



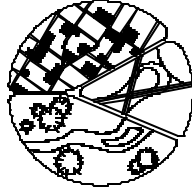
# Hall County Regional Planning Commission

Wednesday, January 09, 2008  
Regular Meeting

## Item E1

Minutes of December 5, 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  
December 5, 2007

---

The meeting of the Regional Planning Commission was held Wednesday, December 5, 2007, in the Council Chamber - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" November 24, 2007.

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

---

**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 November 7, 2007 meeting.**

A motion was made by Amick, and seconded by Snodgrass to approve the Minutes of the November 7, 2007 meeting as presented.

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

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

No one requested a time to speak.

### **4. Public Hearing –** Concerning a generalized redevelopment plan for CRA Area #6 in the City of Grand Island, Nebraska, in accordance with Section 18-2115 Reissue Revised Statutes of Nebraska, Nebraska Community Development Act, as amended. (C-5-2008GI)

Chairman O'Neill opened the above mentioned public meeting. Nabyty presented explaining that this Generalized Redevelopment Plan for CRA Area #6 breaks the area up into four basic areas with extensive redevelopment plans for the Five Points, Broadwell and UPRR tracks and West Second Street areas, plus overall guidelines for redevelopment along Broadwell and Eddy Streets. Nabyty stated that this study does not specifically approve any TIF projects. It does outline the types of activities that could be considered for Tax Increment Financing in this redevelopment area. Examination of the Redevelopment Plan for conformance to the Comprehensive Plan for the City by the Planning Commission is needed.

A discussion followed, including questions from the commissioners clarifying that this is a concept plan, not a final plan. Nabyty explained that this concept plan will allow the CRA to move forward. It also gives developers ideas for potential development in this area. A letter, which was submitted for review from Dan and Chris Fogland, owners of CopyCat Printing, was discussed. The letter expressed concerns with parking issues if a new underpass is built at Third Street and Broadwell Avenue. Mr. Fogland's letter also presented some alternative development scenarios. Steve Riehle addressed questions regarding vehicle traffic patterns and train traffic in this area. Riehle reported that train traffic has increased substantially and vehicle traffic has not diminished. Nabyty stated, in answer to a question regarding project order, that project order in this plan is developer driven. Chairman O'Neill closed the public hearing.

A motion was made by Amick, and seconded by Ruge, to recommend approval of this redevelopment plan as presented. A finding of fact relative to conformance with the Grand Island Comprehensive Plan is: 1) The majority of the property included within the plan is shown on the future land use map as either mixed used commercial, or mixed use manufacturing. The proposed redevelopment would be consistent with the future intended uses.

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

- 5. Public Hearing** – Concerning an amendment to the generalized redevelopment plans for CRA Areas Island, Nebraska, in accordance with Section 18-2115 Reissue Revised Statutes of Nebraska, Nebraska Community Development Act, as amended. Specific amendments to be considered are participation of CRA with the City in creating Quiet Zones and paying for Quiet Zone Improvements at rail crossings in Area #1, #4 and #6. (C-8-2008GI)

Chairman O'Neill opened the above mentioned Public Meeting. Naby explained that CRA Areas 1,4 and 6 have been declared blighted and substandard by the Grand Island City Council. The CRA considered these amendments at their meeting on November 14, 2007 and forwarded them to the Regional Planning Commission for review and recommendation. Naby stated that these amendments specify quiet zone improvements along the Union Pacific Rail Road as a means to eliminate conditions contributing to the blighted and substandard status of these areas. Naby noted that noise is considered a condition of blight. Six intersections, within the blighted and substandard areas, are to be considered for improvements. This proposal does not suggest usage of TIF. CRA would allocate part of the property tax dollars collected for CRA activities to participate with the City in these improvements over a two year time frame. It is estimated that quiet zone improvements, such as wayside horns, can be installed for slightly less than \$100,000 each. Naby explained that, since this is a Redevelopment Plan, the RPC needs to examine the Plan for conformance to the Comprehensive Plan for the City. The only improvements these amendments would authorize are those necessary to declare quiet zones along the UPRR tracks. The 2004 Comprehensive Plan specifically identifies these improvements as a goal for the City in Transportation Objective 8.03.01. Staff recommended that RPC recommend approval of these amendments.

Chairman O'Neill closed the public meeting.

A motion was made by Amick and seconded by Miller, to recommend the approval of the amendments to authorize those improvements necessary to declare quiet zones along the UPRR tracks as presented. Findings relative to conformance with the Grand Island Comprehensive Plan included in this motion are: 1) The 2004 Comprehensive Plan specifically identifies these improvements as a goal for the City Transportation Objective 8.03.01.

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

- 6. Public Hearing** – Concerning a proposed amendment to Zoning Ordinance in Code 36-71 Section A (2). (C-6-2008GI)

Chairman O'Neill opened the above mentioned Public Meeting. Naby reported that the proposed changes were requested by Bosselman Energy Inc. of Grand Island, Nebraska. The amendments to be considered pertain to the 36-71(A) 2 ME-Manufacturing Estates Zone Permitted Principal Uses, including the wholesale distribution as an allowed use in buildings heated with propane and with a propane tank, or tank of 70,000 gallons or smaller total capacity. Bosselman's are requesting the changes in order accommodate a move of their bulk propane business from Third Street and Custer Street to the Platte Valley Industrial Park. A brief discussion followed. Ken Caldwell, Bosselman Energy Vice President, addressed concerns about the number of tanks proposed to be on their site. Mr. Caldwell stated that it was not the intent of Bosselman Energy to create a tank farm. The tanks used in this area are intended for storage for propane. They have other sites available for tank storage. Chairman O'Neill questioned the word primarily in the current language. His concern was not with the use; but, rather that if they wholesale more propane than they use in heating the building, what is the primary use of the tanks. After discussion, it was decided that the word primarily could also be removed along with the changes requested by Bosselman Energy Inc.

Chairman O'Neill closed the public meeting.

A motion was made by Amick, and seconded by Snodgrass, to recommend that the Grand Island City Council approve the requested changes to the Grand Island Zoning Ordinance as presented, with the exception of striking the word "primarily" from Zoning Ordinance in Code 36-71 Section A (2).

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

**7. Public Hearing** – Concerning a proposed amended PUD for Outlot "D" in Bellamy's First Subdivision, Hall County, Nebraska. (C-7-2008HC).

Chairman O'Neill opened the above mentioned Public Meeting. Naby reported that this application includes approximately 53.04 acres of property approximately one mile west of Cairo in the NW ¼ of 23-12-12 south of Highway 2, between 150<sup>th</sup> Road and Cameron Road. This property is located just outside of the Cairo Zoning Jurisdiction. On April 19, 2005 the Hall County Board approved a resolution changing the zoning on the property to PUD and approving the preliminary development plan and plat. This is the second phase of the development, which includes 29 lots and two outlots. Included with this application is a proposed subdivision agreement that would be signed by both the subdivider and the County, outlining expectations and responsibilities with regard to this subdivision. The Subdivision Agreement delineates the design, installation and maintenance of the roads and drainage systems. The agreement also requires that all residential structures be built to meet the flood

plain regulations based on the information provided by the Nebraska Department of Natural Resources. The Nebraska Department of Environmental Quality has approved the use of septic systems on this property. The staff recommends that the Hall County Board approve the final development plan for Bellamy's second Subdivision and approve the final plat for this district as presented.

**Final Plat** – Bellamy's Second Subdivision located south of Highway 2, between N. Cameron Road and N. 150<sup>th</sup> Road, Hall County, Nebraska (29 lots).

A motion was made by Ruge, and seconded by Reynolds, to recommend that the Hall County Board approve the final development plan for Bellamy's Second Subdivision and approve the final plat for this district as presented.

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

### **Consent Agenda**

- 8. Final Plat** – Cedar Tree Pheasant Farm Subdivision located north of W. Capital Avenue, between N. 190<sup>th</sup> Road and N. Bluff, Hall County, Nebraska. (1 lot)
- 9. Final Plat** - SPD Cairo Subdivision located north of Airport Road, between Highway 11 and 130<sup>th</sup> Road in Hall County, Nebraska (1 lot)
- 10. Final Plat** - TGT Subdivision located north of W. Schimmer Drive, between S. 130<sup>th</sup> Road and S. Burwick Road, in Hall County, Nebraska (1 lot)

The Consent Agenda was considered by the Commissioners.

A motion was made by Haskins, and seconded by Miller, to recommend approval of the Consent Agenda (Agenda Items 8, 9 and 10) as presented.

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

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

Nabity reported. He noted that the regular meeting date for January would fall on January 2, 2008. He asked if members wanted to meet on that date, or on January 9, 2008. A voice vote was taken, and all present voted to meet on January 9, 2008. Nabity announced that a DVD of a the UNL student presentation will be made outlining the South Locust project. Nabity stated that the Hazard Mitigation Plan will be coming before the RPC in February or March, and that the updated Flood Maps will be ready by September of 2008. He also

reminded commissioners that the NPZA Conference will be in Grand Island the third week of February. He encouraged commissioners to attend.

**9. Next meeting is January 9, 2008**

**10. Adjourn**

Chairman O'Neill adjourned the meeting at 6:45 p.m.

---

Leslie Ruge, Secretary

by Barbara Quandt