



Hall County Regional Planning Commission

Wednesday, March 05, 2008
Regular Meeting Packet

Commission Members:

John Amick	Hall County	
Karen Bredthauer	Grand Island	
Scott Eriksen	Grand Island	
Mark Haskins	Hall County	Vice Chairperson
Bill Hayes	Doniphan	
Lisa Heineman	Grand Island	
Dianne Miller	Grand Island	
Jaye Monter	Cairo	
Pat O'Neill	Hall County	Chairperson
Deb Reynolds	Hall County	
Leslie Ruge	Alda	Secretary
Don Snodgrass	Wood River	

Regional Planning Director: Chad Nabity

Technician:

Edwin Maslonka

Secretary:

Rose Woods

6:00:00 PM
Council Chambers - City Hall
100 East First Street

Call to Order

Roll Call

A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

Individuals who have appropriate items for Commission consideration should complete the Request for Future Agenda Items form located at the Regional Planning Office on the second floor of City Hall. If the issue can be handled administratively without Commission action, notification will be provided. If the item is scheduled for a meeting, notification of the date will be given.

B - RESERVE TIME TO SPEAK ON AGENDA ITEMS

This is an opportunity for individuals wishing to provide input on any of tonight's agenda items to reserve time to speak. Please come forward, state your name and address, and the Agenda topic on which you will be speaking.

DIRECTOR COMMUNICATION

This is an opportunity for the Director to comment on current events, activities, and issues of interest to the commission.



Hall County Regional Planning Commission

Wednesday, March 05, 2008
Regular Meeting

Item .A1

Summary Page

Summary to the agenda.

Staff Contact: Chad Nabity

**Staff Recommendation Summary
For Regional Planning Commission Meeting
March 5, 2008**

- 4. Final Plat** – Spencer Acres Subdivision located west of Gunbarrel Rd., between Ravenwood Subdivision and Hidden Lakes Subdivision, Grand Island, Hall County, Nebraska. This property is zoned Large Lot Residential (LLR), Sewer and Water are not available. All lots will front onto existing roads, no new Right Of Way will be dedicated. The lots are larger than 3 acres and meeting the minimum requirements for a well and septic system according to the Nebraska Department of Environmental Quality. (2 lots)
- 5. Final Plat** – Copper Creek Second Subdivision located south of Old Potash Highway and east of Engleman Road on Indian Grass Drive, Grand Island, Hall County, Nebraska. (7 lots & 1 Outlot). This property is zoned R-2, sewer and water are available. These lots were platted with Copper Creek First Subdivision. The developer is making the lots deeper. This is not a significant change from the approved preliminary plat.
- 6. Final Plat** – Hieb Subdivision – Alda located between Schimmer Drive and Pine Street, west of Mulberry Street, in the Village of Alda, Hall County, Nebraska. (2 lots). These lots are zoned R-9 and would require 9000 square feet per dwelling unit. There are currently two units on the lots and they have less than 18,000 square feet. Each unit is served by its own connection to the village sewer and water system. Planning commission would have to recommend approval of this subdivision waiving the minimum lot size requirement to allow the existing condition to persist. Staff is recommending in favor of the request.



Hall County Regional Planning Commission

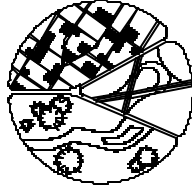
Wednesday, March 05, 2008
Regular Meeting

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

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 Karen Bredthauer Bill Hayes John Amick Lisa Heineman	Leslie Ruge Dianne Miller Don Snodgrass Debra Reynolds 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	

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. Nabity 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. Nabity 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, Ewoldt 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.

Leslie Ruge, Secretary

by Barbara Quandt



Hall County Regional Planning Commission

Wednesday, March 05, 2008

Regular Meeting

Item M1

Final Plat - Spencer Acres Subdivision

Spencer Acres Subdivision located west of Gunbarrel Rd., between Ravenwood Subdivision and Hidden Lakes Subdivision, Grand Island, Hall County, Nebraska. (2 lots)

Staff Contact: Chad Nabity

February 21, 2008

Dear Members of the Board:

RE: Final Plat – Spencer Acres Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Spencer Acres Subdivision, located west of Gunbarrel Rd., between Ravenwood Subdivision and Hidden Lakes Subdivision, Grand Island, Hall County, Nebraska.

This final plat proposes to create 4 lots on a tract of land comprising a part of the South Half of the Northeast Quarter of the Southeast Quarter (S1/2NE1/4SE1/4), of Section Thirteen (13), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska. This land consists of approximately 10.135 acres.

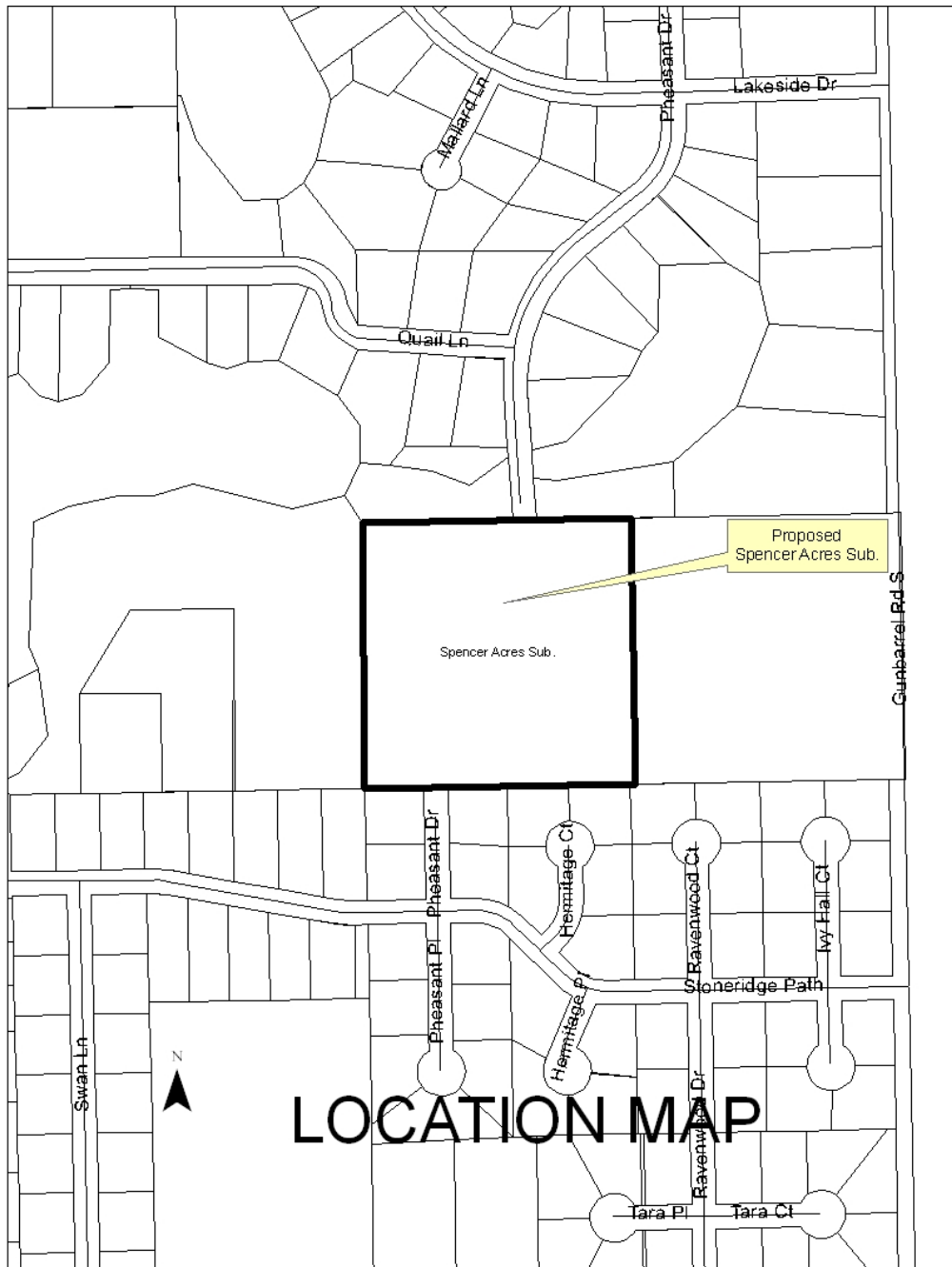
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on March 5, 2008 in the Council Chambers located in Grand Island's City Hall.

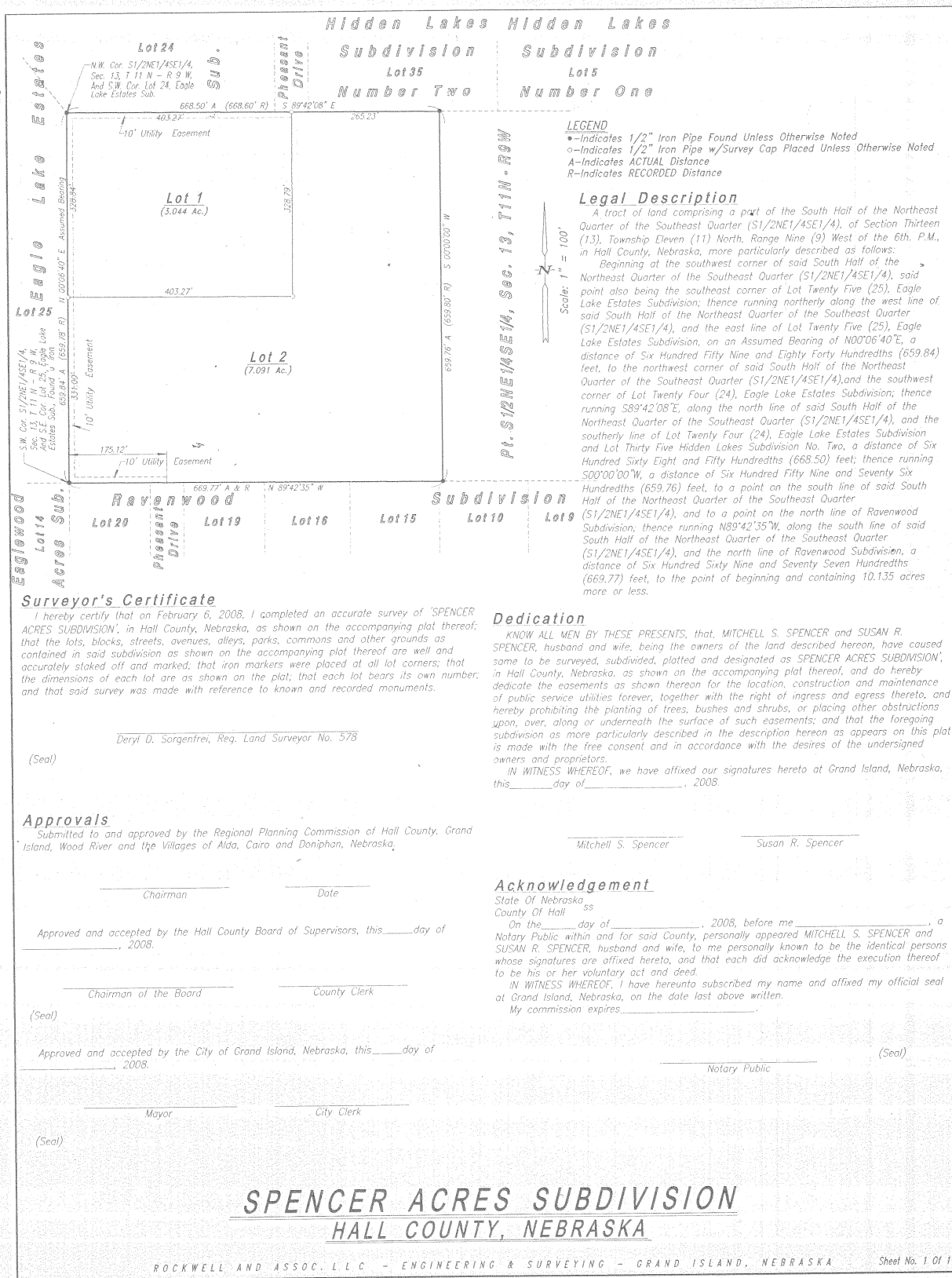
Sincerely,

Chad Nabity, AICP
Planning Director

cc: City Clerk
City Attorney
Director of Public Works
Director of Utilities
Director of Building Inspections
Manager of Postal Operations
Rockwell And Associates

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 16, 19, 82, 83, 100, 126.







Hall County Regional Planning Commission

Wednesday, March 05, 2008

Regular Meeting

Item M2

Final Plat - Copper Creek Second Subdivision

Copper Creek Second Subdivision located south of Old Potash Highway and east of Engleman Road, Grand Island, Hall County, Nebraska. (7 lots & 1 Outlot)

Staff Contact: Chad Nabity

February 21, 2008

Dear Members of the Board:

RE: Final Plat – Copper Creek Estates Second Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Copper Creek Estates Second Subdivision, located south of Old Potash Highway and east of Engleman Road, Grand Island, Hall County, Nebraska.

This final plat proposes to create 7 lots and 1 outlot on a tract of land comprising all of Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7) and Outlot "A", in Copper Creek Estates Subdivision and a part of the East Half of the Northwest Quarter (E1/2NW1/4) of Section Twenty Three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska. This land consists of approximately 1.167 acres.

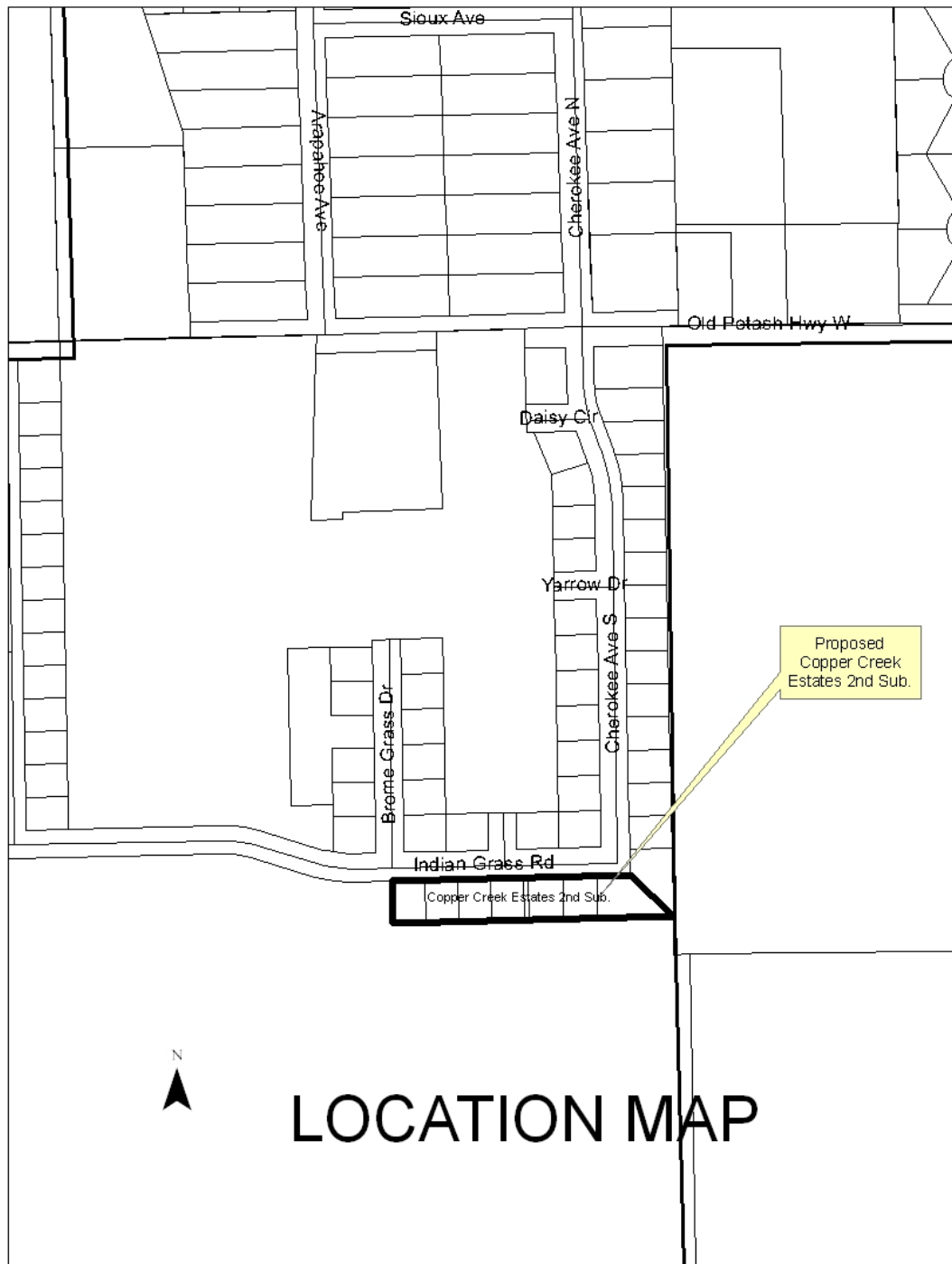
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on March 5, 2008 in the Council Chambers located in Grand Island's City Hall.

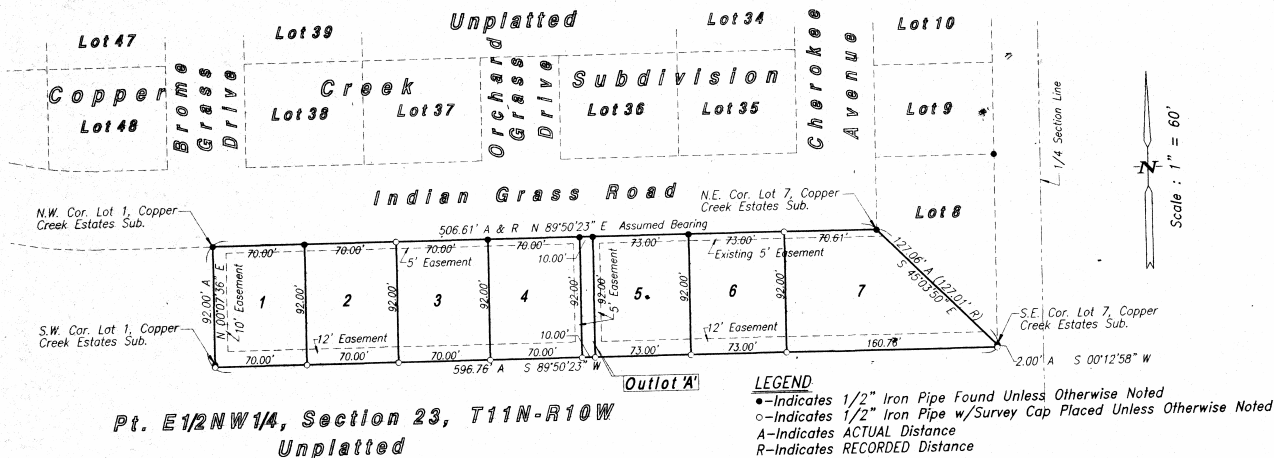
Sincerely,

Chad Nabity, AICP
Planning Director

cc: City Clerk
City Attorney
Director of Public Works
Director of Utilities
Director of Building Inspections
Manager of Postal Operations
Rockwell And Associates

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 16, 19, 82, 83, 100, 126.





Pt. E1/2NW1/4, Section 23, T11N-R10W
Unplatted

Acknowledgement

State Of Nebraska ss
 County Of Hall
 On the _____ day of _____, 2008, before me _____, a Notary Public within and for said County, personally appeared WILLIAM C. BAKER, Manager of COPPER CREEK ESTATES - GRAND ISLAND, L.L.C., f/k/a COPPER CREEK ESTATES, L.L.C., a Nebraska Limited Liability Company and to me personally known to be the identical person whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his voluntary act and deed and the voluntary act and deed of said Company.
 IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the date last above written.
 My commission expires _____
 (Seal) _____ Notary Public

Surveyor's Certificate

I hereby certify that on February 12, 2008, I completed an accurate survey of 'COPPER CREEK ESTATES SECOND SUBDIVISION', in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plat thereof are well and accurately staked off and marked; that iron markers were placed at all lot corners; that the dimensions of each lot are as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

(Seal) _____ Deryl D. Sorgenfrei, Reg. Land Surveyor No. 578

Approvals

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island, Wood River and the Villages of Alda, Cairo and Doniphan, Nebraska.

 Chairman Date

Approved and accepted by the City of Grand Island, Nebraska, this _____ day of _____, 2008.

 Mayor City Clerk

(Seal)

Legal Description

A tract of land comprising all of Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7) and Outlot 'A', in Copper Creek Estates Subdivision and a part of the East Half of the Northwest Quarter (E1/2NW1/4) of Section Twenty Three (23), Township Eleven (11) North, Range Ten (10) West of the 6th. P.M., all in the City of Grand Island, Hall County, Nebraska, more particularly described as follows:

Beginning at the northwest corner of said Lot One (1), Copper Creek Estates Subdivision, said point also being on the southerly right of way line of Indian Grass Road; thence running easterly along the north line of said Lots One (1) thru Seven (7) and Outlot 'A', Copper Creek Estates Subdivision and the southerly right of way line of Indian Grass Road, on an Assumed Bearing of N89°50'23"E, a distance of Five Hundred Six and Sixty One Hundredths (506.61) feet, to the northeast corner of said Lot Seven (7), Copper Creek Estates Subdivision; thence running S45°03'50"E, along the northeasterly line of said Lot Seven (7), Copper Creek Estates Subdivision, a distance of One Hundred Twenty Seven and Six Hundredths (127.06) feet, to the southeast corner of said Lot Seven (7), Copper Creek Estates Subdivision; thence running S00°12'58"W, a distance of Two (2.00) feet; thence running S89°50'23"W, a distance of Five Hundred Ninety Six and Seventy Six Hundredths (596.76) feet, to a point on the west line of said Lot One (1), Copper Creek Estates Subdivision, if extended; thence running N00°07'36"E, along the west line of said Lot Seven (7), Copper Creek Estates Subdivision and its extension, a distance of Ninety Two (92.00) feet, to the point of beginning and containing 1.167 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that COPPER CREEK ESTATES - GRAND ISLAND, L.L.C., f/k/a COPPER CREEK ESTATES, L.L.C., a Nebraska Limited Liability Company, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'COPPER CREEK ESTATES SECOND SUBDIVISION' in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the easements as shown thereon for the location, construction and maintenance of public service utilities, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements; and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat is made with the free consent and in accordance with the desires of the undersigned owner and proprietor.

IN WITNESS WHEREOF, I have affixed my signature hereto, at Grand Island, Nebraska, this _____ day of _____, 2008.

COPPER CREEK ESTATES - GRAND ISLAND, L.L.C.
 f/k/a COPPER CREEK ESTATES, L.L.C.
 A Nebraska Limited Liability Company

 William C. Baker, Manager

COPPER CREEK ESTATES SECOND SUBDIVISION
IN THE CITY OF GRAND ISLAND, NEBRASKA



Hall County Regional Planning Commission

Wednesday, March 05, 2008

Regular Meeting

Item M3

Final Plat- Hieb Subdivision

Hieb Subdivision - Alda located between Schimmer Drive and Pine Street, west of Mulberry Street, in the Village of Alda, Hall County, Nebraska. (2 lots)

Staff Contact: Chad Nabity

February 21, 2008

Dear Members of the Board:

RE: Final Plat – Hieb Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Hieb Subdivision, located on the northwest corner of Pine Street and Mulberry Street in the Village of Alda, Hall County, Nebraska.

This final plat proposes to create 2 lots on a tract of land comprising all of Lot Fifteen (15) and all of Fractional Lot Sixteen (16), in Block Two (2), Powells Addition to the Village of Alda, Hall County, Nebraska. This land consists of approximately 0.278 acres.

You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on March 5, 2008 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: Alda City Clerk
Alda City Attorney
Hall County Director of Public Works
Hall County Director of Building Inspections
Manager of Postal Operations
Rockwell And Associates

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 16, 19, 82, 83, 100, 126.



