



Hall County Regional Planning Commission

Wednesday, July 02, 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, July 02, 2008
Regular Meeting

Item .A1

Summary

Insert a narrative here

Staff Contact:

**Staff Recommendation Summary
For Regional Planning Commission Meeting
July 2, 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 Nebraska Department of Environmental Quality has approved septic systems on the two lots that are less than 3 acres in size. (4 lots)



Hall County Regional Planning Commission

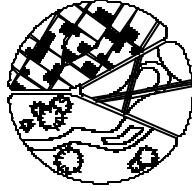
Wednesday, July 02, 2008
Regular Meeting

Item E2

June Meeting Minutes

Insert a narrative here

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 Nabity, 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. Nabity 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. Nabity 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



Hall County Regional Planning Commission

Wednesday, July 02, 2008
Regular Meeting

Item M3

Final Plat Spencer Acres

Insert a narrative here

Staff Contact:

June 24, 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.

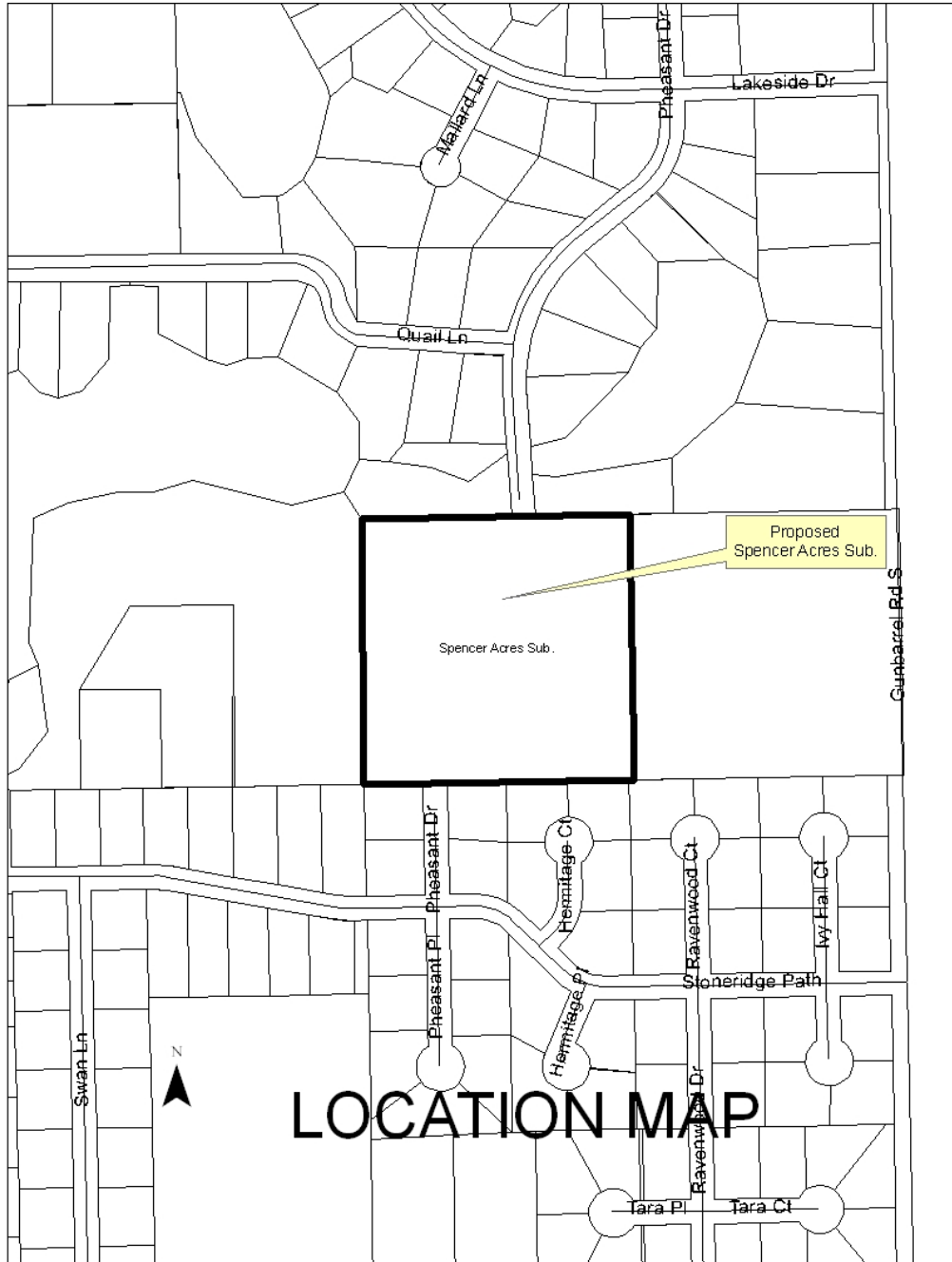
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on July 2, 2008 in the Council Chambers located in Grand Island's City Hall.

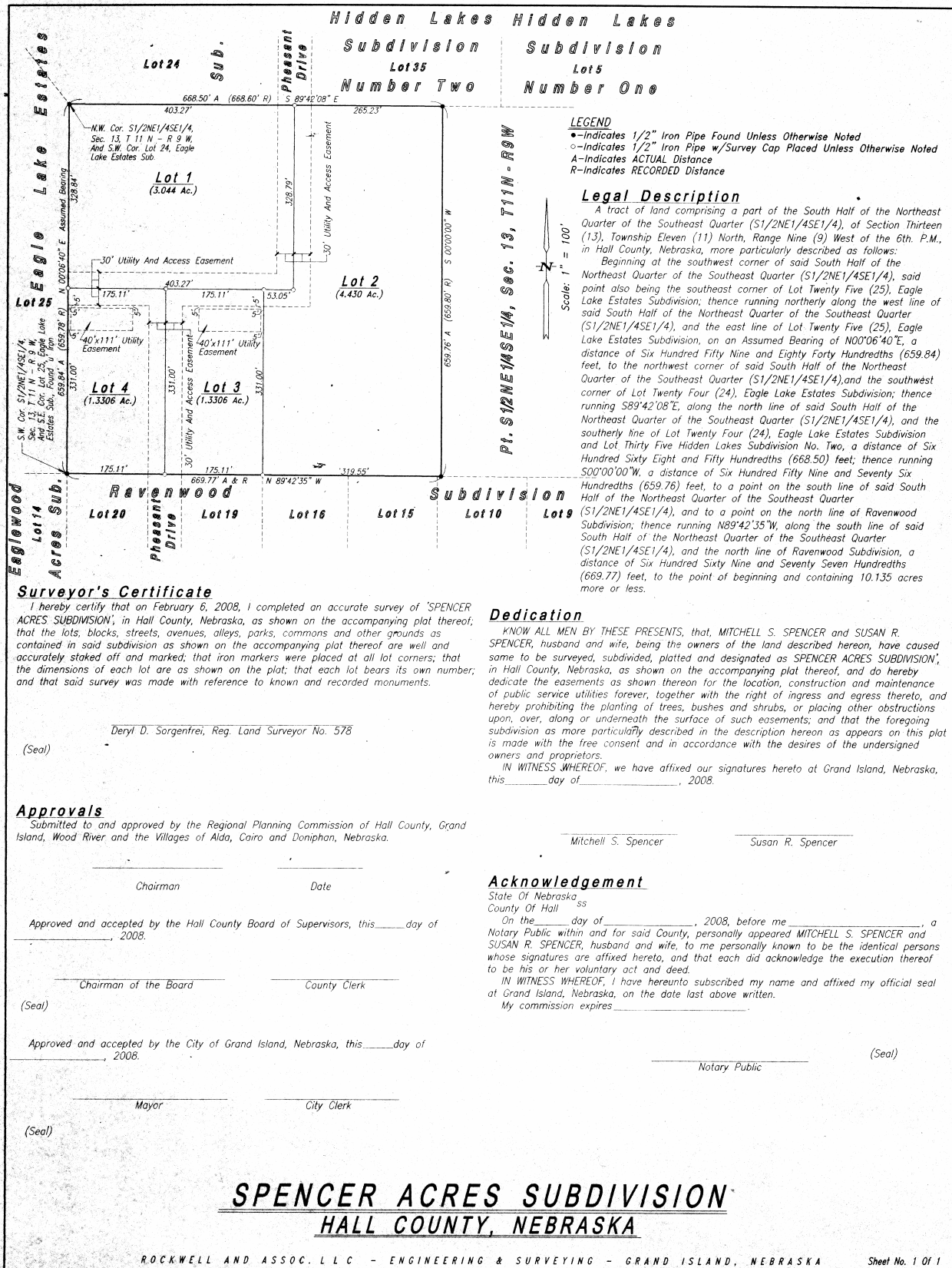
Sincerely,

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, July 02, 2008
Regular Meeting

Item N4

2008-2009 Budget

Insert a narrative here

Staff Contact:

Date: June 24, 2008

To: Hall County Regional Planning Commission
From: Chad Nabity, Planning Director
Re: 2009-2009 Budget

Enclosed you will find the budget for the Hall County Regional Planning Commission. The budget submitted this year assumes 20% of the funding for the Planning Director position and 10% for the Secretary position will be funded by the Grand Island Community Development Authority and that 38% of the funding for the Planning Technician position will be funded by the Grand Island Utilities Department. The percent of funding for the Planning Director position is being adjusted to more accurately reflect the workload.

The Regional Planning Department has had a history of cooperation with other city departments and agencies for funding since 1990 when the budget was amended to transfer the planning technician position to the Grand Island Utilities Department for 10 pay periods every year. This has been a beneficial partnership that has kept the costs of maintaining the planning department lower than it would have been without the partnership and increased the efficiency and communication between the utilities department and the planning department. The partnership with the CRA was formed in 2005 and has resulted in increased the efficiency and effectiveness for both agencies.

Based on the proposed budget Regional Planning Commission is requesting \$100,720 in budget authority of the fiscal year 2008-2009 from both Hall County and the City of Grand Island. The budget for last year was \$192,100. This included \$96,050 from both Hall County and Grand Island. We are requesting no funding for Capital equipment this year. The change to the budget will cover increased personnel costs. These changes reflect a 3.5% increase in wages for all positions and step increases for the Director and Secretary. The payment by the Planning Department for computer services is expected to increase by \$1033 to \$8033 this year and the payment for insurance premiums. The telephone, insurance premiums, and office supplies line items have been reduced for the 2008 fiscal year. The other items are expected to remain unchanged. Overall non-personnel expenses will be reduced by \$57 or 0.21%. The budget as proposed represents an **increase** in spending authority of **\$4,670** or **4.86%**.

Hall County Regional Planning Dept. 2008-2009 Budget

		2007-08	2008-09	% Change
Salaries	5105	\$ 122,647	\$ 128,967	5.15
Employer Social Security	5115	\$ 9,382	\$ 9,866	5.16
Employee Insurance-Health*	5120	\$ 22,995	\$ 24,911	8.33
Employee Insurance-Life	5125	\$ 302	\$ 302	0.00
Employee Insurance-Disab.	5130	\$ 331	\$ 348	5.14
Tuition Reimbursement	5135	\$ -	\$ -	0.00
General Pension	5145	\$ 7,359	\$ 7,737	5.14
Workers Compensation	5150	\$ 220	\$ 200	-9.09
Other Employee Benefits	5160	\$ 175	\$ 325	85.71
VEBA	5161	\$ 1,659	\$ 1,810	9.10
Total Personnel**		\$165,070	\$174,466	5.69
Contract Services	5213	\$ 400	400	0.00
Administrative Services	5221	\$ 1,200	1200	0.00
Computer Services	5241	\$ 7,000	8033	14.76
Printing and Duplicating	5245	\$ 500	500	0.00
Repair/Maint.-Off Furn & Equip	5330	\$ 400	400	0.00
Insurance Premiums		\$ 1,700	1400	-17.65
Telephone (\$46/mo)	5410	\$ 840	550	-34.52
Postage (\$70/mo)	5413	\$ 840	840	0.00
Legal Notices/ Advert.	5419	\$ 750	750	0.00
Dues and Subscriptions	5422	\$ 1,000	1000	0.00
Books		\$ 100	100	0.00
Travel and Training	5428	\$ 6,500	6500	0.00
Other Expenditures	5490			
Office Supplies	5505	\$ 2,800	2300	-17.86
Other General Supplies	5590			
Non Capital Office Equipment		\$ 3,000	3000	0.00
Capital Improvement	5620			
Total Operating		\$ 27,030	\$ 26,973	-0.21
Total		\$ 192,100	\$ 201,439	4.86
		2008	2009	
City and County Shares		\$ 96,050	\$ 100,720	4.86

*Expected insurance costs. These may change before the final city budget.

**20% of Director and 10% Secretary Expenses are paid by Grand Island CRA and
38% of Planning Technician Expenses are paid by Grand Island Utilities