



Hall County Regional Planning Commission

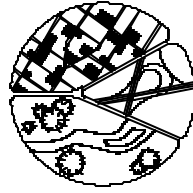
Wednesday, April 01, 2009
Regular Meeting

Item E2

March 4, 2009 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
March 4, 2009

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	Bill Hayes
	Don Snodgrass	Ray Aguilar
	Jon Amick	Mark Haskins

Absent: Deb Reynolds, Jaye Monter, Scott Eriksen, Lisa Heineman

Other: Don Engle, Steve Rehlie

Staff: Chad Nabity, Rose Woods

Press: Tracy Overstreet, Independent

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 February 4, 2009 meeting.

A motion was made by Haskins, and seconded by Snodgrass, to approve the Minutes of the February 4, 2009 meeting as presented.

The motion carried with 8 members present 6 voting in favor (Aguilar, O'Neill, Ruge, Haskins, Bredthauer, Snodgrass) and 2 members present

abstaining (Amick and Hayes).

3. Request time to speak.

Don Engle requested to speak on Agenda item #6.

Chairman O'Neill recused himself from the meeting.

4. Public Hearing – Concerning the rezone request of a tract of land in part of the (25), Township Eleven (11), North, Range Ten (10) West of the 6th P.M. in the 2-mile extraterritorial of Grand Island, in Hall County. Rezone from a TA Transitional Agricultural Zone to a M1 Light Manufacturing Zone. (C-10-2009GI)

Vice Chair Bredthauer opened the Public Hearing concerning the rezone request of the tract of land.

Nabity briefly explained this is consistent with the City's Comprehensive Land Use Plan: The subject property is designated for manufacturing uses (typically M1 or M2). This property is accessible to existing municipal Infrastructure: City water and sewer services are available and can be extended to serve the rezoning area. It is also accessible to transportation infrastructure: The site located adjacent to U.S. Highway 281 has full access to the highway at the southeast corner of the property. This would provide for more manufacturing oriented property in an area already heavily populated with heavy manufacturing. The proposed use would support the existing similar manufacturing uses specifically Case New Holland. Finally this would allow for the expansion of an existing business in an appropriate place near their existing location: This would provide more area for the growth of Case New Holland

Vice Chair Bredthauer closed the Public Hearing.

Bredthauer looked for a motion to approve the Rezone Request as presented; a motion was made by Haskins and seconded by Snodgrass, to recommend approval of Rezone Request as it does meet the City's Comprehensive Plan.

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

5. Public Hearing – Concerning the annexation request of a tract of land in part of the Southeast Quarter of the Northeast Quarter (SE1/4, NE1/4) of Section Twenty-Five (25), Township Eleven (11) North, Range Ten (10) West of the 6th P.M in the 2-mile extraterritorial of Grand Island, in Hall County (C-11-2009GI).

Vice Chair Bredthauer opened the above mentioned public meeting.

Nabity briefly explained, this property is contiguous with (surrounded by) the Grand Island City Limits. The owners have requested annexation. These properties are within the Grand Island Utilities Electrical Service District. These properties are all within the Cedar Hollow/Northwest School District. These annexations will not impact the two-mile extraterritorial jurisdiction of Grand Island.

Vice Chair Bredthauer closed the public hearing.

A motion was made by Haskins, and seconded by Aguilar to recommend approval of the Annexation as it meets the Comprehensive City Plan.

A roll call vote was taken and the motion passed with 7 member's present voting favor (Aguilar, Amick, Ruge, Hayes, Haskins, Bredthauer, Snodgrass).

O'Neill returned to the meeting.

6. **Public Hearing** – Concerning rezone request of 4155 East U.S. Highway 30, (located South of Hwy 30), from B2 General Business to M2 Heavy Manufacturing. A tract of land comprising a part of the Northeast Quarter of the Northwest Quarter (NE1/4, NW1/4), Section Twelve (12), Township Eleven (11) North, Range Nine (9) West of the 6th P.M. in the 2-mile extraterritorial of Grand Island, in Hall County. (C-12-2009GI)

Commissioner Haskins recused himself from the meeting.

Chairman O'Neill opened the above mentioned Public Meeting.

Nabity explained this rezone is Consistent with the City's Comprehensive Land Use Plan: The subject property is designated mixed use manufacturing uses (typically B2 to M2 zoning). This would provide space to move a manufacturing use from the center of town to a more appropriate location: This would allow the Aurora Coop to move their chemical storage from their current location to one on the outskirts of town. This site has good access to U.S. Highway 30 and county roads used to reach nearby farming operations.

Nabity also read the two letters written to him by concerned Merrick County Residents, in protest of the Aurora COOP move. A copy of the letters will be kept in the rezoning case file.

Aguilar recommended the letters be forwarded to City Council as it is not up to Regional Planning to decide where business should be located. The purpose for Regional Planning is to make sure this follows the Comprehensive Plan for the city.

Don Engle spoke they are going to remove the present greenhouse and build another building, this change will meet DEQ standards. Anhydrous will be moved

at a later time. The property is deep enough to be kept clear of the highway. Engle added COOP takes pride in keeping a good looking property.

Riehle spoke about the future of a stoplight at the intersection of Capital and U.S. Hwy. 30, stating this is possibly in the future, and proposed those to use an alternate route to the West that is safer and faster that currently provides a stoplight.

A motion was made by Ruge and seconded by Aguilar, to recommend the approval of rezone request of 4155 East U.S. Hwy. 30, as presented, with an additional recommendation that the letters from Merrick County residents be forwarded on to City Council as well.

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

Commissioner Haskins returned to the meeting.

Consent Agenda

- 7. Final Plat – Knuth Subdivision HC**, located east of North Road and north of Wildwood Drive, in Hall County Nebraska consisting of 5.120 acres (1 Lot).
- 8. Final Plat – D and S Jones Subdivision HC**, located east of 60th Road and south of Rainforth Road, Hall County Nebraska consisting of 6.031 acres (1 Lot).
- 9. Final Plat – Richter Subdivision HC**, located east of 60th Road and south of Rainforth Road, Hall County Nebraska consisting of 4.163 acres (1 Lot).
- 10. Final Plat – Landing subdivision HC**, located south of Airport Road and west of 150th Road, Hall County Nebraska consisting of 7.54 acres (1 Lot).
- 11. Final Plat – AMA Subdivision HC**, located north of White Cloud Road and east of Cameron Road, Hall County Nebraska consisting of 2.85 acres (1 Lot).

12. Planning Director's Report

Nabity commented on the NPZA Conference in Grand Island.

13. Next Meeting is April 1, 2009

14. Adjourn

Chairman O'Neill adjourned the meeting at 6:30 p.m.

Leslie Ruge, Secretary

by Rose Woods