



# Hall County Regional Planning Commission

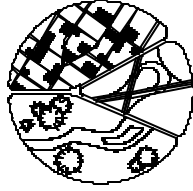
Wednesday, March 05, 2008  
Regular Meeting

## Item E1

### Meeting Minutes February 6th 2008

*Meeting minutes February 6th 2008.*

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  
February 6, 2008

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The meeting of the Regional Planning Commission was held Wednesday, February 6, 2008, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" January 26, 2008.

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

Absent: Scott Eriksen, Jaye Monter

Other: Steve Riehle, Public Works Director; Joyce Haase, Bob Niemann, Mitch Nickerson, Paul Briseno

Staff: Chad Nabity, Barbara Quandt

Press: Tracy Overstreet, Independent; Ginger ten Bensel, KHAS-TV

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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 January 9, 2008 meeting.**

A motion was made by Haskins, and seconded by Amick, to approve the Minutes of the January 9, 2008 meeting as presented.

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

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

No one requested a time to speak.

### **4. Public Hearing – Concerning the adoption of the Grand Island 1 & 6 Year Street Improvement Plan (C-9-2008GI).**

Chairman O'Neill opened the above mentioned public meeting. Steve Riehle, Public Works Director, discussed the Grand Island 1 & Six Year Street Improvement Plan. He stated that this Plan is based on a calendar year and that the first year (2008) is certain since the Plan is based on the fiscal 2008 budget, which became effective October 1, 2007. Riehle briefed members on: 2008 Projects, which include the Capital Avenue widening project; the US Highway 30 widening; the Wasmer Detention Cell; the Walk to Walnut Safe Routes To School project; the extension of the Moore's Creek Ditch; the Quiet Zones on UPRR Corridor; the 2008 Annual Paving Petition Program; the Annual Asphalt Resurfacing Program; the Concrete Lining of Ditches; Moore's, Prairie and Silver Creek Flood Control; 2009 Projects, which included the South Locust 4-Lanes; NWHA Left Turn Lane; the Realignment of Barr Middle School Entrance; the Extension of Faidley Avenue to North Road; the North Road & Capital Avenue Round-A-Bout; the Quiet Zones on UPRR Corridor; the 2009 Annual Paving Petition Program; the Stolley Park Road widening east of Locust; the traffic signal at US Highway 281 and Rae Road; the traffic signal at US Highway 281 and Wildwood Drive; the Independence Avenue, North of Manchester, ditch design; the 2009 Annual Asphalt Resurfacing Program; the Concrete Lining of Ditches; the Moore's, Prairie and Silver Creek Flood Control; the Detention Cell Ditch Restoration.

Dan Fogland, owner of Copy Cat Printing, expressed concerns regarding the construction of an underpass at the Broadwell Avenue crossing. He contended that traffic counts show a decrease in traffic at the Broadwell intersection and that an investment of funds in this area would be unwarranted. He also stated that if the City was planning to move ahead with this project, property owners need to be notified as soon as possible in order to make preparations.

Commissioners requested an annual traffic count report depicting the trends. Riehle stated that he had this report available. The meeting then moved ahead to Agenda Item 5 before taking further action.

Riehle presented the traffic count report. A copy of the report is attached to the Minutes of this meeting. Heineman suggested that an underpass located in this area may be an opportunity to help keep traffic moving through the downtown area, which may help the downtown viable.

Chairman O'Neill closed the public hearing.

A motion was made by Bredthauer, and seconded by Miller, to recommend approval of the Grand Island 1 & 6 Year Street Improvement Plan as presented.

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

**5. Public Hearing** – Concerning adoption of 1 & 6 Year Hall County Road Improvement Plan. (C-11-2008HC)

Chairman O'Neill opened the above mentioned Public Meeting. Amick and Hayes expressed concern with the South Locust project and how important it is to get the last 3 miles of that road paved for the safety of students traveling to and from school. Amick suggested possible cost-sharing with townships in order to accomplish needed paving between Doniphan and Trumbull. Discussion was held concerning the South Locust paving in relation to the identified projects for the 1 year plan. Heineman noted a need for a model which would outline measurable priority rules for projects. Ruge questioned the safety issue of #362 regarding Guenther Road.

Chairman O'Neill closed the public meeting.

A motion was made by Ruge and seconded by Reynolds, to recommend the approval of the 1 & 6 Year Hall County Road Improvement Plan as presented.

A roll call vote was taken and the motion passed with 7 members present (Miller, O'Neill, Ruge, Reynolds, Haskins, Bredthauer, Snodgrass) voting in favor, 2 members present voting no (Amick, Hayes) and 1 member present abstaining (Heineman).

**6. Public Hearing** – Concerning the readoption of the Grand Island Zoning Map including reversion of the zoning on two CD zones, Ewoldt Subdivision and Kings Crossing Subdivision. (C-10-2008GI)

Chairman O'Neill opened the above mentioned Public Meeting. Naby reported that there were no additions to the City of Grand Island that changed the city limits lines and/or the extraterritorial jurisdiction since the annexation of industrial property and power plant annexation in southeast Grand Island. Those changes were approved on March 13, 2007. All changes to the zoning map for those changes were incorporated on March 13, 2007. Naby stated that staff is

recommending that two Commercial Development Zones (Ewoldt Subdivision and Kings Crossing Subdivision) be reverted to their prior zoning classifications due to inactivity at the sites. Commercial Development Zones are approved with an initial period of 18 months. If no activity has occurred during that time frame, the Commercial Development Zone expires and Planning Commission and Council have to take action to revert the zoning.

Chairman O'Neill closed the public meeting.

A motion was made by Ruge, and seconded by Amick, to recommend that the Grand Island City Council approve the readoption of the Grand Island Zoning Map including reversion of the zoning on two CD zones, Ewolt Subdivision and Kings Crossing Subdivision as presented.

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

### **Consent Agenda**

- 7. Final Plat** – Skeen Subdivision located on the east side of Nebraska Highway 11, between Holling Road and Cedarview Road, Hall County, Nebraska. (1 lot)
- 8. Final Plat** - Dinsdale Subdivision located on the northwest corner of Stolley Park Road and Webb Road, Grand Island, Hall County, Nebraska (2 lots)

The Consent Agenda was considered by the Commissioners.

A motion was made by Snodgrass, and seconded by Bredthauer, to recommend approval of the Consent Agenda (Agenda Items 7 and 8) as presented.

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

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

Nabity reminded commissioners that the NPZA Conference will be in Grand Island the third week of February. He encouraged those commissioners who registered to attend and stated that others wishing to attend could still register. Nabity stated that the Hazard Mitigation Plan is coming together. The DNR is anxious for a draft completion of the plan to be forthcoming.

### **9. Next meeting is March 5, 2008**

### **10. Adjourn**

Chairman O'Neill adjourned the meeting at 7:40 p.m.

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Leslie Ruge, Secretary

by Barbara Quandt