



Hall County Regional Planning Commission

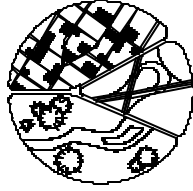
Wednesday, June 04, 2008
Regular Meeting

Item E2

Meeting Minutes - May 7, 2008

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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
May 7, 2008

The meeting of the Regional Planning Commission was held Wednesday, May 7, 2008, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" April 26, 2008.

Present:	Pat O'Neill	Bill Hayes
	Scott Eriksen	Dianne Miller
	Don Snodgrass	Debra Reynolds
	Les Ruge	John Amick
	Mark Haskins	

Absent: Jaye Monter, Karen Bredthauer, Lisa Heineman

Other: Joyce Haase, Steve Riehle, Bob Niemann, James Eriksen,
David Huston, Steve McMaster, Terry Gallagher, John
Rosenlund

Staff: Chad Nabity, Rose Woods

Press: Tracy Overstreet

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 April 2, 2008 meeting.

A motion was made by Haskins, and seconded by Snodgrass, to approve the Minutes of the April 2, 2008 meeting as presented.

The motion carried with 6 members present voting in favor (Miller, O'Neill, Reynolds, Hayes Haskins, Snodgrass) and 3 members present abstaining (Amick, Ruge, Eriksen).

3. Request time to speak.

David Huston, attorney for Reis Townhomes, requested time to speak on Agenda item #5 and Jim Eriksen requested time to speak on Agenda item #9.

4. Public Hearing.

Concerning annexation of land proposed for platting as Thelen Third Subdivision, located North of Green Street and East of Lilly Street in the City of Wood River, (C-13-2008WR), (Hearing, Discussion, Action).

Chairman O'Neill opened the above mentioned public meeting. Nability described land was a piece of property in the NE portion of Wood River along Green Street and Lilly Street. There is currently a house on the lot and the property to the east wasn't subdivided, so it was never annexed. The request would give them two lots. It is contiguous with the municipal limits, all municipal services are available. It makes sense to annex the land with the final plat. It is recommended to approve this. The final plat will make two lots, one for the house and one for the sewer lift station. This will also allow them to put an out building at the back of the property.

No comments from the audience were made.

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

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

5. Public Hearing.

Rezone request changing property from R1, Suburban Density Residential and R2, Low Density Residential to R3, Medium Density Residential in the Grand Island City Code, Lots 1-11, Block 1, Northview II. (C-14-2008GI).

Chairman O'Neill opened the above mentioned public meeting. Nability described land was a piece of property near Northwest High School. Existing zoning around Northview II is a B2 zone. By changing the zoning to an R3 this allows for more density, allowing more units on the 11 lots. They are proposing to put in condos on

those sites, and will bring in a modified subdivision plat as an administrative plat, so that each of the proposed buildings will be on its own lot. This proposed use will buffer the rest of the property from the B2 General Commercial, located adjacent to it, it's also at the end of a cul-de-sac, and the future land use map calls for a low to a medium residential in this area. It is recommended to approve this.

O'Neill questioned how many units would be put on the property? Dave Huston answered that there would be 20 units on the property, four, 4-plexes and two, 2-plexes. These would be affordable condos.

No further questions or comments from the audience were made.

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

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

Consent Agenda

6. Final Plat – Bilslend Subdivision, North of Burmood Rd., Jackson Twp PT SW 1/4 & PT W 1/2 SE 1/4 3-9-12 8 AC, in Hall County, Nebraska. (1 Lot)

7. Final Plat – Deer Acres Subdivision, North of Old Potash Hwy, East of 150th Rd, SW Quarter (SW1/4) of Section Thirteen (13), Twp Eleven (11), North Range Twelve (12), in Hall County, Nebraska. (1 Lot)

8. Final Plat – Thelen Third Subdivision, North of Green Street and East of Lilly Street in the City of Wood River. (1 Lot)

Consent Agenda was considered by the Commissioners.

O'Neill asked for any comments, Reynolds about the Bilslend Subdivision when the house has been there all along. Nabity stated that they were splitting the house from the ground. It has been there more than 10 years and there is more than 20 acres. This allows them to sell off the farm ground and retain the house or sell off the house and retain the farm ground

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

A motion was made by Snodgrass and a seconded by Haskins to recommend approval of the Consent Agenda items 6, 7, and 8 as presented.

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

9. Special Item

Hazard Mitigation Plan Review and Input, Steven McMaster, with the Nebraska Department of Natural Resources, led the second public meeting on the Hazard Mitigation plan, reviewing and evaluating potential mitigation projects. McMaster presented FEMA's specific guidelines to approve, review and prioritize mitigation projects. He stated that he would be presenting a draft to FEMA in the next few weeks and that the plan would then come back to the planning commission for a public hearing and approval.

There is a list of 26 Hall County Projects that McMaster had put together. This list included projects in three larger categories: Severe Weather, Flood, Tornadoes and Drought.

Issues discussed included severe weather alert radios, sirens, assessing the availability of community tornado shelters, emphasizing home shelters, public education, encouraging underground power lines in new subdivisions and tree management programs in all communities, mitigating flood plain and maintaining good standing in the flood insurance program. Drought measures were given lower priority with the exception of finding alternate water supplies in Wood River and Alda.

Jon Rosenlund, the Hall County Emergency Management Director suggested the implementation of a reverse 911 system; having a system in place that would allow people to subscribe to a free message alert, whether it's by text or by recording to let them know that severe weather is in the area.

10. Planning Director's Report

Nabity stated that June would be a busy month. There are new flood maps that FEMA is sending out. These will have to be amended, adopted, and approved; they will go into effect once all this takes place September 26, 2008. Also next month look for the Agenda to be a long one with all the upcoming BID projects that need to be approved.

11. Next meeting is June 4, 2008

12. Adjourn

Chairman O'Neill adjourned the meeting at 7:15 p.m.

Leslie Ruge, Secretary

by Rose Woods