



# Hall County Regional Planning Commission

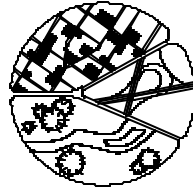
Wednesday, March 04, 2009  
Regular Meeting

## Item E2

### February 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  
February 4, 2009

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The meeting of the Regional Planning Commission was held Wednesday, February 4, 2008, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" January 24, 2009.

Present:	Pat O'Neill	Leslie Ruge
	Karen Bredthauer	Lisa Heineman
	Don Snodgrass	Scott Eriksen
	Jaye Monter	Mark Haskins

Absent: John Amick, Deb Reynolds, Ray Aguilar, Bill Hayes

Other: Steve Riehle, Public Works Director; Casey Sherlock, Hall County Public Works,

Staff: Chad Nabity, Rose Woods

Press: Tracy Overstreet, Independent

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**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 January 7, 2009 meeting.**

A motion was made by Eriksen, and seconded by Bredthauer, to approve the Minutes of the January 7, 2009 meeting as presented.

The motion carried with 8 members present 7 voting in favor(O'Neill, Ruge, Haskins, Bredthauer, Heineman, Snodgrass, Eriksen) and 1 member present abstaining (Monter).

**3. Request time to speak.**

Steve Fosselman #4, Sam Trough #4, JoAnne Dyer #6

Public Hearing agenda item #6 was moved in front of agenda item #4.

Chairman O'Neill excused himself from the room due to a conflict of interest regarding item # 6; Bredthauer vice chair took over the meeting.

**4. Public Hearing – Consideration of Redevelopment Plan for property located in Blight and Substandard Area #6, at 1814 N Eddy, (1721 N Broadwell, Gilberts Sub., Block One (1), Gilbert's 2<sup>nd</sup> Addition, 1720 N Eddy, Gilbert's Sub., Block One (1), Gilbert's 2<sup>nd</sup> Addition, 1724 N Eddy, Gilbert's Sub., Block One (1), Gilbert's 2<sup>nd</sup> Addition and 1814 N Eddy Gilbert's Sub., Block One (1) Gilbert's 2<sup>nd</sup> Addition to the City of Grand Island, in Grand Island. (C-08-2009GI).**

Bredthauer opened the Public Hearing on the Consideration of a Redevelopment Plan, Nabyt briefly explained this is redevelopment plan for the Casey's property on north Broadwell and Eddy at Five Points, this area is being used commercially and is zoned B2 General Business, Casey's is proposing to build a new larger convenience store which does follow the guidelines of the comprehensive plan. Nabyt stated the building will be located further south of its current location. So there will be no traffic blockage.

Bredthauer closed the Public Hearing.

Bredthauer looked for a motion to approve the Redevelopment Plan as presented; a motion was made by Ruge and seconded by Monter, to recommend approval of Redevelopment Plan as it does meet the comp plan and is in the B2 Zone.

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

**5. Public Hearing – Concerning the adoption of the Grand Island 1 & 6 Year Street Improvement Plan (C-06-2009GI).**

Chairman O'Neill opened the above mentioned public meeting.

Steve Riehle, Public Works Director, discussed the Grand Island 1 & Six Year Street Improvement Plan. Riehle stated there were two changes for the 2009 Projects the Bike Trail along the Wood River floodway that is already completed, this was completed last year. In 2010, the Library board has asked for a traffic signal at the intersection of Lincoln Ave and 2<sup>nd</sup> St.

Riehle briefed members on: 2009 Projects, which include the Capital Avenue widening project; the US Highway 30 widening; the Wasmer Detention Cell; the Walk to Walnut Safe Routes To School project; South Locust 4-Lanes, Stolley Park Road Widening, NWHS Left Turn Lane; US Hwy 34/281 Concrete Repair & Resurfacing, the extension of the Moore's Creek Ditch; the Quiet Zones on UPRR Corridor; the 2009 Annual Paving Petition Program; the Annual Asphalt Resurfacing Program; the Concrete Lining of Ditches; Moore's, Prairie and Silver Creek Flood Control; 2010 Projects include North Road & Capital Ave Round-A-Bout, 13<sup>th</sup> & North Road, Realign Barr MS Entrance (2011), Library Traffic Signal Request, Annual Paving Program, Traffic Signal at US Hwy 281 and Rae Rd, Traffic Signal at US Hwy 281 and Wildwood Drive, Platte Valley Industrial Park Drainage, Independence Ave north of Manchester – Ditch Design, Annual Asphalt Resurfacing Program, GIS System Continued Development and Maintenance and Concrete Lining of Ditches. More 2010 Projects include, storm cell improvements, Trail Bridge over two Platte River Channels, and Trail Construction State Street to Veterans Home.

Sam Trough spoke in favor of the pedestrian bridges over the highways this would provide better safety for those using the trails, as they cross the highways.

Heineman asked for more hike and bike trails that could be integrated into the city versus having recreational routes.

Steve Fosselman commented the importance for the traffic signal near the library would allow classes coming from Wasmer using the library to cross safely. This has been a request for many years, 19,000 cars travel on 2<sup>nd</sup> St a day and this would allow children and people to cross to and from the library without having to dodge through all the traffic.

Chairman O'Neill closed the public hearing.

A motion was made by Eriksen, and seconded by Ruge, to recommend approval of the Grand Island 1 & 6 Year Street Improvement Plan as submitted, removing the bike trail that was finished last year and adding the traffic signal on Lincoln and 2<sup>nd</sup>.

A roll call vote was taken and the motion passed with 8 members present 7 voting in favor (O'Neill, Ruge, Eriksen, Monter, Haskins, Bredthauer, Snodgrass) and 1 member voting against (Heineman).

**5. Public Hearing** – Concerning adoption of 1 & 6 Year Hall County Road Improvement Plan. (C-07-2009HC)

Chairman O'Neill opened the above mentioned Public Meeting.

Casey Sherlock presented the 1 & 6 Year Hall County Road Improvement Plan.

Haskins requested they put a little more emphasis on finishing the last 3 miles of South Locust from Grand Island to Doniphan.

Chairman O'Neill closed the public meeting.

A motion was made by Haskins and seconded by Bredthauer, to recommend the approval of the 1 & 6 Year Hall County Road Improvement Plan as presented, with an emphasis on South Locust.

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

**6. Public Hearing** – Zoning Text Change. Changes are proposed to the Definitions section of the code to provide necessary definition for wind energy systems and Recreational Vehicle Pads. Changes will be considered to section 36-103 Wind Energy Systems and changes will be to the B2 General Business Zone, AC arterial Commercial Overlay Zone, and the M2 Heavy Manufacturing Zone regarding Recreational Vehicle spaces accessory to hotel/motel uses. (C-09-2009GI)

Chairman O'Neill opened the above mentioned Public Meeting.

Nabity explained the Zoning Text Changes, this proposed changes to the Definitions of Recreational Vehicle Pads, **Recreational Vehicle Pad**: a space for parking a recreational vehicle within a campground or other allowed place consisting of no less than 800 square feet with a minimum width of 12 feet. Improvements included within the pad space include 1 hard surfaced improved parking space of not less than 180 square feet (20 x 9 or 18 x 10) and 2 hard surfaced improved parallel tire pads of not less than 2.5 feet by 24 feet. Additional changes were:

(2) Recreational Vehicle Pads accessory to Hotel/Motel Uses with the following restrictions:

- a) Number of pads shall not exceed 10% of the number of sleeping rooms available at the hotel/motel to a maximum of 15 pads
- b) The hotel/motel shall continue to provide all required parking spaces,
- c) Water service shall not be provided at the pad
- d) Sewer service shall not be provided at the pad. A publicly accessible dump station must be available at the hotel/motel or within ½ mile of the hotel/motel.

- e) Pads shall not be located in any required setback
- f) All RV pads shall be provided with a landscape buffer yard or street yard as identified in the landscaping section of this code.
- g) Pads shall not be accessible from any public way.

There was further discussion regarding the sewer services be allowed at the hotel/motel site. O'Neill felt this should not be allowed due to the odors being emitted as the waste is being transferred from the storage tank on the RV's to the city sewer. Heineman also raised the question that by not requiring a dump site would create a health or sanitation issue and that local taxpayers would end up paying for. The city does have a dump station at the wastewater treatment plant and at Hall County Park. Mormon Island also has a dump station however a Nebraska park permit is required to enter the park.

Nabity also explained the Wind Energy Conversion Systems noting a rewrite on the wind energy system regulations. Such systems are proposed to be regulated on tower height, not rotor blade width as was done in the past. Lots of half-acre or larger could install small scale systems. Larger scale commercial systems would be restricted to agricultural areas, except those in proximity to the Central Nebraska Regional Airport.

Chairman O'Neill closed the public meeting.

A motion was made by Bredthauer and seconded by Ruge, to recommend the approval of the Zoning Text Change as presented.

A roll call vote was taken and the motion passed with 7 members present 6 voting in favor (Ruge, Monter, Haskins, Bredthauer, Snodgrass, Heineman) and one member voting against (O'Neill).

- 7. Final Plat – South Pointe Subdivision**, located east of South Locust Street, and North of US Hwy 34, in Grand Island, in Hall County Nebraska consisting of 1.966 acres (1 Lot).

A motion was made by Haskins and seconded by Bredthauer to approve the Final Plat of South Pointe Subdivision.

The motion carried with 7 members present and all voting in favor (O'Neill, Ruge, Monter, Haskins, Bredthauer, Heineman, Snodgrass).

- 8. Final Plat – Fairway Crossings at Indianhead Golf Club**, located north of Husker Hwy and east of Engleman Road, in Grand Island, Hall County Nebraska consisting of 31.94 acres (77 Lots).

A motion was made by Ruge and seconded by Haskins to approve the Final Plat of Fairway Crossings at Indianhead Golf Club Subdivision.

The motion carried with 7 members present and all voting in favor (O'Neill, Ruge, Monter, Haskins, Bredthauer, Heineman, Snodgrass).

**9. Planning Director's Report**

Nabity reminded commissioners that the NPZA Conference will be in Grand Island the third week of February. He encouraged those commissioners who would like to get signed up.

**10. Next meeting is March 4, 2009**

**11. Adjourn**

Chairman O'Neill adjourned the meeting at 7:40 p.m.

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Leslie Ruge, Secretary

by Rose Woods