



Hall County Regional Planning Commission

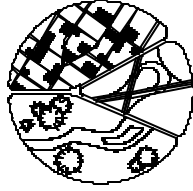
Wednesday, February 04, 2009
Regular Meeting

Item E2

January 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
January 7, 2008

The meeting of the Regional Planning Commission was held Wednesday, December 3, 2008, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" November 22, 2008.

Present:	Pat O'Neill	Lisa Heineman
	Deb Reynolds	Scott Eriksen
	Don Snodgrass	Karen Bredthauer
	Leslie Ruge	Mark Haskins
	John Amick	Ray Aguilar

Absent: Jaye Monter, Bill Hayes

Other:

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 December 3, 2008 meeting.

O'Neill asked if there were any changes to the December 3, meeting minutes. Hearing none, O'Neill asked for a motion.

A motion was made by Bredthauer, and seconded by Aguilar to approve the Minutes of the December 3, 2008 meeting.

The motion carried with 10 members present and 9 voting in favor (Aguilan, Amick, O'Neill, Ruge, Reynolds, Haskins, Bredthauer, Heineman and Snodgrass) and 1 member abstaining (Eriksen).

3. Request time to speak.

No one requested time to speak.

4. Public Hearing

Consideration of proposed amendments to Chapter 36 of the Grand Island City Code (Zoning) to the B2 General Business Zone, AC Arterial Commercial Overlay Zone, and the M2 Heavy Manufacturing Zone regarding Recreational Vehicle Campgrounds and Recreational Vehicle spaces accessory to hotel/motel uses; and consideration of changes regarding Section 26, Projections from Building. (C-04-2009GI)

O'Neill opened the Public Hearing asking if anyone had any questions or comments.

Nabity explained this is a specific code change for the AC Arterial Commercial Overlay Zone, located along South Locust between Stolley Park Road and US Hwy 34, the requested change is to allow campgrounds in that district by Conditional Use Permit. Currently the B2 General Business Zone and the M2 Heavy Manufacturing Zone are allowed campgrounds with a Conditional Use Permit.

Nabity also explained the Camper Pads Accessory Hotel/Motel Uses in the B2, AC and M2 Zones these would be permitted for an electrical hookup, no proposal to allow sewer or water hookups. The purpose is to provide temporary services for a short term stay.

Requested changes made to City Code Camper Pads Accessory Hotel/Motel Uses in the B2, AC and M2 zones subject to the following limitations: e) Pads shall not be located within and any minimum yard setback. This would require a side yard set back or a rear yard setback to the adjoining property also change f) All RV pads shall be provided with a landscape buffer yard or street yard as identified in the landscaping section of this code.

Nabity stated one issue not decided at this time is the size of the camper pads. Those changes would be made for all Hotel/Motel uses in the B2,

AC, M2 also permitted in the M3 and B3 zones are downtown along the Union Pacific tracks. There are not a lot of Hotel/Motel uses there. If there were to be some in that district they are not along major arterials and the camper traffic is discouraged for the downtown area.

Another change requested was to allow campgrounds in the AC Overlay district by Conditional Use Permit there are a set of standards set forth in the city code, changes made to the guidelines would be c) All RV pads shall be provided with a landscape buffer yard or street yard as identified in the landscaping section of this code.

Nabity described the last change would be to the projection of buildings in 2004 there was an adoption of section B,1-5, they are replacing with a better version that is easier to understand. It will be easier to explain and enforce with the previous paragraph before the change in 2004.

O'Neill asked for comments from the board and the audience.

Rick Milton, 109 E Ashton, spoke that the intent is to get them to stay in the hotel, however when your full and you have extra parking space this would be available to provide for additional revenue.

It was recommended by Ruge and seconded by Heineman to table the decision for the Camper Pads Accessory Hotel/Motel Uses in the B2, AC and M2 zones until the next meeting February 4, 2009, in order to better define the minimum camper pad size, how much of the pad site should be hard surfaced, how much parking should be allowed for each pad and what type of separation and landscaping should surround each pad. The motion carried with 10 members present and all voting in favor (Aguilar, Amick, O'Neill, Ruge, Reynolds, Haskins, Bredthauer, Heineman, Snodgrass and Eriksen).

O'Neill closed the Public Hearing.

A motion was made by Ruge to approve the proposed changes to the AC zoning district regarding campgrounds as a conditional use and the section dealing with projections from buildings, and seconded by Haskins.

The motion carried with 10 members present and all voting in favor (Aguilar, Amick, O'Neill, Ruge, Reynolds, Haskins, Bredthauer, Heineman, Snodgrass and Eriksen).

5. Request for Conservation Easement - Concerning a Conservation Easement – Comprising a part of the of the South half (S1/2) of the Northeast Quarter (NE1/4) and in the Southeast Quarter (SE¼) of section Twenty (20) in Township Nine (9) North, Range Eleven (11) West of the 6th P.M. (C-05-2009HC)

Nabity explained this area is approximately 200 acres located at Hwy 11 and

Airport Rd, Platte River Drive, in a river overlay corridor zone intended for Agricultural use, this is consistent with the Comprehensive Plan.

O'Neill asked for comments from the board and the audience.

Hearing none O'Neill asked for a motion.

A motion was made by Eriksen to approve the request for the Conservation Easement, and seconded by Reynolds.

The motion carried with 10 members present and all voting in favor (Aguilar, Amick, O'Neill, Ruge, Reynolds, Haskins, Bredthauer, Heineman, Snodgrass and Eriksen).

Consent Agenda

- 6. Final Plat – Pirnie First Subdivision**, located east of Stuhr Road and north of Bismarck Rd., Section 14, Township 11N, Range 9W, in Grand Island, in Hall County Nebraska consisting of 1.581 acres (2 Lots).
- 7. Final Plat – Rauert Farm Subdivision**, located east of 80th Rd., North of Hwy 2, in Hall County Nebraska consisting of 3.0 acres (1 Lot).
- 8. Final Plat – Davis Farm Subdivision**, located east of Hwy 11, in Hall County, Nebraska consisting of 7.0952 acres (1 Lot).

A motion was made by Amick to approve the Consent Agenda and seconded by Eriksen.

The motion carried with 10 members present and all voting in favor (Aguilar, Amick, O'Neill, Ruge, Reynolds, Haskins, Bredthauer, Heineman, Snodgrass and Eriksen).

9. Planning Director's Report Project Amada

10. Next Meeting February 4, 2009

11. Adjourn

10. Planning Directors Report

Nabity had nothing further to report on Project Amada.

Nabity explained there is a NPZA Conference in Grand Island, Mid-Town Holiday Inn February 25-27, 2009 and those interested in attending are to call the Planning Department to get registered.

11. Next Meeting February 4, 2009

12. Adjourn

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

Leslie Ruge, Secretary

by Rose Woods