



# Hall County Regional Planning Commission

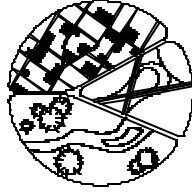
Wednesday, December 05, 2007  
Regular Meeting

## Item E

**Meeting Minutes - November 7, 2007**

*Meeting Minutes for the November 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  
November 7, 2007

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

Present:	Pat O'Neill	Leslie Ruge
	Scott Eriksen	Karen Bredthauer
	Dianne Miller	Bill Hayes
	Don Snodgrass	Jaye Monter
	John Amick	Debra Reynolds
	Mark Haskins	Lisa Heineman

Absent:

Other:

Staff: Chad Nabity, Barbara Quandt

Press:

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**1. Call to order.**

Chairman O'Neill called the meeting to order at 6:00 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 October 10, 2007 meeting.**

A motion was made by Miller, and seconded by Reynolds to approve the Minutes of the October 10, 2007 meeting as presented.

The motion carried with 10 members present voting in favor (Miller, Amick, O'Neill, Ruge, Hayes, Reynolds, Haskins, Eriksen, Bredthauer, Heineman,) and 2 members present abstaining (Monter, Snodgrass).

**3. Request time to speak.**

No one requested a time to speak.

**4. Public Hearing –** Concerning a change of zoning for Lots 21 and 22, of Nottingham Estates Subdivision from RD Zone to Amended RD Zone.

This land is located north of Church Street and east of Hope Street. (C-4-2008GI)

Chairman O'Neill opened the above mentioned public meeting. Nabity presented. This amendment request represents a change to the final development plan approval issued in 1981, as part of the Nottingham Estates RD-Residential Development rezoning of the subject property. Nabity reported that the original plat approval would have the building on lot 22 connected with the buildings on the lots to the north and the building on lot 21 connected with the buildings to the south. In 1992, changes to the development plan were approved to build the existing units to the north. No changes were made at that time to the plan for lot 22. Nabity stated that splitting this lot would encourage a more residential type use of this property. Sewer and water are available. Staff recommended approval. A member from the homeowner's association, Mary Greb, spoke on behalf of the association. She stated that all plans for lots 21 and 22 would need approval from the association and would need to meet the covenant requirements. Nabity noted that those covenant requirements are a separate issue from the zoning change request.

Following a brief discussion, Chairman O'Neill closed the public hearing. Nabity stated that the recommendation to approve the final plat for Nottingham Estates Second Subdivision as presented could be included in the motion to recommend the zoning change.

A motion was made by Haskins, and seconded by Heineman, to recommend the change of zoning for Lots 21 and 22 of Nottingham Estates Subdivision from RD Zone to Amended RD Zone, as well as the final plat for Nottingham Estates Second Subdivision, as presented.

A roll call vote was taken and the motion passed with 11 members present (Miller, Amick, O'Neill, Hayes, Reynolds, Monter, Haskins, Eriksen, Bredthauer, Heineman, Snodgrass) voting in favor, and 1 member present abstaining (Ruge).

**5. Public Hearing –** Chairman O'Neill opened the above mentioned Public Meeting. Nabity reported *Concerning amendments to the Zoning Ordinance for the City of Grand Island and its 2 mile extra-territorial jurisdiction. Amendments to be considered pertain to section 36.101 and 36.106 regarding performance*

*standard for Salvage Yards and 36.68, 36.70, and 36.74 regarding the addition of parking lots as a permitted principal use in the B2, B3 and M3 Zoning Districts of the Grand Island City Code. (C-1-2008GI)*

Nabity reported that City staff is suggesting additions to the Grand Island Zoning regulations pertaining to performance standards for salvage operations. The suggested changes to sections 36-101 and 36-104 were approved by the City Council in November of 2002. The changes did not, however, get transferred to the zoning ordinance adopted in July of 2004. Adoption of these changes will correct that issue. The following is the suggested change:

**(F) Physical Appearance: Salvage yards and other similar operations shall be effectively enclosed or shielded from adjacent properties on all sides by means of a sight-obscuring fence at least eight (8) feet in height, in good repair, and constructed of conventional fence building materials and techniques as approved by the chief building official. No inventory or salvage materials of any nature may be stacked within fifty (50.0) feet of the fence to a height greater than said fence.**

Nabity stated that the addition of subparagraph F to both 36-101 and 36-106 will clarify the requirement for salvage yards and return those requirements to the intent as expressed by a previous planning commission and city council.

Nabity reported that the addition of parking lot to the B2, B3 and M3 zoning districts will allow this as a principal use. The B3 and M3 zones are primarily downtown where parking districts allow for the expansion of uses and new uses without the addition of new parking spaces. A brief discussion followed.

Chairman O'Neill closed the public meeting.

A motion was made by Ruge and seconded by Hayes, to recommend that the approval of the amendments to section 36.101 and 36.106 regarding performance standard for Salvage Yards and 36.68, 36.70 and 36.74 regarding the addition of parking lots as a permitted principal use in the B2, B3 and M3 Zoning Districts of the Grand Island City Code as presented.

A roll call vote was taken and the motion passed with 11 members present (Miller, Amick, Ruge, Hayes, Reynolds, Monter, Haskins, Eriksen, Bredthauer, Heineman, Snodgrass) voting in favor, and one member present voting against (O'Neill).

## **Consent Agenda**

- 6. Final Plat** – Hwy 281 Estates Subdivision located south of Old Highway 30, between U.S. Highway 281 and Webb Road, in the City of Grand Island, Hall

County, Nebraska. (2 lots)

- 7. Final Plat** - Deadwood Subdivision located south of W. Old Highway 30, between Johnstown Road and Claude Road, Grand Island, Hall County, Nebraska (2 lots)

The Consent Agenda was considered by the Commissioners.

A motion was made by Eriksen, and seconded by Miller, to recommend approval of the Consent Agenda (Agenda Items 6 and 7) as presented.

A roll call vote was taken and the motion passed with 12 members present (Miller, Amick, O'Neill, Ruge, Hayes, Reynolds, Monter, Haskins, Eriksen, Bredthauer, Heineman, Snodgrass) voting in favor.

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

Nabity reported that the Hazard Mitigation Plan should be complete by February, 2008. He also stated that the students were coming up with some very interesting ideas for the South Locust Plan. Nabity stated that it was time for the election of officers.

A motion was made by Amick, and seconded by Miller, to reelect the current slate of officers for a one year term. Upon roll call vote, 12 members present (Miller, Amick, O'Neill, Ruge, Hayes, Reynolds, Monter, Haskins, Eriksen, Bredthauer, Heineman, Snodgrass) voted in favor. Motion carried.

## **9. Next meeting is December 5, 2007**

## **10. Adjourn**

Chairman O'Neill adjourned the meeting at 6:25 p.m.

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Leslie Ruge, Secretary

by Barbara Quandt