



# Hall County Regional Planning Commission

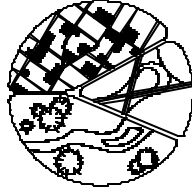
Wednesday, May 02, 2007  
Regular Meeting

## Item E

### Minutes of April 4, 2007 Meeting

*Minutes of the April 2, 2007 Regional Planning Commission 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  
April 4, 2007

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The meeting of the Regional Planning Commission was held Wednesday, April 4, 2007, in the Council Chamber - City Hall - Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" March 24, 2007.

Present:	Pat O'Neill Bob Niemann Mark Haskins Bill Hayes	Dianne Miller Leslie Ruge Debra Reynolds Karen Bredthauer
Absent:	John Amick, Jaye Monter, Scott Eriksen, Don Snodgrass	
Other:	Steve Riehle, Mitch Nickerson	
Staff:	Chad Nabity, Barbara Quandt	
Press:	GI Independent, Tracy Overstreet	

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**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 March 7, 2007 meeting.**

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

The motion carried with 6 members present voting in favor (O'Neill, Miller, Niemann, Ruge, Reynolds, Bredthauer) and 2 members present abstaining (Hayes, Haskins).

### **3. Request time to speak**

#### **4. Public Hearing - Concerning a change of zoning for a tract of land comprising a part of the East Half of the Southwest Quarter of the Southeast Quarter (E1/2 SW1/4 SE1/4), of Section Twenty Three (23), Township Eleven (11) North, Range Ten (10) West of the 6<sup>th</sup> P.M., in the City of Grand Island, Hall County, Nebraska from LLR Large Lot Residential to B2 General Business Zone. This property is located at 4106 West Stolley Park Road. (C-15-2007GI)**

Chairman O'Neill opened the above mentioned Public Hearing. Naby presented. The applicant is proposing to rezone approximately 4.987 acres of land, owned by Chief Industries Inc. and located west of Highway 30 and north of Stolley Park Road, from LLR – Large Lot Residential to B2 – General Business Zone. The Comprehensive Plan designated this property for future development as a combination of mobile home and manufacturing, typically M1 or M2. The B2 zone is more restrictive and is largely consistent with the City's Comprehensive Land Use Plan. City water and sewer services are available and can be extended to serve the rezoning area. This change would allow for the expansion of an existing business, Chief Industries, Inc., in an appropriate place near their existing location. This site would work well for corporate offices based on location and accessibility. This change would provide an appropriate buffer between the designated combination of uses designated by the Comprehensive Plan. This change would not likely impact the traffic volumes on Stolley Park Road, or Highway 30, negatively. Staff recommends this zoning change as requested.

Paul Briseno, John Greene and Ray Keeser commented at the public hearing expressing concerns regarding increased traffic, especially construction traffic, on Liberty Lane and Freedom Drive. They stated that these roads are not built to a standard to support more than the neighborhood traffic. The neighbors were not opposed to Chief placing offices at this location, but they were concerned about traffic through their neighborhood.

Bob Eihusen, with Chief, stated that they were unsure where they would access the new building. The closest public street to the new building would be on Liberty Lane. He anticipates between 20 and 30 employees at the building.

Naby stated that this property does have access to both Liberty Lane and Stolley Park Road and that he did not believe that the City could limit

access to either road at this time since they are both public streets. Liberty Lane is dedicated up to the Chief property but the improved road does not extend all the way to Chief's property. The road would have to be improved from the end of the black top to Chief's property to provide public access.

Steve Riehle, Grand Island Public Works Director, stated that Liberty Lane and Freedom Drive would not stand up to construction traffic and that Public Works would work with Chief to keep construction vehicles from using those roads.

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.

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

**5. Public Hearing – Concerning a change of zoning for a tract of land consisting of Lot 9, Frank P. Barks' Subdivision and Lots 5 and 6, Block 3, East Park Subdivision, in the City of Grand Island, Hall County, Nebraska from M2 Heavy Manufacturing to R4 High Density Residential Zone. This property is located at 1822 and 1824 East 7<sup>th</sup> Street. (C-16-2007GI)**

Chairman O'Neill opened the Public Hearing. Naby reported that this application proposes to rezone approximately 1.357 acres of land east of Skypark Road and north of 7<sup>th</sup> Street, from M2 Heavy Manufacturing to R4 High Density Residential. There are two single family homes on this property. Naby stated that the adjacent property is designated residential use, and that this is largely consistent with the City's Comprehensive Land Use Plan. This property is accessible to existing municipal infrastructure with City water and sewer services available. The existing house would be a permitted use in the R4 zone. This property is immediately adjacent to property that is zoned R4 with the uses similar on both properties. This property has been zoned M2 since at least 1979. If the house is damaged to an extent greater than 50% of its current value, it cannot be rebuilt without action by the Grand Island City Council. This change to an R4 zone would allow the houses to be rebuilt should one, or both, become damaged. This will not change any of the current uses of the property.

Chairman O'Neill closed the Public Hearing.

A motion was made by Haskins, and seconded by Reynolds, to recommend the approval of the change of zoning as proposed.

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

**6. Public Hearing – Concerning tax increment financing for Pro Con Handicapped Housing Development. (C-17-2007GI)**

Chairman O'Neill opened the Public Hearing. Naby reported that this a redevelopment plan for property located in Blight and Substandard Area #5, east and west of Geddes Street, on the south side of Capital Avenue. The applicant is proposing to redevelop vacant properties for handicapped accessible housing. The applicant is requesting to use Tax Increment Financing to offset part of the costs of development. Naby 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 housing in an area designated for housing development at an appropriate density as indicated by the Grand Island Comprehensive Plan. Development of this property should prevent further decay of this neighborhood and may spur additional development in an area of Grand Island that has been in the City limits for more than 100 years and has remained largely undeveloped. This area has already been declared blighted and substandard by the CRA, the Hall County Regional Planning Commission, as well as 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. The Regional Planning Commission recommendation is limited to the appropriateness of the proposed use at this location. The Grand Island Comprehensive Plan and Zoning Map both call for residential uses at this location. Staff recommended approval of the redevelopment plan as submitted.

Chairman O'Neill closed the Public Hearing.

A motion was made by Hayes, and seconded by Miller, to recommend the approval of the redevelopment plan as submitted.

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

**CONSENT AGENDA**

- 7. Final Plat** - Commonwealth Business Park Sixth Subdivision located east of Kaufman Avenue and north of Old Potash Highway. (2 lots)
- 8. Final Plat** – Woodland Park Fifth Subdivision located east of Independence Avenue and north of Capital Avenue. (15 lots & 1 outlot)

**9. Final Plat - ARP Subdivision – Hall County - Located south of Abbott Road between 80<sup>th</sup> Road and 90<sup>th</sup> Road. (1 lot)**

The Consent Agenda was considered by the Commission members.

A motion was made by Haskins and seconded by Hayes, to approve Consent Agenda Items 7, 8 and 9 as presented.

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

**10. Planning Director's Report**

Nabity reported that an amended CD Zone application has been submitted and will be on the May Agenda. Nabity will be attending the APA Conference in Philadelphia.

**7. Next meeting May 2, 2007**

**8. Adjourn**

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

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Leslie Ruge, Secretary

by Barbara Quandt