



# Hall County Regional Planning Commission

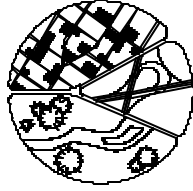
Wednesday, May 07, 2008  
Regular Meeting

## Item E

### Meeting Minutes

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Staff Contact:



THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, GRAND ISLAND,  
WOOD RIVER AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA

Minutes  
for  
April 2, 2008

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The meeting of the Regional Planning Commission was held Wednesday, April 2, 2008, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" March 22, 2008.

Present: Pat O'Neill Bill Hayes  
Karen Bredthauer Dianne Miller  
Don Snodgrass Jaye Monter  
Debra Reynolds Lisa Heineman  
Mark Haskins

Absent: John Amick, Leslie Ruge, Scott Eriksen

Other: Bob Niemann, Rick Johnson

Staff: Chad Nability, Rose Woods

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 March 5, 2008 meeting.**

A motion was made by Miller, and seconded by Snodgrass, to approve the Minutes of the March 5, 2008 meeting as presented.

The motion carried with 8 members present voting in favor (Miller, O'Neill, Reynolds, Monter, Haskins, Bredthauer, Heineman, Snodgrass) and 1 member present abstaining (Hayes).

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

Rick Johnson requested a time to speak concerning Agenda Item #4.

**4. Public Hearing** – Text Amendment of Zoning Ordinance. Concerning proposed amendments to section 36.70 Section B, addition of Automobile body repair as a conditional use to the B3 Zoning District in the Grand Island City Code. (C-12-2008GI) (Hearing, Discussion, Action)

Chairman O'Neill opened the above mentioned public meeting. Naby presented. Naby explained that Mr. Rick Johnson requested an amendment that would allow Automobile body repair as a conditional use in the B3 zone. Automobile body repair is not currently allowed. There is one body shop in that B3 zone, that has been there for many years and there haven't been any issues with them. Two conditions would have to be met, one no storage parts or unlicensed vehicles outside of the building, and that the business shall meet all building and fire code requirements. Naby recommends in favor for this Text Amendment to the Grand Island Zoning Ordinance.

Heineman had a question concerning whether auto mobile body repair would also include motorcycle repair as some people were looking for places to work on motorcycles. Naby replied that motorcycle body repair would fall under automobile body repair. No comments from the audience were made.

O'Neill closed the public hearing. A motion was made by Haskins, and seconded by Snodgrass, to recommend approval as presented.

A roll call vote was taken and the motion passed with 9 members present (Miller, O'Neill, Monter, Hayes, Reynolds, Haskins, Bredthauer, Heineman, Snodgrass) voting in favor.

### **Consent Agenda**

**5. Final Plat** – NCC-1701 Subdivision, West of Webb Road, in the City of Grand Island, Hall County, Nebraska. (2 lots)

**6. Final Plat** – Deniece Moffett Subdivision, N. of W.R. Rd. 1/4 mi. E of 110 Rd., Sec 15, T 10N – R 11 W, in Hall County, Nebraska. (1 lot)

**7. Final Plat** – Kenneth Spiels Subdivision, North of Airport Rd, South of Abbott Rd. Sec 32, T 12N – R11 W, in Hall County, Nebraska. (1 Lot)

**8. Final Plat** – Shriner Subdivision North of Wildwood Drive, and South of Schimmer Drive. 1-10-11, in Hall County, Nebraska. (1 Lot)

**9. Final Plat** – Owen John Jens Subdivision, North of Husker Hwy, and South of Stolley Park Rd., Sec 27 T11N, R12W, Hall County, Nebraska. (1 Lot)

Consent Agenda was considered by the Commissioners.

O'Neill asked for any comments, Naby stated that all these plats meet the minimum requirements. He explained the one on Webb Rd. consist of two lots, with two houses there that were split off years ago by metes and bounds descriptions. They have dedicated the full right of way, 40 ft. opposed to a 33 ft. right of way prior. Sewer and water are available for both of those properties. They are moving the line by about one foot so that one neighbor can build a garage where he wants to build it. It works with both homeowners to make this change.

Naby states that all the other plats meet the minimum requirements and that he recommends approval.

There were no questions, O'Neill looked for a motion.

A motion was made by Reynolds and a Second by Bredthauer to recommend approval of the Consent Agenda items 5, 6, 7, 8 and 9 as presented.

A roll call vote was taken and the motion passed with 9 members present (Miller, O'Neill, Hayes, Monter, Reynolds, Haskins, Bredthauer, Heineman, and Snodgrass) voting in favor.

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

Naby stated the Hazard Mitigation Planning is moving forward, he is reviewing a draft of that at this point; all of the Villages should have a copy to review as well. When all the documents can be all put together they will be given to the Commissioners for their review and input. That will be approximately June or July of this year. As of this point there is about \$4000 of the match that was left yet to meet, there is about \$1400.00 for the last quarter, so there should not be a problem to meet the match. Those plans will be in place, all the communities in Hall County will be eligible for disaster Mitigation funds and disaster payments. The voting software that was talked about in the last meeting is going to cost approximately \$5700.00, and currently there is not enough in the budget this year. Possibly next year, however the County and the City would have to approve it first, if added to the budget as a line. If meetings were televised then there might be a push for the software. However at this time there is not a need for this new voting software. Naby will attending a National APA meeting at the end of this month in Las Vegas, he will be presenting. Naby's session will be on the

NPA/NPZA, how it all was put together, and how that has been a partnership for the last 40 some years. Finally there will be new flood maps that will be possibly adopted in June. With an effective date of September 26,2008. FEMA has provided these to Nability.

**11. Next meeting is May 7, 2008**

**12. Adjourn**

Chairman O'Neill adjourned the meeting at 6:17 p.m.

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Leslie Ruge, Secretary

by Rose Woods