



Hall County Regional Planning Commission

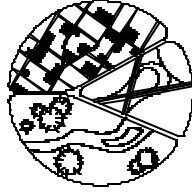
Wednesday, June 06, 2007
Regular Meeting

Item E1

Minutes of May 2, 2007 RPC Meeting

Minutes of the May 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
May 2, 2007

The meeting of the Regional Planning Commission was held Wednesday, May 2, 2007, in the Council Chamber - City Hall - Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" April 21, 2007.

Present:	Pat O'Neill	Dianne Miller
	Bob Niemann	Leslie Ruge
	Scott Eriksen	Don Snodgrass
	Bill Hayes	Karen Bredthauer
	John Amick	

Absent: Jaye Monter, Debra Reynolds, Mark Haskins

Other: Mitch Nickerson

Staff: Chad Nabity, Barbara Quandt

Press:

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 April 4, 2007 meeting.

A motion was made by Miller and seconded by Hayes to approve the Minutes of the April 4, 2007.

The motion carried with 6 members present voting in favor (O'Neill, Miller, Niemann, Ruge, Hayes, Bredthauer) and 3 members present abstaining (Amick, Eriksen, Snodgrass).

3. Request time to speak.

No one requested a time to speak.

4. Public Hearing - Concerning a change in zoning for Lot 1 of Grand Island Mall 12th Subdivision, located south of State Street, and west of Webb Road, from CD Commercial Development to Amended CD Commercial Development. (C-18-2007GI)

Chairman O'Neill opened the above mentioned Public Hearing. Nabity presented. This proposed development would increase the building envelopes and allow larger buildings for two buildings (Ballz Sports Bar and El Toro Restaurant) on the lot. El Toro would be expanded and further expansion within the building envelope would also be allowed if approved. Ballz would be allowed to expand within the building envelope at some point in the future. Nabity reported that this change would be consistent with the City's Comprehensive Land Use Plan, since the subject property is designated for commercial development. This development is using property that is within the existing functional and legal boundaries of the City. Water and sewer services are available to service the area. This change would allow for changes to the market caused by legislation (smoking ban), which may lead to the need for Ballz to expand with an outdoor venue. El Toro has outgrown their existing space and will either need to move, or expand on site. It appears that there is enough parking on the site for the proposed expansions, even though the parking may not be immediately adjacent to these buildings. It would be on the entire property, which includes multiple buildings. Consideration of this amended CD Zone is required due to the change in building sizes. A change of up to 10 percent can be approved administratively; however, the expansion of the El Toro building will almost double the size of that building. Commercial development zones allow up to 30 percent of the property within the CD Zone to be covered with buildings. Total coverage of the property is substantially below the 30 percent allowed even with the additional building area. No changes will be made to the platted lot 1 of Conestoga North 12th Subdivision. Staff recommends this zoning change as requested.

Chairman O'Neill closed the public meeting.

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

A roll call vote was taken and the motion passed with 9 members present (O'Neill, Ruge, Hayes, Niemann, Miller, Amick, Eriksen, Bredthauer, Snodgrass) voting in favor.

CONSENT AGENDA

- 5. Final Plat** - Siemers Subdivision located on the east side of Engleman Road between One R Road and White Cloud Road in Hall County, Nebraska. (1 lot)
- 6. Final Plat** – Marion Francis Subdivision located on the east side of Monitor Road, between White Cloud Road and Abbott Road in Hall County, Nebraska. (1 lot)
- 7. Final Plat** - Cooper Subdivision located south of 1st Street, and east of Kimball, in the City of Grand Island, Hall County, Nebraska. (2 lots)

The Consent Agenda was considered by the Commission members.

A motion was made by Ruge and seconded by Hayes, to approve Consent Agenda Items 5, 6 and 7 as presented.

A roll call vote was taken and the motion passed with 9 members present (O'Neill, Ruge, Hayes, Eriksen, Snodgrass, Bredthauer, Niemann, Miller, Reynolds) voting in favor.

8. Planning Director's Report

Nabity reported on his recent trip to Philadelphia. He also noted that members on the Interjurisdictional Planning Commission need to be reappointed annually. Due to Tom Brown's appointment to the City Council, Scott Eriksen volunteered to replace him on the Interjurisdictional Planning Commission.

Meeting dates for the months of July and October were discussed. The July regularly scheduled date falls on the 4th of July holiday and Chad will be out of town at a conference during the first week of October.

Miller made the motion, and Eriksen seconded it, to reschedule the July 4th meeting to July 11th and the October meeting to October 10th. A voice vote was taken and passed unanimously.

9. Next meeting June 6, 2007

10. Adjourn

Chairman O'Neill adjourned the meeting at 6:22 p.m.

Leslie Ruge, Secretary

by Barbara Quandt