



Hall County Regional Planning Commission

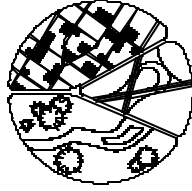
Wednesday, November 05, 2008
Regular Meeting

Item E2

October 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
October 1, 2008

The meeting of the Regional Planning Commission was held Wednesday, October 1, 2008, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" September 20, 2008.

Present: Pat O'Neill Lisa Heineman
Deb Reynolds Mark Haskins
Don Snodgrass Karen Bredthauer
Leslie Ruge Bill Hayes
Dianne Miller

Absent: Scott Eriksen, John Amick, Jaye Monter

Other:

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 September 17, 2008 meeting.

O'Neill asked if there were any changes to the September 17, meeting minutes. Hearing none O'Neill asked for a motion.

A motion was made by Miller, and seconded by Reynolds to approve the Minutes of the September 17, 2008 meeting as mailed.

The motion carried with 9 members present voting in favor (O'Neill, Ruge, Hayes, Miller, Reynolds, Heineman, Haskins, Bredthauer, and Snodgrass).

3. Request time to speak.

No one requested time to speak.

4. Review and Approve Northwest Intergenerational Plan (C-01-2008GI)

Nabity stated this plan was created at the request of and with the help of Pamela Forster with Excel Development Group. Excel Development Group is building the Woodland Park Townhomes in northwest Grand Island, east of Independence Avenue and north of Capital Avenue.

The Woodland Park Townhomes is a development that uses a variety of state and federal funding sources to create quality affordable housing for low income seniors. The first phase of the project was completed this year with a grand opening celebration in August of 2008. All of the units are full and there is a waiting list with 250 persons on it waiting for openings. This type of quality affordable housing is needed desperately in Grand Island.

The developer is preparing a funding application for the second phase of this project. Phase II proposes to build 20 units (10-duplexes) at an estimated cost of \$4.2 million. Although this project uses state and federal funding sources to make it affordable to seniors, it will be required to pay real estate taxes. One component of the funding application that can positively influence the decision to award funding is the existence of a neighborhood plan. Ms. Forster offered to help prepare the basic plan that is before you for consideration.

This plan is descriptive in nature. It details the level and types of development that have occurred in Northwest Grand Island. Northwest Grand Island has become a mature neighborhood with a variety of types and styles of housing that appeal to all age groups. Every type of housing from apartments and starter homes through retirement and assisted living facilities are available. Recreational facilities and opportunities are being expanded in the area with new parks, improvements to existing parks, and hike/bike trails that extend throughout the neighborhood. The Grand Island public school system (GIPS) and Northwest High School both have facilities in Northwest Grand Island.

Examination of neighborhoods is a good way to gauge the development of the community. This plan shows consistent growth with high quality development that meets the needs of a wide range of people.

Nabity recommended approval of this plan.

O'Neill asked if there were any questions.

O'Neill asked for a motion. A motion was made by Hayes to approve the Northwest Grand Island Intergenerational Plan as submitted and was seconded by Ruge.

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

5. Preliminary and Final Plat

Hornady Subdivision located North of Stolley Park Road and west of Arthur Street in Grand Island, consisting of approximately 7.822 acres creating five lots. Property is zoned R2 (Low Density Residential Zone), sewer and water are available.

O'Neill asked if there were any questions.

Ruge asked if there was a way to inform potential purchasers of the lots that water is present. That they would have to build up higher or risk having water in their basement. Nabity explained if the city requires them to build at a particular elevation and there is still water in the basement that could shift responsibility onto the City, leaving the final decision up to the homeowner about whether or how deep to build a basement leaves that responsibility firmly on the shoulders of the homeowner.

Heineman asked who was responsible for paying for the cul-de-sac; Nabity explained the developer would be responsible for that because this there is not a proposal for a paving district.

O'Neill asked for a motion. A motion was made by Bredthauer to approve Preliminary and Final Plat for Hornady Subdivision as presented and seconded by Heineman.

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

6. Final Plat HW Subdivision

HW Subdivision is located south of Nebraska Hwy 2, and north of Nevada Ave.,

in Grand Island, consisting of approximately 16.067 acres, creating two lots. Property is zoned RO (Residential Office Zone), sewer and water are available.

O'Neill asked if there were any questions.

O'Neill asked for a motion. A motion was made by Hayes to approve the Final Plat HW Subdivision as submitted and was seconded by Haskins.

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

7. Final Plat Vanosdall Subdivision

Vanosdall Subdivision is located east of South Locust and North of US Highway 34, in Grand Island, consisting of 3.1606 acres, creating 2 lots.

O'Neill asked if there were any questions.

O'Neill asked for a motion. A motion was made by Heineman to approve the Final Plat Vanosdall as submitted and was seconded by Reynolds.

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

8. Final Plat Theisen Subdivision

Theisen Subdivision is located east of 130th Rd., south of Chapman Rd., and north of One R Road, in Hall County, consisting of 3.868 acres, one lot, this is a one time split of 80 acres or more.

O'Neill asked if there were any questions.

O'Neill asked for a motion. A motion was made by Ruge to approve the Final Plat Theisen Subdivision as submitted and was seconded by Haskins.

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

9. Planning Directors Report

Nomination Committee for the election of new officers; Les Ruge, Village Rep., Karen Bredthauer, Grand Island Rep., Pat O'Neill, County Rep.

Hazard Mitigation is done has been adopted and submitted to FEMA, all jurisdictions approved their portions.

New Flood Plan went into effect September 26, 2008, has been adopted and FEMA has approved.

Project Amada is still at a standstill.

10. Recognition of Dianne Miller.

Dianne Miller was honored for her eight years of service on the Planning Commission, a Plaque was presented.

Mayor will appoint someone to replace Miller.

11. Next Meeting November 5, 2008

12. Adjourn

Chairman O'Neill adjourned the meeting at 6:35p.m.

Leslie Ruge, Secretary

by Rose Woods