



# Hall County Regional Planning Commission

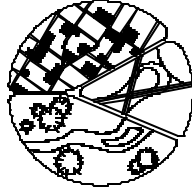
Wednesday, July 11, 2007  
Regular Meeting

## Item E1

**Minutes - June 6, 2007 Meeting**

*Minutes of the the June 6, 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  
June 6, 2007

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The meeting of the Regional Planning Commission was held Wednesday, June 6, 2007, in the Council Chamber - City Hall - Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" May 26, 2007.

Present:	Pat O'Neill	Dianne Miller
	Bob Niemann	Leslie Ruge
	Jaye Monter	Don Snodgrass
	Bill Hayes	Karen Bredthauer
	John Amick	Mark Haskins

Absent: Debra Reynolds, Scott Eriksen

Other: Mitch Nickerson, Steve Riehle

Staff: Chad Nability, 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 May 2, 2007 meeting.**

A motion was made by Hayes and seconded by Miller to approve the Minutes of the May 2, 2007.

The motion carried with 8 members present voting in favor (O'Neill, Miller, Niemann, Ruge, Hayes, Bredthauer, Amick, Snodgrass) and 2 members present abstaining (Haskins, Monter).

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

No one requested a time to speak.

### **4. Public Hearing - Concerning proposed amendments to Section 36.27 of the Grand Island City Code relative to Accessory Building and Uses, specifically to include definitions and regulations on Portable Storage Units. (C-19-2007GI)**

Chairman O'Neill opened the above mentioned Public Hearing. Nabity presented. Nabity stated that portable storage units have been used across the United States for the past several years, and often lead to issues with zoning. Most of those issues arising due to the length of time property owners leave them on their property. These units are designed to be delivered to a property where the property owner loads them and then asks the company to return to haul the container to a warehouse for storage. These units are also used by people moving from one place to another. The property owner loads the unit at their current residence and then it is delivered to their new residence. An additional use for these units is during a remodeling, or recarpeting, project where they are used to store household items. The City staff suggested the following additions to the Grand Island Zoning regulations pertaining to Portable Storage Units:

#### §36-27.01 Portable Storage Units

*For the purposes of this section the following definitions shall apply:*

#### Definitions:

*Portable storage unit means any container designed for the storage of personal property which is typically rented to owners or occupants of residential (single or multi-family) property for their temporary use and which is delivered and removed by truck.*

*Site means a piece, parcel, tract, lot, or plot of land occupied or to be occupied by one or more residential buildings or uses and their accessory buildings and accessory uses which are generally considered to be one unified parcel.*

#### Number, Duration and Removal

*Portable storage units for on-site storage. There shall be no more than one portable storage unit per site; said unit shall be no larger than eight (8) feet wide, sixteen (16) feet long and eight (8) feet high. No portable*

*storage unit shall remain at a site in a residential district in excess of fifteen (15) consecutive days.*

*The building official may permit the placement of a portable storage container on a residential property for more than fifteen (15) days, subject to the building setback requirements, provided that the property owner has a valid building permit or can demonstrate that extenuating circumstances exist to justify the extension. Extenuating circumstances shall include but not be limited to: disaster such as tornado; flood, or fire.*

### Placement

*Portable storage units shall be placed only in the driveway or back yard and be set back a minimum of ten (10) feet from the front property line or five (5) feet from the rear property line.*

### Signage

*Signs on any portable storage container shall not exceed two (2) in number not more than six (6) square feet each, not to exceed one (1) per side. In the event that a building official grants an extension to the fifteen (15) day time limit, all signs must be removed or covered.*

### Placard

*All portable storage containers must include a "placard" not to exceed one (1) square foot in area which is clearly visible from the right-of-way which includes the container Identification Number, date of placement on the property, date that removal is required, and a local or toll free telephone number of the company.*

Discussion followed regarding these proactive measures. Members agreed, following discussion, that the allowable length of the container should be changed from sixteen (16) feet to twenty (20) feet and the allowed length of time the unit may be left at a residence should be changed from fifteen (15) days to twenty-one (21) days.

Chairman O'Neill closed the public meeting.

A motion was made by Amick, and seconded by Ruge, to recommend the approval of the proposed amendments to Section 36.27 of the Grand Island City Code relative to Accessory Building and Uses with the changes discussed.

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

## **CONSENT AGENDA**

5. **Final Plat** - Sheeks Subdivision located on the east side of Highway 11 between Prairie Road and Chapman Road in Hall County, Nebraska. (1 lot)
6. **Final Plat** – Westgate Ninth Subdivision located on the east of North Road, between Old Potash Highway and Stolley Park Road, in the City of Grand Island Hall County, Nebraska. (9 lots)

The Consent Agenda was considered by the Commission members.

A motion was made by Miller and seconded by Niemann, to approve Consent Agenda Items 5 and 6 as presented.

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

## **8. Planning Director's Report**

Nabity congratulated Les Ruge, and presented him with the NPZA District 2 Appointed Official Award plaque. This award was announced at the February 2007 NPZA Conference.

Nabity stated that a committee would need to be formed to determine the winner of the 2007 Community Beautification Award from the nominations presented. Amick, O'Neill and Bredthauer volunteered to be on the committee.

Nabity reported that a 2007 Budget Committee would be needed. Hayes, Miller and Monter volunteered to be on the Budget Committee.

Amick asked if any new information regarding the proposed flood plain maps had been made available. Nabity reported that he had not received any new flood plain information. Amick requested Nabity to forward a message to the officials making the decisions regarding those maps that they causing issues for the realtors. He stated that, since the proposed maps are out, realtors are responsible for disclosure of those maps to clients.

## **9. Next meeting July 11, 2007**

## **10. Adjourn**

Chairman O'Neill adjourned the meeting at 6:40 p.m.

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Leslie Ruge, Secretary

by Barbara Quandt