Nickerson, Ken Caldwell, Marlan Ferguson, Linda Eihusen, Kathy Miller, Nadine Oakley	
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 November 1 , 2006

A motion was made by Miller and seconded by Hayes to approve the minutes of the November 1 , 2006 meeting .

The motion carried with 10 members present voting in favor (O'Neill, Miller, Niemann, Ruge, Snodgrass, Brown, Amick, Hayes, Haskins, Eriksen).

3. Request time to speak

Ken Caldwell requested a time to speak concerning Agenda item #6. Marlan Ferguson, Kathy Miller and Nadine Oakley requested a time to speak concerning Agenda item #5. Linda Eihusen 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 Lot 1 of Back Home Subdivision located from R3 Multiple Family Residential District to HC Highway Commercial District. This property is located east of U.S. Highway 281 between Walnut St. and Pine St. in the Village of Doniphan. (C-6-2007D)

Chairman O'Neill opened the above mentioned Public Hearing. Nabity stated that the zoning change requested is for the property located east of U.S. Highway 281 between Walnut Street and Pine Street in the Village of Doniphan. This change would allow this property to be split into two lots with a commercial building on the west lot and a single family home on the east lot. Nabity stated that this change of zone is generally consistent with the comprehensive plan. The future land use map indicates commercial development to the south and recreation/public development to the west. The location along Pine Street supports this type of development. The commercial development already exists as part of the current property. This would create a more defined buffer with the owner building a house to the east of the business. Staff recommended that the Regional Planning Commission recommend that the Village of Doniphan amend the zoning on the subject property from R3 Multiple Family Residential to HC Highway Commercial and pass an ordinance to show these changes on the Official Zoning Map for the Village of Doniphan. Linda Eihusen was available for questions.

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

Chairman O'Neill closed the Public Hearing.

A motion was made by Hayes, and seconded by Amick, to recommend that the Village of Doniphan change the zoning from R3 Multiple Family Residential to HC Highway Commercial for the above mentioned property as presented.

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

A motion was made by Haskins, and seconded by Hayes, to recommend that the Village of Doniphan approve the Final Plat for Back Home Subdivision as presented.

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

5. Public Hearing – Concerning a change of zoning on a tract of land from TA Transitional Agriculture and AG2 Secondary Agriculture to M2 Heavy Manufacturing zone. This property is located east of the Platte Valley Industrial Park, between West Schimmer Drive and West Wildwood Drive. (C-05-2007GI)

Chairman O'Neill opened the Public Hearing. Nabity reported that this is a proposal to rezone approximately 440 acres of land east of the Platte Valley Industrial Park between Schimmer Drive and Wildwood Drive on both sides of Blaine Street from TA Transitional Agriculture and AG2 Secondary Agricultural Zone to M2 Heavy Manufacturing. The purpose of this rezoning is to prepare this property for industrial development consistent with the Grand Island Comprehensive Development Plan.

City water and sewer services can be extended to serve the rezoning area. Sewer and water extensions will be costly but will occur with the development of the property and included with the price of that property. Nabity explained that this would provide for more manufacturing oriented property in an area already heavily populated with manufacturing. The proposed use would support the existing manufacturing uses. This rezoning would provide manufacturing property with less restriction than the ME Zone. This ME zone is specifically designed to provide entrance features to the community by requiring large lots with the buildings and parking set at least 50 feet from the front property line. The district is also designed to limit heavier uses that might include chemical, fuel and other hazardous material storage. The M2 zone opens this property up to heavier uses that are needed to support development in and around Grand Island.

The site is not immediately adjacent to the Gateway Corridor Overlay Zones located along U.S. Highway 281 and South Locust Street. The development that would occur on these sites would not be easily visible from either South Locust or U.S. 281. Properties developed in the GCO zones will provide a buffer along those major entrances between this property and those roads.

This site has good access to South Locust Street, U.S. 281, U.S. I-80, U.S. Highway 34 and Nebraska Highway 2. A railroad spur to the power plant also crosses the property providing potential access to the Union Pacific Main Line.

Nabity explained that this will establish that the area between U.S. 281 and South Locust south of Grand Island is intended for industrial development. The scattered residential development, which are primarily farm residences, may lose market value for residential use due to the proximity of manufacturing uses. Also, manufacturing development at this location will result in increased traffic volumes on Wildwood, Schimmer, U.S. 281 and South Locust. Nabity reported that City Council will be forwarding a request annexation of this property to the Planning Commission for review at the January meeting.

Staff recommended that the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from TA Transitional Agriculture and AG2 Secondary Agriculture to M2 Heavy Manufacturing as requested.

Marlan Ferguson of the Grand Island Area Economic Development Corporation spoke. He stated that the land needed to be secured, and proper zoning and utilities available, in order to be prepared for recruitment of new businesses seeking a site in which to locate those businesses. He stated that this area is attractive due to the location and accessibility. The comprehensive plan calls for manufacturing in this area.

Kathy Miller, 4015 Scheel Road, spoke. She stated her concern for increased noise and pollution. Mrs. Miller requested that those involved in the decision making process involving new businesses to this area take into consideration that there are families living in the area.

Nadine Oakley, 1381 West Schimmer Road, spoke. Ms. Oakley stated that she, and her husband, own property adjacent to the area where the rezoning is being requested. They have no objection to the rezoning.

Chairman O'Neill closed the Public Hearing.

The motion was made by Haskins, and seconded by Niemann, to recommend to the City Council a change in zoning from TA Transitional Agriculture and AG2 Secondary Agricultural Zone to M2 Heavy Manufacturing for the above mentioned property as presented.

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

6. Final Plat – Platte Valley Industrial Park 5th Subdivision located north of Wildwood Drive, between Juergen Road and Gold Core Drive, Grand Island, Hall County, Nebraska. (2 lots)

Nabity reported that the subdivision of this property meets all of the requirements for a legal subdivision. With completion of the landscaping on Lot 1 of this subdivision, staff is recommending approval.

A motion was made by Miller and seconded by Brown to recommend approval of the Final Plat for Platte Valley Industrial Park 5th Subdivision to the City Council as presented.

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

CONSENT AGENDA

- 7. Final Plat** – Hulme Subdivision, located west of 190th Road and north of Airport Road, Hall County, Nebraska. (1 lot)

Nabity reported that this subdivision splits an existing farmstead from a tract of 20 acres or more. Staff recommends approval.

- 8. Final Plat** – Pleasant View 15th Subdivision, located south of East Sunset Avenue, between Pleasant View Drive and Sun Valley Drive, Grand Island, Hall County Nebraska. (20 lots)

Nabity reported that the lots along Sun Valley Place are proposed for platting exactly as it was proposed in the original preliminary plat for Pleasant View Subdivision. The property is zoned R1 Suburban Density Residential. Staff recommends approval.

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

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

- 9. Planning Director's Report**

Nabity reported that the Nebraska Planning & Zoning Association Conference will be held in Grand Island on February 20 – 22, 2007. RPC members are invited and encouraged to attend. Nabity asked members to call the RPC office to register.

- 10. Next meeting January 3, 2007**

- 11. Adjourn**

Chairman O'Neill adjourned the meeting at 6:35 p.m.

Leslie Ruge, Secretary

by Barbara Quandt