



Hall County Regional Planning Commission

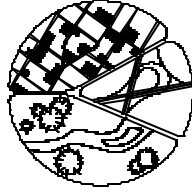
Wednesday, February 07, 2007
Regular Meeting

Item E1

Minutes - January 3, 2007

Minutes for January 3, 2007 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
January 3, 2007

The meeting of the Regional Planning Commission was held Wednesday, January 3, 2007, in the Council Chamber - City Hall - Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" December 22, 2006.

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

Absent: Bill Hayes

Other: Steve Riehle, Mitch Nickerson, Marlan Ferguson, Harold Rosenkotter, Ken Gnadt, Kim Johansen, Jason Gunther

Staff: Chad Nabity, Barbara Quandt

Press: GI Independent, Tracy Overstreet

1. Call to order.

Chairman O'Neill called the meeting to order at 6:02 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 December 13, 2006

A misspelling of the name for a member of the press was noted.

A motion was made by Ruge and seconded by Haskins to approve the Minutes of the December 13, 2006 meeting as corrected.

The motion carried with 9 members present voting in favor (O'Neill, Miller, Niemann, Ruge, Snodgrass, Brown, Amick, Haskins, Eriksen) and one member abstaining (Monter).

3. Request time to speak

Harold Rosenkotter and Ken Gnadt requested a time to speak concerning Agenda item #4. Marlan Ferguson requested a time to speak concerning Agenda item #5.

4. Public Hearing - Concerning a change in zoning for Grand Island Industrial Park West Subdivision from M1 Light Manufacturing Zone, M2 Heavy Manufacturing Zone and R1 Suburban Residential Zone to RD Residential Development Zone. This land is located on Lots Five (5) thru Ten (10), inclusive, Lots Twenty-Six (26) thru Twenty-Nine (29) inclusive, and Lots Forty-Two (42) thru Fifty-Nine (59), inclusive, all in Grand Island Industrial Park West Subdivision, an addition to the City of Grand Island, Hall County, Nebraska. And together with a tract of land being part of the Southwest Quarter of the Northeast Quarter (SW1/4NE1/4) of Section Twenty-Six (26), Township Eleven (11) North, Range Ten (10) West of the Sixth Principal Meridian, Hall County, Nebraska, with said tract of land being part of Vacated Lot 66, Grand Island Industrial Park West Subdivision, a subdivision to the City of Grand Island, Hall County, Nebraska. (C-8-2007GI)

Chairman O'Neill opened the above mentioned Public Hearing. Debra Reynolds joined the meeting. Nabity stated that the zoning change requested proposes to rezone approximately 33 acres of land north and east of the Indianhead Golf Course currently zoned M1 Light Manufacturing, M2 Heavy Manufacturing and R1 Suburban Density Residential to RD Residential Development Zone. The purpose of this rezoning is to prepare this property for development as a retirement community to be owned and operated by the Evangelical Lutheran Good Samaritan Society of Sioux Falls, South Dakota. The proposed development would provide between 212 and 256 dwelling units for retirement age persons ranging from independent living to skilled care. Nabity reported that this proposal is largely consistent with the City's Comprehensive Land Use Plan and is accessible to existing municipal infrastructure. City water and sewer services can be extended to serve the rezoning area. For this project to work a 12" water line needs to be extended from North Road. The developers are working with neighboring property owners to the east on the creation of an

assessment district for that waterline extension. The proposed uses provide an excellent transition zone between uses. This proposal, with a campus atmosphere allows an inward focus on this property that separates the uses on the north and south. The developer is proposing to build 26' wide curb and gutter access drives throughout the interior of the subdivision. Enterprise Avenue and Trust Street are existing City asphalt streets. Good Samaritan Place, a new city street on the east side of the property will be built to the current standard (37' concrete, curb and gutter) for city maintained and owned streets in residential neighborhoods. Staff recommends that the Regional Planning Commission recommend that the Grand Island City Council change the zoning of this site from M1 Light Manufacturing, M2 Heavy Manufacturing and R1 Suburban Density Residential to RD Residential Development as requested. Jason Gunther, an employee of the Evangelical Lutheran Good Samaritan Society, introduced Kim Johansen, Executive Director for the facilities located in Wood River, Hastings and the proposed facility in Grand Island. Ms. Johansen gave an overview of the Good Samaritan Society sharing their mission statement and various facts regarding the corporation. There are 24 facilities in Nebraska including one facility in Hastings and one facility in Wood River.

Harold Rosenkotter spoke before the commission. He stated that there appears to be a need for age restricted housing in Grand Island and that the need would likely continue to grow as the Baby Boomers approach retirement age. He also stated that these types of developments are a strong benefit to the community.

Steve Perry was available for questions.

Chairman O'Neill closed the Public Hearing.

A motion was made by Amick, and seconded by Miller, to recommend the zoning change, the Preliminary Plat and the Final Plat for the above mentioned property as presented.

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

5. Public Hearing – Concerning annexation of property generally between the east side of the Platte Valley Industrial Park and South Locust Street and between Wildwood Drive and Schimmer Drive. (C-7-2007GI)

Chairman O'Neill opened the Public Hearing. Nabity reported that this property is contiguous with the Grand Island City Limits. The owner has requested this annexation. This property is within the Grand Island Utilities Electrical Service District. This property appears to be in the Consolidated District 272 (Northwest and Cedar Hollow). This annexation will impact the two-mile extraterritorial jurisdiction of Grand Island. The increased jurisdiction gives the City more control over uses that could impact the well fields. A revised zoning map with

the proposed zoning for areas not currently in the City jurisdiction will be considered by the Planning Commission at the February meeting and should be available for adoption by Council at the same time as the final annexation reading for this property.

Chairman O'Neill closed the Public Hearing.

The motion was made by Haskins, and seconded by Brown, to recommend to the City Council to annex the above mentioned property as presented.

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

CONSENT AGENDA

- 6. Final Plat** – Prairie Road Second Subdivision, located south of W. Prairie Road and west of N. Engleman Road, Hall County, Nebraska. (1 lot)

Staff recommends approval

- 7. Final Plat** – LaRue Third Subdivision, located west of Sagewood Avenue between West 13th Street and West Faidley Avenue, Grand Island, Hall County Nebraska. (60 lots)

Staff recommends approval.

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

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

- 8. 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, or for more information.

A brief discussion was held regarding the proposed new flood maps from FEMA.

- 10. Next meeting February 7, 2007**

- 11. Adjourn**

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

Leslie Ruge, Secretary

by Barbara Quandt