



Hall County Regional Planning Commission

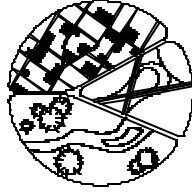
Wednesday, March 07, 2007
Regular Meeting

Item E

Meeting Minutes

Minutes of February 7, 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
February 7, 2007

The meeting of the Regional Planning Commission was held Wednesday, February 7, 2007, in the Council Chamber - City Hall - Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" January 27, 2007.

Present:	Pat O'Neill	Dianne Miller
	Bob Niemann	Bill Hayes
	Leslie Ruge	Don Snodgrass
	John Amick	Debra Reynolds
	Scott Eriksen	Jaye Monter

Absent: Mark Haskins

Other: Steve Riehle, Casey Sherlock, Mitch Nickerson

Staff: Chad Nabity, Barbara Quandt

Press: GI Independent, Sarah Schulz

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 January 3, 2007 meeting.

A motion was made by Miller and seconded by Reynolds to approve the Minutes of the January 3, 2007.

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

3. Request time to speak

There were no requests to speak.

4. Public Hearing - Concerning Adoption of the Grand Island 1 & 6 Year Street Improvement Plan. (C-10-2007GI)

Chairman O'Neill opened the above mentioned Public Hearing. Public Works Director, Steve Riehle, went over the 1 & 6 year Street Improvement Plan and highlighted the projects for 2007 and 2008. Riehle discussed briefly the widening of Capital Avenue from the Moores Creek Drainway to Webb Road, the Wasmer Detention Cell Construction, a project which will re-align the intersection of 10th Street and Adams/Broadwell to improve safety and the Safe Routes to School Project at Walnut Middle School.

A motion was made by Ruge, and seconded by Eriksen, to recommend the Adoption of the Grand Island 1 & 6 Year Street Improvement Plan as presented.

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

5. Public Hearing – Concerning Adoption of 1 & 6 Year Hall County Road Improvement Plan. (C-9-2007HC)

Chairman O'Neill opened the Public Hearing. Casey Sherlock, Hall County Surveyor, presented the county's one and six year hall county road plan. Amick questioned the paving of short county roads which lead to sparsely populated towns. Amick and Hayes expressed concern with the South Locust project stating the importance of getting the last three miles of that road paved for the safety of students traveling to and from school. Sherlock said the County Board has directed him to spend the money on road maintenance. Amick suggested possible cost-sharing with townships in order to accomplish needed paving between Doniphan and Trumbull. Discussion was held concerning the South Locust paving in relation to the identified projects for the one year plan noting specifically the bridge at Airport Road. Hayes asked for clarification regarding certain areas being designated for federal funding when Sherlock stated that such funding would not be available for those projects for 13 to 15 years. Nabity explained that even though projects were designated for the currently unavailable federal funds, these projects are not excluded from being funded with county funds if such funding becomes available.

A motion was made by Amick, and seconded by Hayes, to recommend that the Hall County Board of Supervisors amend the 1 & 6 year road improvement plan to move Project Number C40 (127)-2 ahead of Project Number C40(344).

A roll call vote was taken and the motion passed with 6 members present (Amick, Monter, Niemann, Miller, Hayes, Snodgrass) voting in favor and 4 members present (O'Neill, Ruge, Reynolds, Eriksen) voting against.

Chairman O'Neill closed the Public Hearing.

A motion was made by Amick, and seconded by Hayes, to recommend that the Hall County Board of Supervisors approve the 1 & 6 year road improvement plan as amended.

A roll call vote was taken and the motion passed with 7 members present (Miller, Amick, Hayes, Reynolds, Monter, Niemann, Snodgrass) voting in favor and 3 members present (O'Neill, Ruge, Eriksen) voting against.

6. Public Hearing – Concerning Readoption of the Grand Island Zoning Map. (C-12-2007HC)

Chairman O'Neill opened the Public Hearing. Nabity reported that this hearing was being held for the purpose of allowing a newly revised and adopted copy of the map to be printed for official use by Council, staff and the general public. He stated that this map will also serve to give notice to all parties that the Grand Island City limits and two mile extraterritorial jurisdiction is as shown on the map. He explained that on March 7, 2006 the Grand Island City Council approved using a map produced from the Hall County GIS as the official zoning map for the City of Grand Island based on the 2004 Comprehensive Plan for the City of Grand Island, with all changes to the map as approved through March 1, 2006. It is general practice for the City of Grand Island to occasionally re-adopt the zoning map incorporating all changes since the last re-adoption of the entire map, along with other changes as recommended by staff and the Hall County Regional planning Commission. There were 11 actions rezoning properties that have been approved by the Regional Planning Commission and the Grand Island City Council since March 1, 2006, including proposed changes through February 28, 2007. The only addition to the City of Grand Island that will, or did, impact the city limits lines and/or the extraterritorial jurisdiction is the industrial property and power plant annexation to the southeast. This annexation should be completed concurrent with the adoption of this map. The Grand Island ETJ is being extended to include this additional property consistent with the policy statements for annexation in the Grand Island Comprehensive Plan. All additional property included will be zoned consistent with its current use and zoning according to Hall County based on the zoning conversion matrix provided. Nabity stated that staff is not recommending any changes to the Grand Island Zoning Map other than the one change to increase the extraterritorial jurisdiction due to the annexation. The extended jurisdiction and annexation is scheduled for approval by Council at their meeting on March 13,

2007. Staff advised that the Regional Planning Commission recommend that the City Council of Grand Island adopt this map as presented as the official Zoning Map for the City of Grand Island.

A motion was made by Ruge and seconded by Eriksen to approve the re-adoption of the Grand Island Zoning Map as presented.

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

CONSENT AGENDA

- 7. Final Plat** – Westwood Park Tenth Subdivision, located south of Faidley and west of North Road, Grand Island, Hall County, Nebraska. (30 lots)

Staff recommends approval.

- 8. Final Plat** – Prairie Acres Subdivision, located west of Highway 281 between 13th Street and State Street, Grand Island, Hall County Nebraska. (76 lots)

Staff recommends approval.

A motion was made by Hayes 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 (O'Neill, Miller, Ruge, Amick, Hayes, Niemann, Snodgrass, Reynolds, Eriksen, Monter) voting in favor.

9. Planning Director's Report

Nabity reminded commissioners that the Nebraska Planning & Zoning Association Conference will be held in Grand Island at the Mid-Town Holiday Inn on February 20 – 22, 2007. Nabity stated that the Hazard Mitigation Program will be discussed at the March RPC meeting. He also reported that changes to the Flood Plain Maps are still being worked on with FEMA. Nabity asked for input from commissioners regarding televising RPC meetings on GITV.

10. Next meeting March 7, 2007

11. Adjourn

Chairman O'Neill adjourned the meeting at 7:26 p.m.

Leslie Ruge, Secretary

by Barbara Quandt