



Hall County Regional Planning Commission

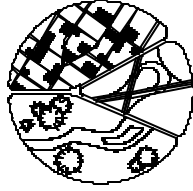
Wednesday, July 02, 2008
Regular Meeting

Item E2

June 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
June 4, 2008

The meeting of the Regional Planning Commission was held Wednesday, June 4, 2008, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" May 24, 2008.

Present:	Pat O'Neill Les Ruge Don Snodgrass Mark Haskins	Bill Hayes Jaye Monter Karen Bredthauer
Absent:	Dianne Miller, John Amick, Deb Reynolds, Scott Eriksen, Lisa Heineman	
Other:	Steve Riehle, John McDermott, Dawn Nowka	
Staff:	Chad Nability, Rose Woods	
Press:		

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 May 7, 2008 meeting.

A motion was made by Hayes, and seconded by Ruge, to approve the Minutes of the May 7, 2008 meeting as presented.

The motion carried with 7 members present 5 voting in favor (O'Neill, Ruge Hayes, Haskins, Snodgrass) and 2 members present abstaining (Monter, Bredthauer).

3. Request time to speak.

John McDermott, attorney for Gordman Properties LLC., requested time to speak on Agenda item #5 and Dawn Nowka, Vice President of Grand Island Mall, requested time to speak on Agenda item #5.

4. Public Hearing.

Concerning rezone request of Good Samaritan Subdivision from RD to Amended RD. Rezoning of land proposed for changing number of units for Lot 3 from 12 to 28 Senior Housing Apartments to 37 to 65 Senior Housing Apartments. Located North of Trust St., South of Rolling Green Dr., in the City of Grand Island. (C-15-2008GI) (Hearing, Discussion, Action)

Chairman O'Neill opened the above mentioned public meeting. Nability described that this was Good Samaritan Subdivision that was approved over a year ago. This would be an amended change to allow a change in wording in one paragraph allowing 37-65 units. This doesn't change building envelope or the number of buildings allowed.

No comments from the audience were made.

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

A roll call vote was taken and the motion passed with 7 members present (O'Neill, Ruge, Hayes, Monter, Haskins, Bredthauer, Snodgrass) all voting in favor.

5. Public Hearing.

Rezone request, Grand Island Mall Fifteenth Subdivision, Changing Zone from CD to Amended CD Zone, in the city of Grand Island, Hall County, Nebraska. (C-16-2008GI) (Hearing, Discussion, Action)

Chairman O'Neill opened the above mentioned public meeting. Nability first explains the site for the proposed building pointing out the location of Shopko and the Grand Island Mall, and the Gordman's Building. The proposed site is near Webb Rd., with water and sewer accessibility. There is no new plan for a new entrance; they would use the existing College Street extended. There is a plan for a drive through window without having to drive through the parking lot. Staff is recommending this Commercial development; it is amending the existing Commercial development, and will fill in the front along Webb Road.

John McDermott, attorney appearing for Gordman Properties LLC., had objections that the new proposed building would balkanize the existing property and impair the sightlines. He stated that currently the area lacks proper development and this needs to be looked at further before approving. They want proper development that visually would be much more acceptable to the area along with the other businesses. Ruge asked how it compromises the plan for the area. McDermott just explained that whole area is just becoming Balkanized. There is no thought given as to how to develop the area in a manner that would be consistent; making this a more desirable area, a more visually appealing area to Grand Island. The biggest concern is that the proposed building does block the sightline to his client's property from Webb Rd. O'Neill clarified that Gordman's owned the portion to the north that has been remodeled and added onto. That area is not part of the GI Mall.

Nabity explained that currently the Gordmans property is zoned B2, General Commercial, Grand Island Mall and ShopKo are a CD Zone or Commercial Development zone. The area to the north was a slightly different zoning district.

Dawn Nowka, Vice President of the Grand Island Mall spoke in favor for adding the new proposed building location. They do not feel that the location is impairing the sightline, if any view is blocked it would be that of the Grand Island Mall. Currently there are outlots already created, there is a strip mall center and Burger King to the north and to the south there is Video Kingdom. None of these currently hinder the sightlines. The current proposed building would take up just a portion of the front section. O'Neill commented that in the last few years there have a couple of rezoning requests, and asked if the GI Mall has a plan as to how the remaining property is going to develop? O'Neill stated that it just seems as if every few years lots are just being split up. Nowka replied that currently on the west side of the mall they have plans and some land for sale. There are also lots along Webb that can be developed. Ruge asked what the size of the new building would be. Nabity explained that the new building would be 45' x 90'; it will be larger than the one on 2nd St, same general design as the 2nd St., location. The new building will be located in the corner; they also have plans for landscaping around the front of the building. Bredthauer questioned that the proposed building would not take up the whole frontage of that area. Nowka responded that the building will only take up a third of that area.

O'Neill's final comments were that the CD zone was developed to have a fairly specific game plan, and now 15 subdivisions out stuff is just being changed, and what happens when all the view of the mall is blocked? O'Neill is just not sure when it's going to stop? When the parking lot is full of fast food restraints?

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 Bredthauer, to recommend approval as submitted.

A roll call vote was taken and the motion passed with 7 members present and 6 voting in favor (Ruge, Hayes, Monter, Haskins, Bredthauer, Snodgrass) all voting in

favor, and 1 member voting against (O'Neill).

Meeting was temporally suspended due to the tornado warning siren that went off at approximately 6:15.

Meeting was continued at approximately 6:40.

6. Public Hearing.

Proposed changes to adopt new Flood Maps and reference maps dated September 26, 2008 in Hall County. Including Alda, Cairo, Doniphan, Grand Island and Wood River zoning regulations. (C-18-2008All) (Hearing, Discussion, Action)

Chairman O'Neill opened the above mentioned public meeting, Nabity explained that these maps were reasonable. Nabity expressed that we can not afford to be in non-compliance with federal flood plain regulations. Nabity recommends approval of the new Flood Maps that would take effect September, 26, 2008.

Nabity also explained that the new flood maps will be available online, on Mapsifter 7. Haskins asked if they used the soil maps from years ago to determine the elevations. Nabity replied that they do it based on flows and aerial photography. It was done using the best available data. There are some possibilities for properties owners who feel that they should be out of the flood zone to have their property surveyed and if it is high enough it can be removed from the flood plain by letter of map amendment.

Haskins asked if there were benchmarks on the official maps in certain places to base the survey off of. Nabity explained there are not benchmarks on these maps. But they are based on USGS benchmarks so those are available.

Hayes asked in on Mapsifter if you could find out if a specific property would be in the flood zone. Nabity explained that now you cannot find out that information however soon the flood plain detail will be available once the information gets loaded and you will be able to apply the layers and the flood zone information will be available on Mapsifter 7. The new Flood Maps will not take effect until September 26, 2008. However they will be available on Mapsifter 7 in the next few weeks.

No further questions or comments from the audience were made.

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

A roll call vote was taken and the motion passed with 7 members present and 7 voting in favor (Ruge, Hayes, Monter, Haskins, Bredthauer, Snodgrass, O'Neill).

7. Council Referral.

Concerning the formation of a new business improvement district in and around the Downtown Grand Island to replace BID 5. (C-20-2008GI) (Discussion, Action)

Nabity talked about the proposed section is extending to add more area. This includes the Courthouse, City Hall; they want to incorporate more area to include the downtown city government focusing on improvements and amenities.

O'Neill asked how the residential structures would be assessed; Nabity said they would be to some degree, possibly following the model used in Lincoln where there is only a partial assessment since residential properties do not receive a benefit from all of the activities of the BID. This would be up to Council to decide.

No further questions or comments from the audience were made.

A motion was made by Snodgrass, and seconded by Haskins to recommend approval as submitted.

A roll call vote was taken and the motion passed with 7 members present and 7 voting in favor (Ruge, Hayes, Monter, Haskins, Bredthauer, Snodgrass, O'Neill).

Consent Agenda

- 8. Final Plat** – Grand Island Mall Fifteenth Subdivision, West of Webb Rd., and South of Capital Ave., a tract of land comprising all of Lot One (1). Grand Island Mall Eighth Subdivision, in the city of Grand Island, Hall County, Nebraska.
- 9. Final Plat** – Nyce Subdivision, West of South Locust, a tract of land located in the Northwest Quarter (NW1/4), Section Twenty Seven (27), Township nine (9), North Range nine (9), in Hall County, Nebraska.
- 10. Final Plat** – TNT Boshart Subdivision, a legal tract of land in the West Half (W1/2) of the Northwest Quarter (NW1/4) section Twenty Seven (27), Township Twelve (12) North Range Twelve (12), comprising of One (1) Lot, in Hall County, Nebraska.
- 11. Final Plat** – La Luc Subdivision, a tract of land, comprises of Lot One (1) and of Lot (2), to make one (1) lot. A tract of land located in the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section Four (4), Township Eleven (11), North Range Nine (9), in Grand Island, Hall County, Nebraska.
- 12. Final Plat** – R B Acres Subdivision, a tract of land part of the Southwest Quarter (SW1/4) of Section Thirty Five (35), Township Nine (9), North Range Ten (10), comprising of One (1) Lot, in Hall County, Nebraska.

Consent Agenda was considered by the Commissioners.

O'Neill asked for any comments, no further questions or comments from the

audience were made.

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

A motion was made by Bredthauer and a seconded by Ruge to recommend approval of the Consent Agenda items 8, 9, 10, 11, and 12, as presented

A roll call vote was taken and the motion passed with 7 members present (O'Neill, Ruge, Hayes, Monter, Haskins, Bredthauer, Snodgrass) voting in favor.

13. Planning Director's Report

Currently there is not a lot to say except the BID 6 is moving forward and will be meeting next week. As of now there is not a lot for next month's meeting.

14. Next Meeting July 2, 2008

Chairman O'Neill adjourned the meeting at 7:00 p.m.

Leslie Ruge, Secretary

by Rose Woods