



Hall County Regional Planning Commission

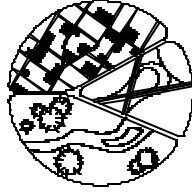
Wednesday, April 04, 2007
Regular Meeting

Item E1

Minutes of Meeting - March 7, 2007

Minutes of March 7, 2007 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
March 7, 2007

The meeting of the Regional Planning Commission was held Wednesday, March 7, 2007, in the Council Chamber - City Hall - Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" February 24, 2007.

Present:	Pat O'Neill	Dianne Miller
	Bob Niemann	Leslie Ruge
	Don Snodgrass	Debra Reynolds
	Scott Eriksen	Jaye Monter
Absent:	Mark Haskins, Bill Hayes, John Amick	
Other:	Steve Riehle, Mitch Nickerson	
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 February 7, 2007 meeting.

A motion was made by Eriksen and seconded by Miller to approve the Minutes of the February 7, 2007.

The motion carried with 8 members present voting in favor (O'Neill, Miller, Niemann, Ruge, Snodgrass, Eriksen, Reynolds, Monter).

3. Request time to speak

Gary Lantzer, 4203 New York Avenue, requested a time to speak on Agenda item #4.

4. Public Hearing - Concerning a change of zoning for a tract of land proposed for platting as Woodland Park Fifth Subdivision, located north of Capital Avenue and east of Independence Avenue. (C-13-2007GI)

Chairman O'Neill opened the above mentioned Public Hearing. Naby presented. He stated that it was proposed to rezone approximately 9.28 acres of land east of Independence Avenue and north of Capital Avenue, from R2 Low Density Residential to R3 Medium Density Residential, in the City of Grand Island. The stated purpose of this rezoning is to allow for the construction of a public/semi-public community room as a permitted use in the development. A revised preliminary plat for this portion of the Woodland Park Subdivision is also under consideration. Naby reported that this rezoning is consistent with the City's Comprehensive Land Use Plan and that City water and sewer services are available to service the rezoning area. He also stated that this subdivision will fill in a hole within the existing development along Independence Avenue north of Capital Avenue. The proposed housing at this location will be age restricted duplex units for elderly individuals. This would allow the applicant to develop this property in a manner consistent with the application for funding approved by the Nebraska Investment Finance Authority. Naby also reported that the proposed preliminary plat for this development shows housing densities that would be consistent with the R2 zoning district. The R2 zoning district does not allow for the construction of Public and quasi-public buildings for cultural use, as permitted or conditional use; however, the R3 zone does allow them as permitted use. Staff recommends this zoning change.

Gary Lantzer, 4203 New York Avenue, expressed concerns with drainage issues, stating that even with some reported storm sewer improvements; drainage continues to be an issue.

Steve Riehle addressed Mr. Lantzer's concerns. He discussed major rainfall events, especially the rainfall event of May 11, 2005. Riehle stated that the culvert capacity at North Road had been significantly increased as well as the west to east capacity at Independent Avenue.

Chairman O'Neill closed the public meeting.

A motion was made by Ruge, and seconded by Niemann, to recommend the approval of the change of zoning as proposed, finding that such change is consistent with the Comprehensive Plan for the City of Grand Island.

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

The preliminary plat for Woodland Park Fifth Subdivision was considered by the Regional Planning Commission at the March 7, 2007 meeting.

A motion was made by Miller and seconded by Reynolds to approve the plat contingent on storm sewer installation in the Independence Avenue ditch, consistent with the original preliminary plat.

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

6. Planning Director's Report

As there the next public hearing was not scheduled to begin until 7:00 Nabity began his Director's Report. He showed the Planning Commission electronic copies of the new flood maps as proposed by FEMA. Nabity discussed many of the shortcomings with these maps including but not limited to:

- the edges for the flood area have not been properly smoothed, this creates maps that do not look possible;
- flooding in Cario appears to cross the BNSF tracks
- flooding in Alda appears to cross the UP tracks
- the channels for flooding south of Alda do not exist
- the channels for flooding south of Amick Acres do not exist
- Zone B and Zone A flooding south of the Platte does not make sense, the maps are not properly delineated for detailed study areas

Planning Department staff will continue to work with FEMA to resolve these issues prior to the maps coming forward for adoption.

5. Public Hearing – To receive public comment on the development of an All-Hazards Mitigation Plan. This plan will be a community-guided document that will identify the County's vulnerability to natural disasters (flood, drought, winter storm, tornado, hail, etc.) and what can be done to reduce or eliminate vulnerability to them. Public comments are encouraged. (C-14-2007HC)

Chairman O'Neill opened the Public Hearing. Steven McMaster and Randy Behm, from the Nebraska Department of Natural Resources, discussed a grant from FEMA which would make communities in Hall County eligible for federal mitigation assistance. They utilized a power point presentation to identify past

natural hazard events for Grand Island, Alda, Wood River, Cairo and Doniphan. Mr. McMaster asked those in attendance to complete a Hazard Mitigation Plan Survey, which consisted of five parts. The first and second part of the survey asked for name, title and community represented. The third part instructed participants to fill in boxes with participant's community in mind. The boxes consisted of Hazard Types, Likely to Experience, Risk and Vulnerability. The fourth part asked participants to identify potential mitigation projects that should be considered in their communities. The fifth asked for identification of "critical facilities" in their communities. Critical facilities were those which need additional protection due to vulnerable populations, allow response and recovery in the aftermath of a disaster, are recognized disaster shelters, are the community's economic lifeblood, or others.

Chairman O'Neill closed the Public Hearing.

6. Planning Director's Report Continued

Nabity congratulated Les Ruge, who was presented the NPZA District 2 Appointed Official Award at the February 22, 2007 NPZA Conference held in Grand Island.

7. Next meeting April 4, 2007

8. Adjourn

Chairman O'Neill adjourned the meeting at 8:00 p.m.

Leslie Ruge, Secretary

by Barbara Quandt