



Hall County Regional Planning Commission

Wednesday, May 06, 2009
Regular Meeting Packet

Commission Members:

Ray Aguilar	Grand Island	
John Amick	Hall County	
Karen Bredthauer	Grand Island	Vice Chairperson
Scott Eriksen	Grand Island	
Mark Haskins	Hall County	
Bill Hayes	Doniphan	
Lisa Heineman	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

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Item .A1

Summary Page for May 6, 2009

Insert a narrative here

Staff Contact:

**Staff Recommendation Summary
For Regional Planning Commission Meeting
May 6, 2009**

4. **Public Hearing** - Rezone request concerning 3059 St Paul Rd., Garden Place Sub., Washington Township, S1/2, Lot 4 in the 2-mile extraterritorial jurisdiction of Grand Island, in Hall County, from M2 Heavy Manufacturing to LLR Large Lot Residential. **See full recommendation** (C-14-2009GI) (Hearing, Discussion, Action)
5. **Public Hearing** - Rezone request concerning 1403 Adams St., a part SE ¼ of Section 21 Township 11, Range 9, West of the 6th P.M. in Grand Island, in Hall County. Rezone from a M2 Heavy Manufacturing to R3 Medium Density Residential. **See full recommendation** (C-15-2009GI) (Hearing, Discussion, Action)
6. **Public Hearing** - Text Amendment of Zoning Ordinance. Concerning proposed amendments to section 36.173 the Setbacks and Separation or Buffer Requirements in the Grand Island City Code. **See full recommendation** (C-16-2009GI) (Hearing, Discussion, Action)
7. **Request for Conservation Easement** – Concerning a Conservation Easement comprising a part of the West Half (W1/2) of Section Twenty Four (24), Township Twelve (12) North, Range Twelve (12) West of the 6th P.M. **See full recommendation** (C-17-2009HC) (Discussion, Action)
8. **Request for Conservation Easement** - Concerning a Conservation Easement – comprising a part of the Northeast Quarter of the Northeast Quarter (NE1/4NE1/4) and Lot One (1) in Section Three (3), Township Nine (9) North, Range Eleven (11) West of the 6th P.M. **See full recommendation** (C-13-2009HC) (Discussion, Action)

Consent Agenda

9. **Final Plat – South Place Subdivision**, located east of Adams Street, in Grand Island, in Hall County Nebraska, consisting of 3.135 acres (4 Lots). This subdivision is zoned M2 Heavy Manufacturing with a request to rezone to R3 Medium Density Residential. Sewer and water are available.
10. **Final Plat – Miracle Valley Second Subdivision**, located east of Engleman in Grand Island Nebraska consisting of 4.375 acres (2 Lots). This subdivision is zoned LLR Large Lot Residential. Sewer and water are available.
11. **Final Plat – DSK Subdivision**, located north of Bismark Rd., in the 2-mile extraterritorial jurisdiction of Grand Island, in Hall County Nebraska,

consisting of 10 acres (6 Lots). This subdivision is zoned LLR Large Lot Residential. Sewer and water are not available.

- 12. Final Plat – Yoder Subdivision HC**, located south of Loup River Rd., and east of Bluff Center Rd., in Hall County Nebraska, consisting of 3.050 acres (1 Lot). This splits an existing farmstead from a parcel of 20 acres or more.
- 13. Final Plat – SA Scholz Subdivision HC**, located south of Prairie Rd., and west of Webb Rd., in Hall County Nebraska, consisting of 3.115 acres (1 Lot). This splits an existing farmstead from a parcel of 20 acres or more.
- 14. Final Plat – Allan Acres Subdivision HC**, located north of Stolley Park Rd and east of 150th Road, in Hall County Nebraska, consisting of 3.00 acres (1 Lot). This splits an existing farmstead from a parcel of 20 acres or more.
- 15. Final Plat – Schweitzer Second Subdivision HC**, located east of State Hwy 11, and north of Chapman Road, in Hall County Nebraska consisting of 5.014 acres (1 Lot). This will add property to Schweitzer subdivision. It does not create any additional lots.



Hall County Regional Planning Commission

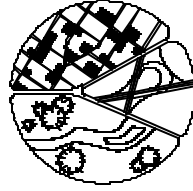
Wednesday, May 06, 2009
Regular Meeting

Item E2

Meeting Minutes for April 1, 2009

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
April 1, 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
	Scott Eriksen	Ray Aguilar
	Jon Amick	Mark Haskins
	Jaye Monter	

Absent: Deb Reynolds, Don Snodgrass, Lisa Heineman

Other:

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 March 4, 2009 meeting.

A motion was made by Aguilar, and seconded by Bredthauer, to approve the Minutes of the March 4, 2009 meeting as presented.

The motion carried with 9 members present 7 voting in favor (Aguilar, O'Neill, Ruge, Haskins, Bredthauer, Hayes, Amick) and 2 members

present abstaining (Monter and Eriksen).

3. Request time to speak.

No one requested time to speak.

Chair O'Neill requested all Final Plats be on a Consent Agenda.

Nabity briefly explained.

Consent Agenda

- 4. Final Plat – Woodland Park Eighth Subdivision**, located east of Independence Ave, in Grand Island, in Hall County Nebraska, consisting of 4.636 acres (14 Lots).
- 5. Final Plat – Devall Subdivision**, located south of Capital Avenue, and north of Hwy 30, in the 2-mile extraterritorial of Grand Island, in Hall County Nebraska, consisting of 7.446 acres (1 Lot).
- 6. Final Plat – Schweitzer Second Subdivision HC**, located east of State Hwy 11, and north of Chapman Road, in Hall County Nebraska, consisting of 5.014 acres (1 Lot).
- 7. Final Plat – P & D Acres Subdivision HC**, located north of Capital Avenue and east of 150th Rd., in Hall County Nebraska, consisting of 5.177 acres (1 Lot).

A motion was made by Aguilar and seconded by Haskins, to recommend the approval of the Consent Agenda for the above mentioned plats, as presented.

A roll call vote was taken and the motion passed with 9 members present all voting in favor (Aguilar, Amick, O'Neill, Ruge, Hayes, Bredthauer, Haskins, Eriksen, Monter).

8. Planning Director's Report

Nabity commented there will be more on the Agenda for next months meeting.

9. Next Meeting is May 6 2009.

10. Adjourn

Chairman O'Neill adjourned the meeting at 6:05 p.m.

Leslie Ruge, Secretary

by Rose Woods



Hall County Regional Planning Commission

Wednesday, May 06, 2009
Regular Meeting

Item F3

Rezone request for 3059 St Paul Rd (C-14-2009GI)

Insert a narrative here

Staff Contact:

Agenda Item # 4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

May 6, 2009

SUBJECT: *Zoning Change (C-14-2009G1)*

PROPOSAL: To rezone approximately 5.84 acres of land south of Airport Road and east of St. Paul Road from M2 Heavy Manufacturing to LLR Large Lot Residential. The property is being used for residential purposes and has been since at least 1920. The owners would like to insure that they can rebuild if the house is destroyed for any reason.

OVERVIEW:

Site Analysis

Current zoning designation:

M2 – Heavy Manufacturing

Permitted and conditional uses:

M2 –Heavy Manufacturing - A wide variety of warehousing, storage, manufacturing and industrial uses and no residential uses. Storage wholesale and retail sale of grain/seed and agricultural chemicals permitted. Minimum lot size of 6000 square feet with 65% coverage.

Comprehensive Plan Designation:

Designated for future development as a low to medium density residential.

Existing land uses.

Single Family Residence

Proposed Zoning Designation

LLR – Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre with 25% coverage.

Adjacent Properties Analysis

Current zoning designations:

North: M2- Heavy Manufacturing

East: TA- Transitional Agriculture,

South and West: LLR-Large Lot Residential

Permitted and conditional uses:

TA Agricultural uses including: raising of livestock, but not confined feeding, raising crops, greenhouses and nurseries and residential uses up to a density of 1 unit per 20 acres. Minimum lot size 20 acres. **LLR** – Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre with 25% coverage. **M2** –Heavy Manufacturing - A wide variety of warehousing, storage, manufacturing and industrial uses and no residential uses. Storage wholesale and retail sale of grain/seed and agricultural chemicals permitted. Minimum lot size of 6000 square feet with 65% coverage.

Comprehensive Plan Designation: **North, South, West:** Designated for Low to Medium Density Residential.
East: Designated for Manufacturing

Existing land uses: **North:** Storage Yard, Residential, Salvage Yard
South: Very Low Density Residential, Ag uses, Sod Farm
East: Farm Ground, Rail Road
West: Very Low Density Residential, Ag uses

EVALUATION:

Positive Implications:

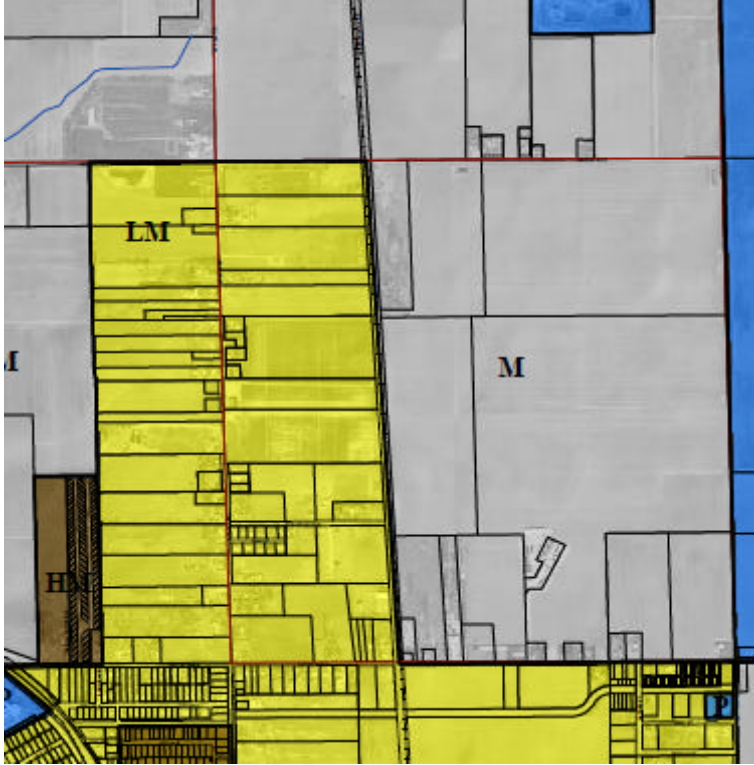
- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for low to medium density residential (typically LLR to R3 zoning).
- *Would allow for expansion or rebuilding of the existing uses:* This would allow the property owners to expand or rebuild on this site.
- *Consistent with existing uses:* This change is consistent with the existing uses in the area. Some heavier uses are near this to the north but none to the east, south or west.

Negative Implications:

- *May inhibit development of manufacturing uses adjacent to this property:* The property to the east of this is planned for manufacturing uses as is most of the property surrounding the airport. The airport is most consistent manufacturing uses. Airports do not mix well with residential uses.

Other Considerations

The this property is already intended for possible low to medium density residential uses as shown below on the Future Land Use Map for the City of Grand Island.

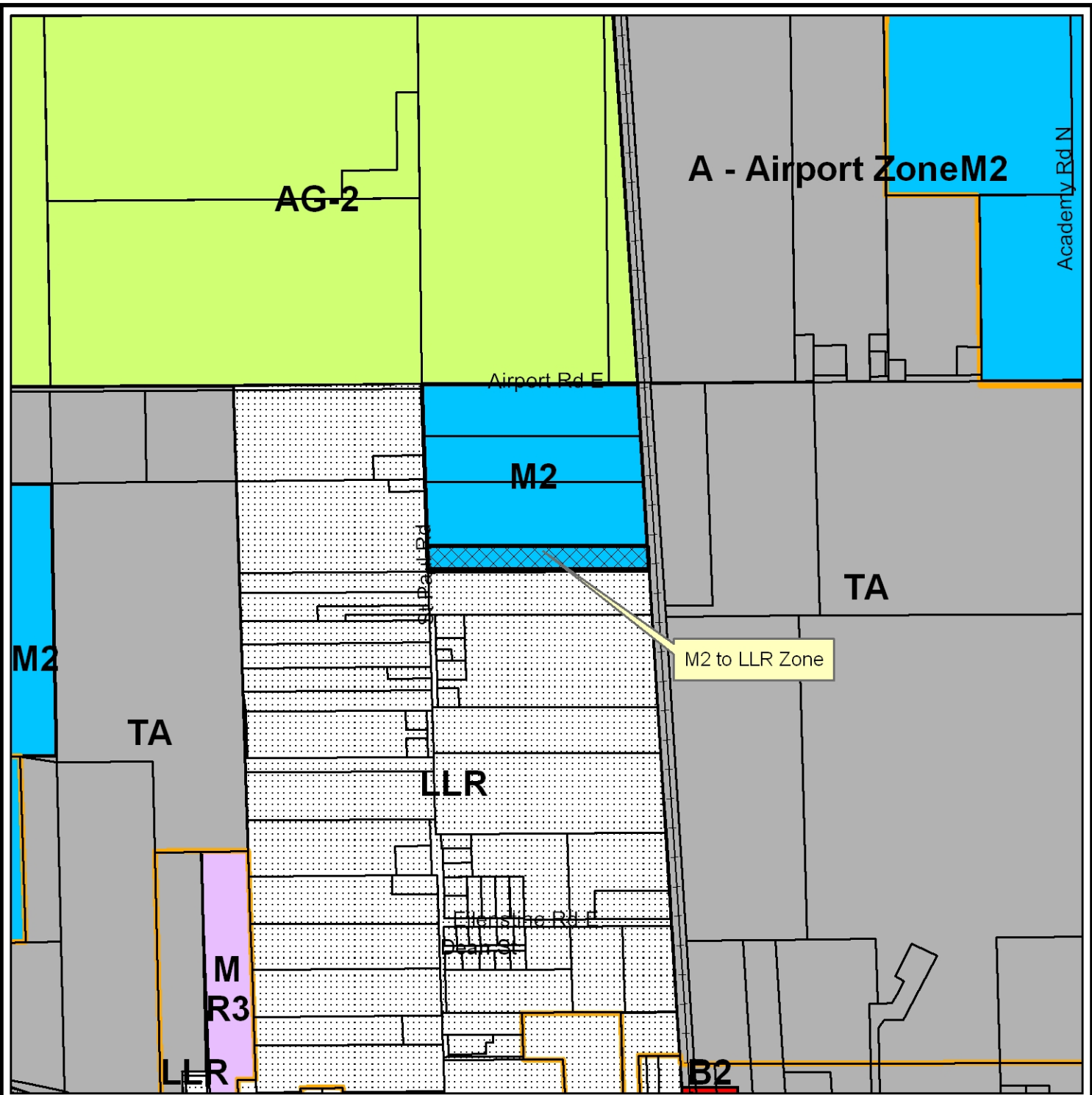


Future Land Use Map of the Area as approved in the Grand Island Comprehensive Plan

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from M2-Heavy Manufacturing to LLR-Large Lot Residential as requested and shown on the attached map.

_____ Chad Naby AICP, Planning Director





Requested Zoning



Scale : NONE
C-14-2009GI



-  From M2 : Heavy Manufacturing Zone
-  to LLR Large Lot Residential Zone





Hall County Regional Planning Commission

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Item F4

Rezone Request for 1403 Adams St (C-15-2009GI)

Insert a narrative here

Staff Contact:

Agenda Item # 5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

May 6, 2009

SUBJECT: *Zoning Change (C-15-2009G1)*

PROPOSAL: To rezone approximately 3.135 acres of land south of Fonner Park Road and east of Adams Street from M2 Heavy Manufacturing to R3 Medium Density Residential. This property is currently vacant. The applicant has an option to purchase this property contingent on rezoning. He intends to build apartments at this location.

OVERVIEW:

Site Analysis

Current zoning designation:

M2 – Heavy Manufacturing

Permitted and conditional uses:

M2 –Heavy Manufacturing - A wide variety of warehousing, storage, manufacturing and industrial uses and no residential uses. Storage wholesale and retail sale of grain/seed and agricultural chemicals permitted. Minimum lot size of 6000 square feet with 65% coverage.

Comprehensive Plan Designation:

Designated for future development as a low to medium density residential.

Existing land uses.

Vacant

Proposed Zoning Designation

R3 — Medium Density Residential, Residential uses at a density of 14 dwelling units per acre with 50% coverage, non-profit uses, recreational uses and agricultural uses.

Adjacent Properties Analysis

Current zoning designations:

North: M2- Heavy Manufacturing

South and East: R4- High Density Residential,

West: R3-Medium Density Residential

Permitted and conditional uses:

M2 –Heavy Manufacturing - A wide variety of warehousing, storage, manufacturing and industrial uses and no residential uses. Storage wholesale and retail sale of grain/seed and agricultural chemicals permitted. Minimum lot size of 6000 square feet with 65% coverage. **R3** — Medium Density Residential, Residential uses at a density of 14 dwelling units per acre with 50% coverage, non-profit uses, recreational uses and agricultural uses. **R4** — High Density Residential, Residential uses at a density of 42 dwelling units per acre with 60% coverage, non-profit uses, recreational uses and agricultural uses.

Comprehensive Plan Designation: **North and West: Manufacturing**
South, and East: Designated for Low to Medium Density Residential. South and East properties are adjacent to this piece.

Existing land uses: **North:** Sta-Rite Industries
South: Multi Family Residential
East: Detention Cell
West: Farm Ground owned by Grand Island Public Schools as a future school site.

EVALUATION:

Positive Implications:

- *Generally Consistent with the City's Comprehensive Land Use Plan:* The area around the subject property is designated for low to medium density residential (typically LLR to R3 zoning). The future land use map is intended to be interpreted base on surrounding uses not as hard lines on the map.
- *Would allow for expansion residential development.* This would allow apartments o be built at this location.
- *Is infill development:* This site has all of the required municipal infrastructure. It has been in the city limits and undeveloped for a number of years.
- *Allows for efficient development of a small site:* This zoning change would allow development of the site in a manner consistent with the surrounding properties and would maximize the benefits to both the developer and the city.

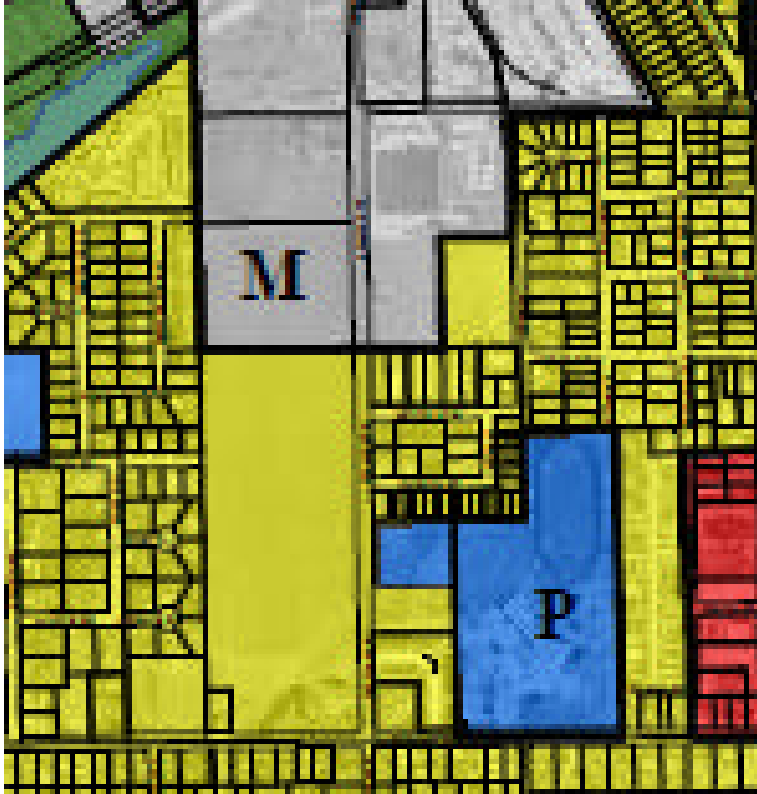
Negative Implications:

- *None Foreseen*

Other Considerations

The property is surrounded by land intended for low to medium density residential development. Most of his development has already occurred. The property to the west is owned by Grand Island Public Schools and is the site for a future elementary school.

The Future Land Use Map for the City of Grand Island for this area is shown below.

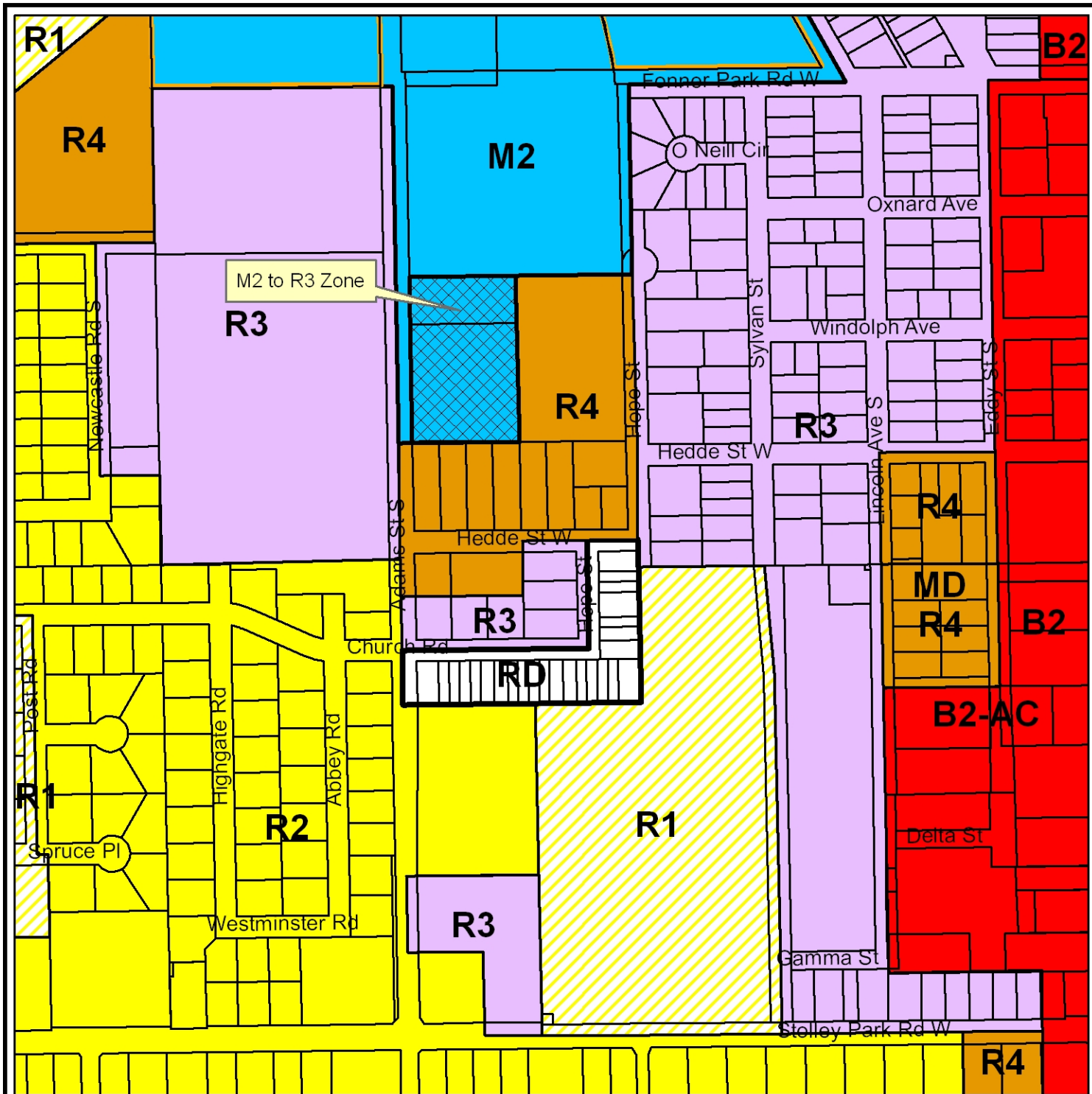


Future Land Use Map of the Area as approved in the Grand Island Comprehensive Plan

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from M2-Heavy Manufacturing to R3- Medium Density Residential as requested and shown on the attached map.

_____ Chad Naby AICP, Planning Director



Requested Zoning



Scale : NONE

C-15-2009GI



- From M2 : Heavy Manufacturing Zone
- to R3 Medium Density Residential Zone



THE WETLAND PLANNING COMMISSION of the
County, Grand Island, Wood River and the Village
of M3, Oak and Oregon, Nebraska



Hall County Regional Planning Commission

Wednesday, May 06, 2009
Regular Meeting

Item -5

Text Amendment Change (C-16-2009GI)

Insert a narrative here

Staff Contact:

Agenda Item #6

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

May 6, 2009

SUBJECT:

Concerning amendments to the Zoning Ordinance for the City of Grand Island and its 2 mile extra-territorial jurisdiction. Amendments to be considered pertain to the Communication Towers §36-173 Setbacks and Separation or Buffer Requirements (C-16-2009GI)

PROPOSAL:

The changes proposed here were requested by Patrick Buettner of Grand Island, Nebraska. All areas with changes are highlighted. Additions are *italicized and underlined* and deletions are in ~~strike-out~~.

§36-173. Setbacks and Separation or Buffer Requirements

(A) All towers up to fifty (50) feet in height shall be set back on all sides a distance equal to the underlying setback requirement in the applicable zoning district. Towers in excess of fifty (50) feet in height shall be set back one additional foot for each foot of tower height in excess of fifty (50) feet *except where such setback is from property owned by a government entity and the City Council finds in granting the permit that reducing such additional setback will not cause harm to the intended use of the public property.* The height of a tower shall be measured from the grade at the foot of the base pad to the top of any telecommunications facilities or antennas attached thereto. Setback requirements shall be measured from the base of the tower to the property line of the tract of land on which it is located.

(B) Towers exceeding one hundred (100) feet in height may not be located in any residential zoned district and must be separated from all residential zoned land and occupied structures other than those utilized by the tower owner, by a minimum of two hundred (200) feet or one hundred percent (100%) of the height of the proposed tower, whichever is greater.

(C) Towers of one hundred (100) feet or less in height may be located in residential zoned districts provided said tower is separated from any residential structure, school, church, and/or occupied structures other than those utilized by the tower owner, by a minimum of one hundred percent (100%) of the height of proposed tower.

(D) Towers must meet the following minimum separation requirements from other towers:

- (1) Monopole tower structures shall be separated from all other towers, whether monopole, self-supporting lattice, or guyed, by a minimum of seven hundred fifty (750) feet.
- (2) Self-supporting lattice or guyed towers shall be separated from all other self-supporting or guyed towers by a minimum of one thousand five hundred (1,500) feet.

OVERVIEW:

The proposed changes would give the City Council flexibility in determining the appropriate setbacks for a tower when the property the tower is on is bounded by

public property. Property owned by a government entity could include a: city, state, federal, natural resource district, fair board and/or public school district among others. The types of property could include: detention cells, road right of way, parks, schools, fair grounds, drainage way or projects, lakes etc...

In the particular case that Mr. Buettner is interested in the tower would abut a detention cell on state owned property that is maintained by the City.

Another option for amending these regulations would be to change the regulations as shown below:

§36-173. Setbacks and Separation or Buffer Requirements

(A) All towers up to fifty (50) feet in height shall be set back on all sides a distance equal to the underlying setback requirement in the applicable zoning district. Towers in excess of fifty (50) feet in height shall be set back one additional foot for each foot of tower height in excess of fifty (50) feet except where such setback is from property owned, controlled and/or maintained the City and the City Council finds in granting the permit that reducing such additional setback will not cause harm to the intended use of the public property. The height of a tower shall be measured from the grade at the foot of the base pad to the top of any telecommunications facilities or antennas attached thereto. Setback requirements shall be measured from the base of the tower to the property line of the tract of land on which it is located.

(B) Towers exceeding one hundred (100) feet in height may not be located in any residential zoned district and must be separated from all residential zoned land and occupied structures other than those utilized by the tower owner, by a minimum of two hundred (200) feet or one hundred percent (100%) of the height of the proposed tower, whichever is greater.

(C) Towers of one hundred (100) feet or less in height may be located in residential zoned districts provided said tower is separated from any residential structure, school, church, and/or occupied structures other than those utilized by the tower owner, by a minimum of one hundred percent (100%) of the height of proposed tower.

(D) Towers must meet the following minimum separation requirements from other towers:

- (1) Monopole tower structures shall be separated from all other towers, whether monopole, self-supporting lattice, or guyed, by a minimum of seven hundred fifty (750) feet.
- (2) Self-supporting lattice or guyed towers shall be separated from all other self-supporting or guyed towers by a minimum of one thousand five hundred (1,500) feet.

This change would only allow the City Council to reduce the required setbacks when the City has some interest in the property that will allow the exemption.

The regulations as they are currently written do not permit Council to reduce the required setback under any circumstances. A 190 foot tower is required to be placed 145 feet from a side property line in the M2 zoning district (M2 side yard setback is 5 feet. One foot setback for every foot over 50 feet in height. $190 - 50 = 145$). These setbacks from a side property line are required by the current regulations regardless of the adjoining use. In some cases, such as: very large rights-of-way, lakes, detention cells and other drainage structures it may be reasonable to lower the requirement on a case by case basis. The changes as proposed both by Mr. Buettner and by planning staff would let Council take the specific circumstances of either government owned or City owned controlled or maintained property into consideration while granting the permit and reduces the required setback.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council **approve** the changes to the Grand Island Zoning Ordinance as suggested by staff.

_____ Chad Naby AICP, Planning Director

§36-172. Tower Development Permit; Procedure

After receipt of an application for a Tower Development Permit, the City Clerk shall schedule a public hearing before the City Council to consider such application. Notice of such application shall be placed in a newspaper of general circulation in the City at least one (1) time ten (10) days prior to such hearing. In addition to the publication, the City Clerk shall cause a notice to be posted in a conspicuous place on the property on which action is pending. Such notice shall be not less than eighteen (18) inches in height and twenty four (24) inches in width with a white or yellow background and black letters not less than one and one-half (1½) inches in height. Such posted notice shall be so placed upon the premises so that it is easily visible from the street nearest the same and shall be so posted at least ten (10) days prior to the date of such hearing. It shall be unlawful for anyone to remove, mutilate, destroy, or change such posted notice prior to such hearing. Any person so doing shall be deemed guilty of a misdemeanor. The public hearing shall be held at which all interested parties shall be heard. The City Council may approve a Tower Development Permit as requested in the pending application with any conditions or safeguards it deems reasonable and appropriate based upon the application and/or input received at the public hearing or deny the application. In all zoning districts in which towers are a permitted conditional use of land, the Tower Development Permit shall be deemed a conditional use permit for said tract of land.

§36-173. Setbacks and Separation or Buffer Requirements

(A) All towers up to fifty (50) feet in height shall be set back on all sides a distance equal to the underlying setback requirement in the applicable zoning district. Towers in excess of fifty (50) feet in height shall be set back one additional foot for each foot of tower height in excess of fifty (50) feet **except where such setback is from property owned by a government entity and the City Council finds in granting the permit that reducing such additional setback will not cause harm to the intended use of the public property.** The height of a tower shall be measured from the grade at the foot of the base pad to the top of any telecommunications facilities or antennas attached thereto. Setback requirements shall be measured from the base of the tower to the property line of the tract of land on which it is located.

(B) Towers exceeding one hundred (100) feet in height may not be located in any residential zoned district and must be separated from all residential zoned land and occupied structures other than those utilized by the tower owner, by a minimum of two hundred (200) feet or one hundred percent (100%) of the height of the proposed tower, whichever is greater.

(C) Towers of one hundred (100) feet or less in height may be located in residential zoned districts provided said tower is separated from any residential structure, school, church, and/or occupied structures other than those utilized by the tower owner, by a minimum of one hundred percent (100%) of the height of proposed tower.

(D) Towers must meet the following minimum separation requirements from other towers:

- (1) Monopole tower structures shall be separated from all other towers, whether monopole, self-supporting lattice, or guyed, by a minimum of seven hundred fifty (750) feet.
- (2) Self-supporting lattice or guyed towers shall be separated from all other self-supporting or guyed towers by a minimum of one thousand five hundred (1,500) feet.

§36-174. Structural Standards for Towers Adopted

The *Structural Standards For Steel Antenna Towers And Antenna Supporting Structures*, 1991 Edition (ANSI/EIA/TIA 222-E-1991) is hereby adopted, together with any amendments thereto as may be made from time to time, except such portions as are hereinafter deleted, modified, or amended by ordinance and set forth in this chapter of the City Code.

§36-175. Illumination and Security Fences

(A) Towers shall not be artificially lighted except as required by the Federal Aviation Administration (FAA). In cases where there are residential zoned properties located within a distance of 300% of the height of the tower, any tower subject to this Article shall be equipped with dual mode lighting.

(B) All self-supporting lattice or guyed towers shall be enclosed within a security fence or other structure designed to preclude unauthorized access. Monopole towers shall be designed and constructed in a manner which will preclude to the extent practical, unauthorized climbing of said structure.

§36-176. Exterior Finish

Towers not requiring FAA painting or marking shall have an exterior finish which enhances

compatibility with adjacent land uses, subject to review and approval by the City Council as part of the application approval process. All towers which must be approved as a conditional use shall be of stealth design unless stealth features are impractical or the cost of such features represents an undue burden on the applicant.

§36-177. Landscaping

All tracts of land on which towers, antenna support structures, telecommunications facilities and/or antennas are located shall be subject to the landscaping requirements of the City Code.

§36-178. Maintenance, Repair or Modification of Existing Towers

All towers constructed or under construction on February 1, 1998 may continue in existence as a non-conforming structure and may be maintained or repaired without complying with any of the requirements of this Article. Nonconforming structures or uses may not be enlarged or the degree of nonconformance increased without complying with this Article, including applying for and obtaining a Tower Development Permit. Any modification or reconstruction of a tower constructed or under construction on February 1, 1998, shall require compliance with the requirements of this Article including applying for and obtaining a Tower Development Permit. Said application shall describe and specify all items which do not comply with this Article and may request, subject to approval by the Mayor and City Council, an exemption from compliance as a condition of the Tower Development Permit.

§36-179. Inspections

The City reserves the right to conduct an inspection of towers, antenna support structures, telecommunications facilities and antennas upon reasonable notice to the tower owner or operator to determine compliance with this Article and to prevent structural and equipment failures and accidents which may cause damage, injuries or nuisances to the public. Inspections may be made to determine compliance with the Building Code and any other construction standards set forth in the City Code, federal and state law or applicable ANSI standards.

§36-180. Maintenance

The towers, antenna support structures, telecommunications facilities and antennas shall at all times be kept and maintained in good condition, order and repair so that the same does not constitute a nuisance to or a danger to the life or property of any person or the public.

§36-181. Abandonment

If any tower shall cease to be used for a period of three hundred sixty-five (365) consecutive days, the Building Department shall notify the tower owner that the site will be subject to a determination by the Building Department Director that the site has been abandoned. Upon issuance of a Notice to Show Cause by the Building Department Director, the tower owner shall have thirty (30) days to show by a preponderance of the evidence that the tower has been in use or under repair during the period of apparent abandonment. In the event the tower owner fails to show that the tower has been in use or under repair during the relevant period, the Building Department Director shall issue a final determination of abandonment of the site and the tower owner shall have seventy five (75) days thereafter to dismantle and move the tower. In the event the tower is not dismantled and removed, the tower shall be declared a public nuisance by the Building Department Director, or his/her designee and a written request shall be directed to the City Attorney to proceed to abate said public nuisance pursuant to §20-15 of the Grand Island City Code, and charge the costs thereof against the real estate on which the tower is located or the owner of record of the said real estate.

§36-182. Satellite Dish Antennas, Regulation

After February 1, 1998 installation of satellite dish antennas shall be permitted within the zoning jurisdiction of the City of Grand Island only upon compliance with the following criteria:

- (A) In residential zoned districts, satellite dish antennas may not exceed a diameter of ten (10) feet.
- (B) Single family residences may not have more than one (1) satellite dish antenna.
- (C) Multiple family residences with ten or less dwelling units may have no more than one (1) satellite dish antenna. Multiple family residences with more than ten (10) dwelling units may have no more than two (2) satellite dish antennas.

(D) In residential zoning districts, satellite dish antennas shall not be installed in the required front yard setback area or side yard setback area.

(E) All satellite dish antennas installed within the zoning jurisdiction of the City after February 1, 1998, shall be of a neutral color such as black, gray, brown, or such other color as will blend with the surrounding dominant color in order to camouflage the antenna.

§36-183. Severability

If any clause, section, or any other part of this Article shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Article shall not be affected thereby, but shall remain in full force and effect.

§36-184. Reserved

§36-185. Reserved

§36-186. Reserved

§36-187. Reserved



Hall County Regional Planning Commission

Wednesday, May 06, 2009
Regular Meeting

Item -6

Request for Conservation Easement (C-17-2009HC)

Insert a narrative here

Staff Contact:

Agenda Item # 7

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

May 6, 2009

SUBJECT: *Conservation Easement C-17-2009HC*

PROPOSAL: Ricky V. Yoder and Cynthia M. Yoder and Central Platte NRD have submitted a request to Hall County for the approval of a conservation easement on property owned by the Yoder's' in the West Half (W1/2) of Section Four (4), Township Twelve (12) North, Range Twelve (12) West of the 6th P.M. Hall County Nebraska. This property is located east of Bluff Center Road and south of Loup River Road.

The Hall County Board of Supervisors forwarded this matter to the planning commission per statutory requirements at their meeting on April 14, 2009.

OVERVIEW:

Ricky and Cynthia Yoder currently own this property and wish to grant a conservation easement to the Central Platte NRD. This easement will restrict irrigation of this property. No well with a capacity of greater than 50 gpm will be permitted. Clusters of 50 gpm wells are not permitted. An existing well on the property used to irrigate other land can remain and may still be used to irrigate the other property. No pumping is allowed from an adjoining stream. No sub irrigated plants may be planted on the property. Excavations that would expose ground water, gravel pits or mines are not permitted. Residential, commercial or industrial development is limited by permission of the easement holder. As such, they are proposing to place a conservation easement on the property with rights to enforce that easement remaining with the Central Platte NRD. As defined by NRSS §76-2112, The Central Platte NRD is eligible to receive, hold and enforce the conservation easement.

A recommendation on this easement to determine conformity with the Comprehensive Plan is required by State Statutes.

Site Analysis

<i>Current zoning designation:</i>	AG1- Agricultural District
<i>Permitted and conditional uses:</i>	Agriculture and Agriculture Related Uses very limited residential, commercial limited to ag related commercial
<i>Comprehensive Plan Designation:</i>	Agriculture
<i>Existing land uses:</i>	Farm Ground
<i>Site constraints:</i>	none

Adjacent Properties Analysis

<i>Current zoning designations:</i>	North South, East and West: AG-1
<i>Comprehensive Plan Designation:</i>	Primary Agriculture
<i>Existing land uses:</i>	Farm Ground

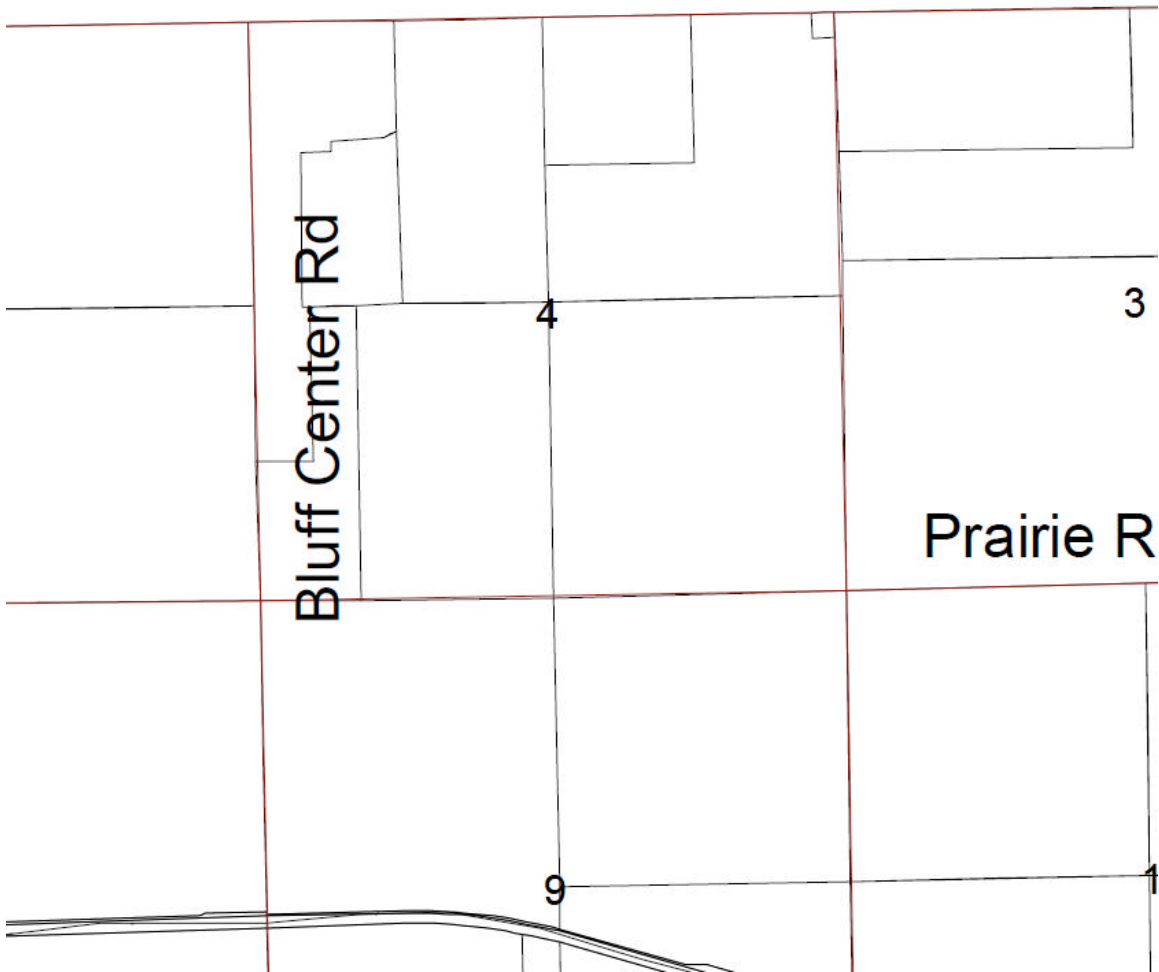


Figure 1. Future Land Use Map with Proposed Easement Highlighted

EVALUATION:

The easement is proposed on property that is zoned for agricultural purposes and planned to be used for agricultural purposes for the foreseeable future. There are no real development constraints on the property except the distance from municipal services. This property is not located on a major road way and is unlikely to attract any commercial development.

Hall County Comprehensive Plan General Land Use Policies

Goal 1

Hall County should manage the land in a cost-effective and efficient manner while protecting the environment and natural resources, as well as maintaining and increasing land values. Guiding future growth and development in Hall County towards a compact pattern of land uses based upon the efficient and economical expansion of public infrastructure will continue to maintain and improve the quality of life for Hall County residents.

- 1.1.7 Discourage and minimize leapfrog development outside of cities and villages.
- 1.1.8 Hall County should allow agricultural production in all areas in which agricultural uses are appropriate, and non-agricultural development in agricultural areas should be allowed in specifically designated areas which does not negatively impact the agricultural uses.
- 1.2.5 Encourage low to zero non-farm densities in prime farmland areas and other agricultural districts by providing residential lot size requirements and proper separation distances between residential and agricultural uses.

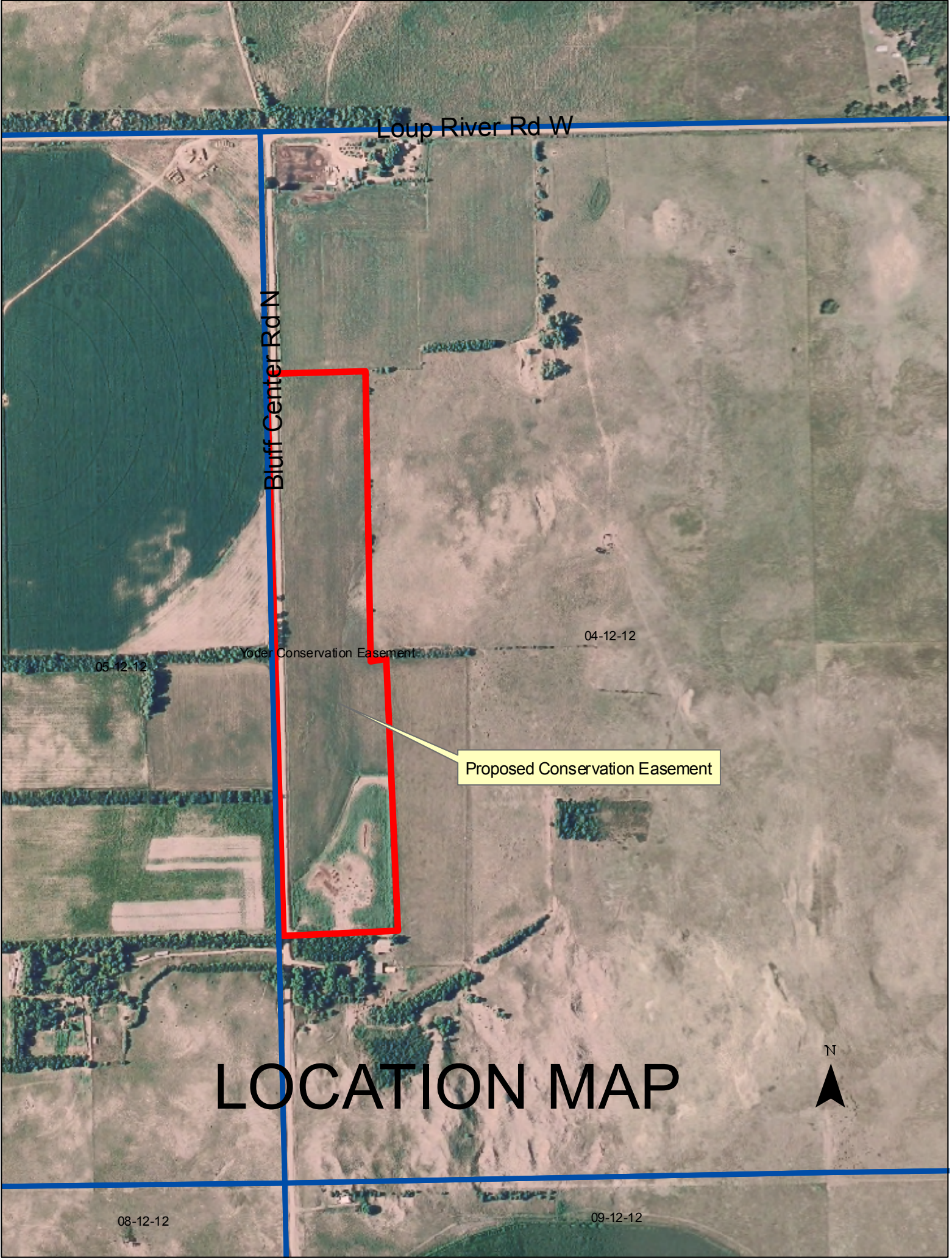
It would appear that based on the current zoning, the future land use plan for the county, the desire of the county as expressed in the comprehensive plan general land use policies 1.1.7, 1.1.8, 1.2.5 that it would be in conformance with the Hall County Comprehensive Plan to permit this conservation easement.

RECOMMENDATION:

That the Regional Planning Commission recommends that the Hall County Board **approve** this request for a conservation easement as presented.

_____ Chad Nabity AICP, Planning Director





Loup River Rd W

Bluff Center Rd N

Proposed Conservation Easement

04-12-12

05-12-12

Order Conservation Easement

LOCATION MAP



08-12-12

09-12-12



Hall County Regional Planning Commission

Wednesday, May 06, 2009
Regular Meeting

Item -7

Request for Conservation Easement (C-13-2009HC)

Insert a narrative here

Staff Contact:

Agenda Item # 8

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

May 6, 2009

SUBJECT: *Conservation Easement C-13-2009HC*

PROPOSAL: Larry M. Woitaszewski and Anne M. Bohan and Central Platte NRD have submitted a request to Hall County for the approval of a conservation easement on property owned by Woitaszewski and Bohan in the NE ¼ of the NE ¼ and Lot 1 in 3-9-11. This property is located South of U.S. Interstate 80 and west of Schaupsville Road.

The Hall County Board of Supervisors forwarded this matter to the planning commission per statutory requirements at their meeting on March 31, 2009.

OVERVIEW:

Woitaszewski and Bohan currently own this property and wish to grant a conservation easement to the Central Platte NRD. This easement will restrict irrigation of this property from surface water sources. As such, they are proposing to place a conservation easement on the property with rights to enforce that easement remaining with the Central Platte NRD. As defined by NRSS §76-2112, The Central Platte NRD is eligible to receive, hold and enforce the conservation easement.

A recommendation on this easement to determine conformity with the Comprehensive Plan is required by State Statutes.

Site Analysis

<i>Current zoning designation:</i>	AG-R-River Corridor Agricultural District
<i>Permitted and conditional uses:</i>	Agriculture and Agriculture Related Issues with specific limitations based on the zoning district
<i>Comprehensive Plan Designation:</i>	Agriculture and River Protection Corridor
<i>Existing land uses:</i>	Farm Ground
<i>Site constraints:</i>	Flood Plain over portions of the site

Adjacent Properties Analysis

<i>Current zoning designations:</i>	North South, East and West: AG-R-River Corridor Agricultural District
<i>Comprehensive Plan Designation:</i>	River Protection Corridor
<i>Existing land uses:</i>	Farm Ground



Figure 1. Zoning Map with proposed Easement Highlighted



Figure 2. Future Land Use Map with Proposed Easement Highlighted

EVALUATION:

The easement is proposed on property that is zoned for agricultural purposes and planned to be used for agricultural purposes for the foreseeable future. There are some development constraints on the property because a portion of the property is located within the flood plain.

Hall County Comprehensive Plan General Land Use Policies

Goal 1

Hall County should manage the land in a cost-effective and efficient manner while protecting the environment and natural resources, as well as maintaining and increasing land values. Guiding future growth and development in Hall County towards a compact pattern of land uses based upon the efficient and economical expansion of public infrastructure will continue to maintain and improve the quality of life for Hall County residents.

1.1.7 Discourage and minimize leapfrog development outside of cities and villages.

- 1.1.8 Hall County should allow agricultural production in all areas in which agricultural uses are appropriate, and non-agricultural development in agricultural areas should be allowed in specifically designated areas which does not negatively impact the agricultural uses.
- 1.2.5 Encourage low to zero non-farm densities in prime farmland areas and other agricultural districts by providing residential lot size requirements and proper separation distances between residential and agricultural uses.

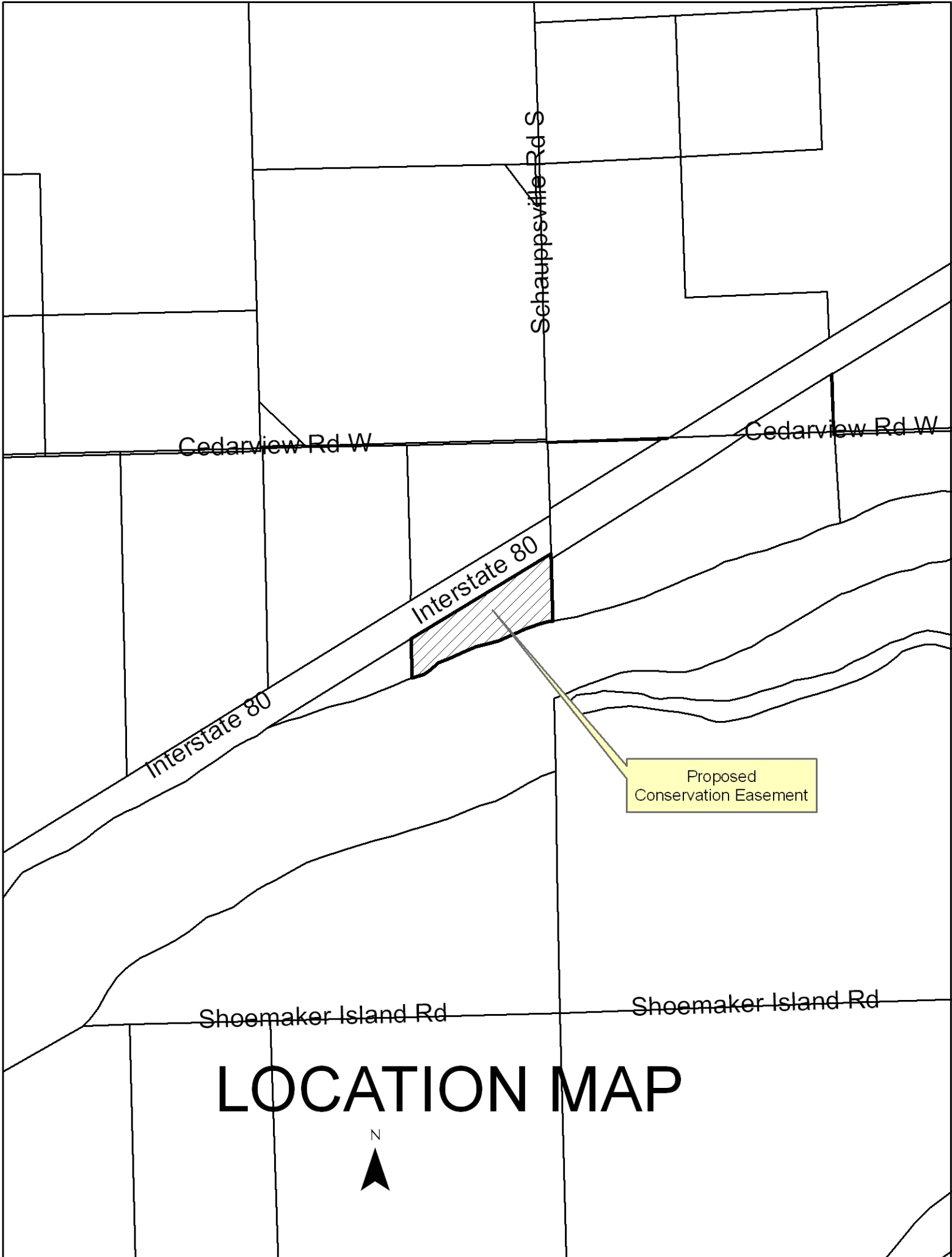
It would appear that based on the current zoning, the future land use plan for the county, the desire of the county as expressed in the comprehensive plan general land use policies 1.1.7, 1.1.8, 1.2.5 that it would be in conformance with the Hall County Comprehensive Plan to permit this conservation easement.

RECOMMENDATION:

That the Regional Planning Commission recommends that the Hall County Board **approve** this request for a conservation easement as presented.

_____ Chad Nability AICP, Planning Director





Schauppsville Rd S

Cedarview Rd W

Cedarview Rd W

Interstate 80

Interstate 80

Proposed Conservation Easement

Shoemaker Island Rd

Shoemaker Island Rd

LOCATION MAP





Hall County Regional Planning Commission

Wednesday, May 06, 2009
Regular Meeting

Item J8

Consent Agenda

Insert a narrative here

Staff Contact:



Hall County Regional Planning Commission

Wednesday, May 06, 2009
Regular Meeting

Item M9

Final Plat - South Place Subdivision

Insert a narrative here

Staff Contact:

April 20, 2009

Dear Members of the Board:

RE: Final Plat – South Place Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of South Place Subdivision, located east of Adams St., and north of Stolley Park Rd., in the City of Grand Island, in Hall County, Nebraska.

This final plat proposes to create 4 lots on a tract of land comprising a part of East Half of the Northwest Quarter of the Southeast Quarter (E1/2NW1/4SE1/4), of Section Twenty One (21) Township Eleven (11) North, Range Nine (9) West of the 6th P.M. in the City of Grand Island, Hall County Nebraska.

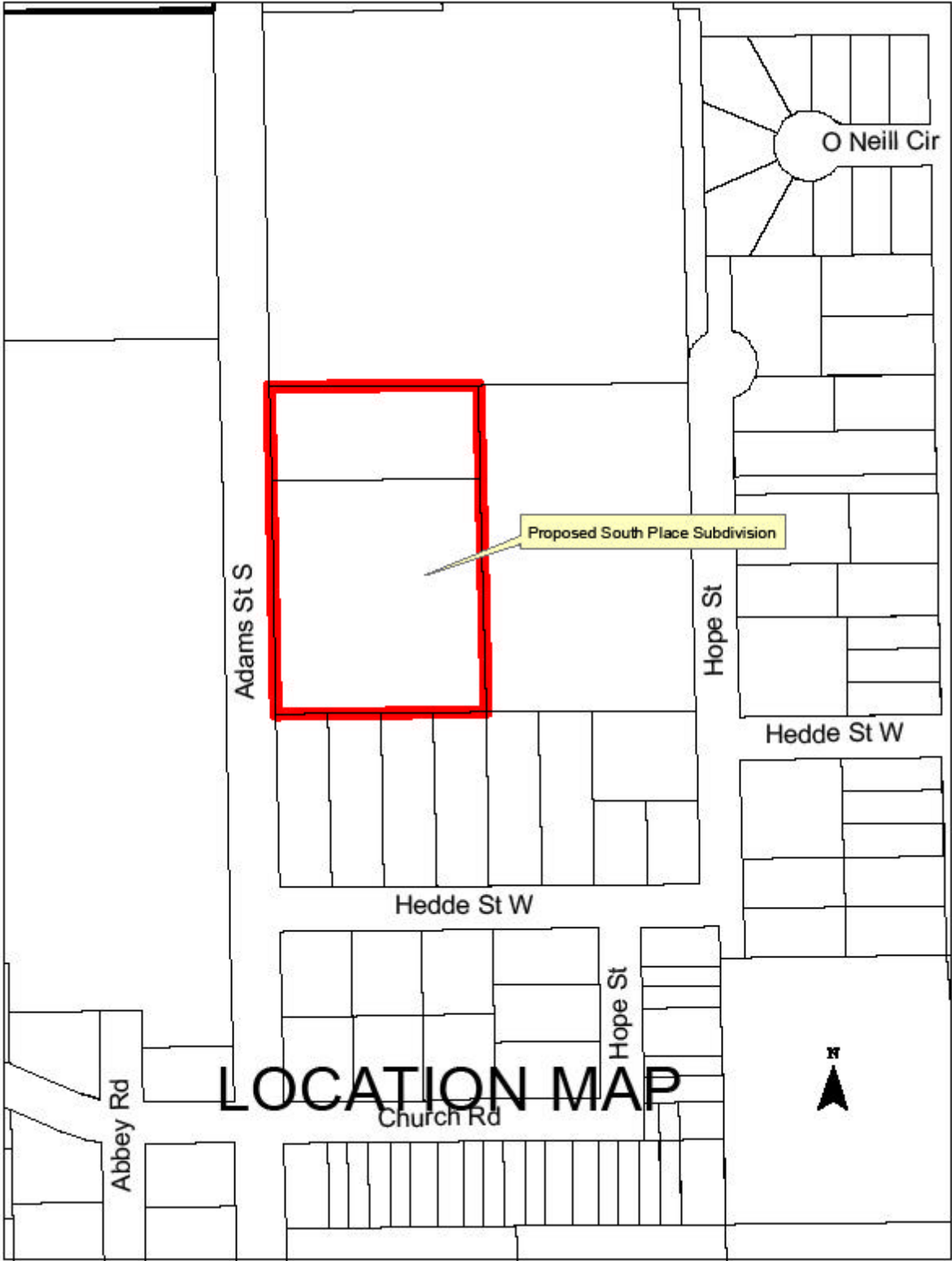
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on May 6, 2009 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Naby, AICP
Planning Director

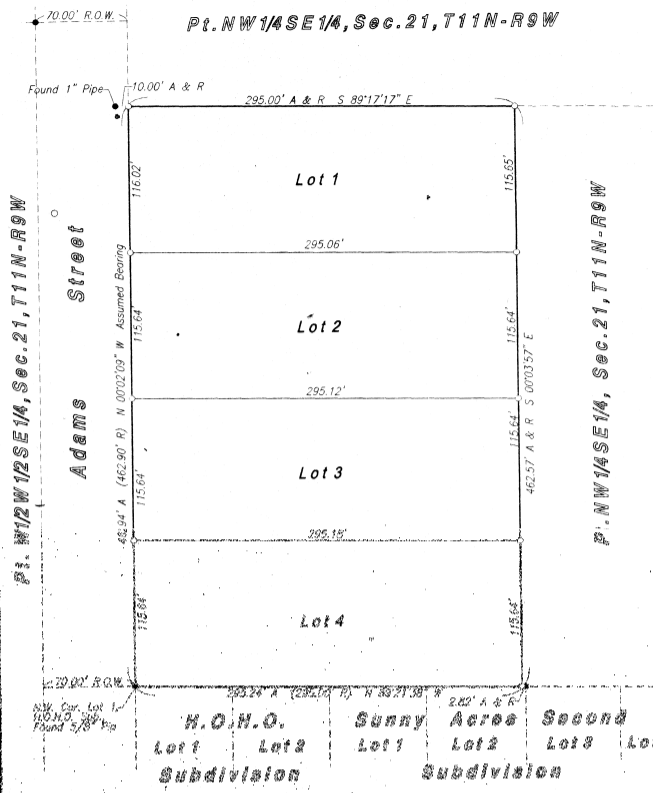
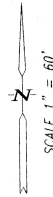
cc: City Clerk
City Attorney
City Public Works
City Building Inspections
City Utilities
Manager of Postal Operations
Rockwell & Associates

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 19, 82, 83, 100, 126.



LEGEND

- Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
- o— Indicates 1/2" Iron Pipe w/ Survey Cap Placed Unless Otherwise Noted
- A— Indicates ACTUAL Distance
- R— Indicates RECORDED Distance



Legal Description

A tract of land comprising a part of East Half of the Northwest Quarter of the Southeast Quarter (E1/2NW1/4SE1/4), of Section Twenty One (21), Township Eleven (11) North, Range Nine (9) West of the 6th. P.M., in the City of Grand Island, Hall County, Nebraska, more particularly described as follows:

Beginning at the northwest corner of Lot One (1), H.O.H.O. Subdivision, said point also being on the easterly right of way line of Adams Street; thence running northerly on the easterly right of way line of Adams Street, on an Assumed Bearing of N00°02'09"W, a distance of Four Hundred Sixty Two and Ninety Four Hundredths (462.94) feet; thence running S89°17'17"E, a distance of Two Hundred Ninety Five (295.00) feet; thence running S00°03'57"E, a distance of Four Hundred Sixty Two and Fifty Seven Hundredths (462.57) feet, to a point on the north line of Sunny Acres Second Subdivision; thence running N89°21'38"W, along the north line of Sunny Acres Second Subdivision and the north line of H.O.H.O. Subdivision, a distance of Two Hundred Ninety Five and Twenty Four Hundredths (295.24) feet, to the Point of Beginning and containing 3.135 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that GARY EILENSTINE, a single person, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'SOUTH PLACE SUBDIVISION' in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the easements, if any, as shown thereon for the location, construction and maintenance of public service utilities, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements; and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat is made with the free consent and in accordance with the desires of the undersigned owner and proprietor.

IN WITNESS WHEREOF, I have affixed my signature hereto, at Grand Island, Nebraska, this _____ day of _____, 2009.

Gary Eilensline

Acknowledgement

State Of Nebraska ss
County Of Hall

On the _____ day of _____, 2009, before me, _____ a Notary Public within and for said County, personally appeared GARY EILENSTINE, a single person, and to me personally known to be the identical person whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the date last above written.

My commission expires _____

Notary Public (Seal)

Surveyor's Certificate

I hereby certify that on April 6, 2009, I completed an accurate survey of 'SOUTH PLACE SUBDIVISION', in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plat thereof are well and accurately staked off and marked; that iron markers were placed at all lot corners; that the dimensions of each lot are as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

(Seal) _____
Deryl D. Sorgentrel, Reg. Land Surveyor No. 378

Approvals

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island, Wood River and the Villages of Alda, Cairn and Donlphan, Nebraska.

Chairman Date

Approved and accepted by the City of Grand Island, Nebraska, this _____ day of _____, 2009.

Mayor City Clerk

(Seal)

**SOUTH PLACE SUBDIVISION
IN THE CITY OF GRAND ISLAND, NEBRASKA**



Hall County Regional Planning Commission

Wednesday, May 06, 2009
Regular Meeting

Item M10

Fianl Plat - Miracle Valley Second Subdivision

Insert a narrative here

Staff Contact:

April 17, 2009

Dear Members of the Board:

RE: Final Plat – Miracle Valley Second Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Miracle Valley Second Subdivision, located east of Engleman Rd and north of Michigan Ave., in the City of Grand Island, in Hall County, Nebraska.

This final plat proposes to create 2 lots on a tract of land comprising all of Lot One (1), Miracle Valley Subdivision, in the City of Grand Island, Hall County Nebraska, and said tract containing 4.375 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 May 6, 2009 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Naby, AICP
Planning Director

cc: City Clerk
City Attorney
City Public Works
City Building Inspections
City Utilities
Manager of Postal Operations
Rockwell & Associates

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 19, 82, 83, 100, 126.

Proposed Miracle Valley Second Subdivision

Engleman Rd N

LOCATION MAP

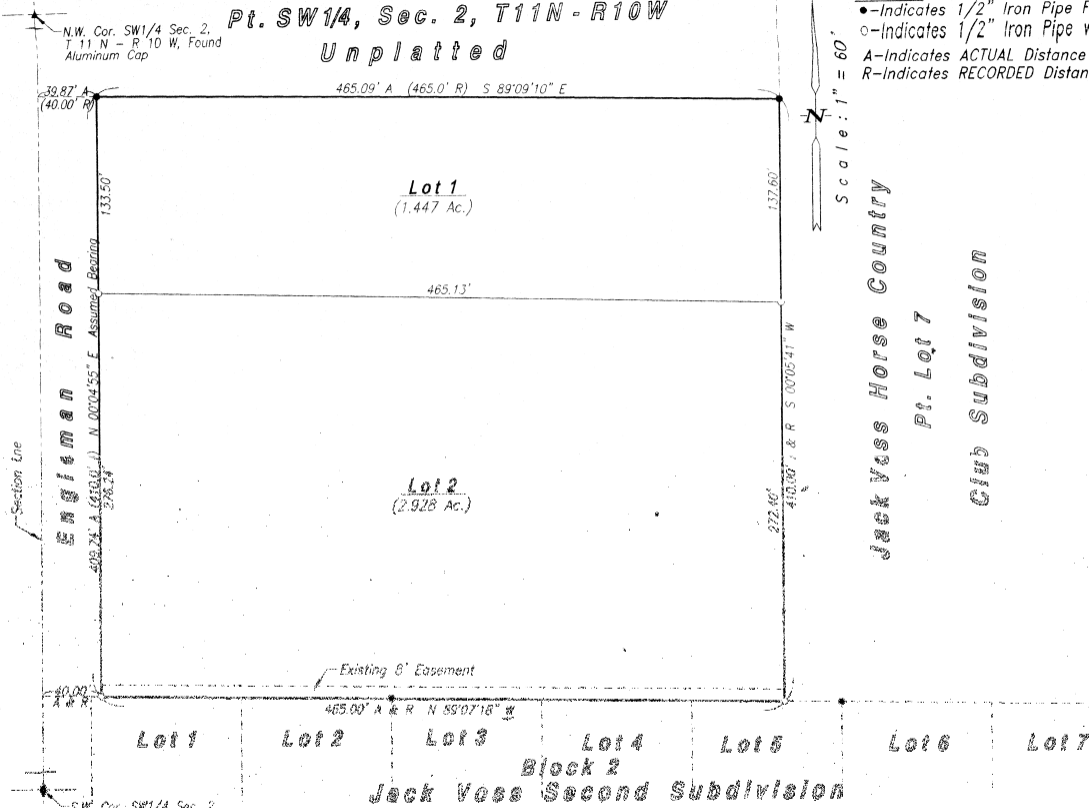


Michigan Ave

Pt. SW1/4, Sec. 2, T11N - R10W
Unplatted

LEGEND

- - Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
- - Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted
- A - Indicates ACTUAL Distance
- R - Indicates RECORDED Distance



Surveyor's Certificate

I hereby certify that on April 8, 2009, I completed an accurate survey of 'MIRACLE VALLEY SECOND SUBDIVISION', in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plat thereof are well and accurately staked off and marked; that iron markers were placed at all lot corners; that the dimensions of each lot are as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

(Seal) Daryl D. Sargentein, Reg. Land Surveyor No. 578

Approvals

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island, Wood River and the Villages of Albia, Cairo and Doniphan, Nebraska.

Chairman _____ Date _____

Approved and accepted by the City of Grand Island, Nebraska, this _____ day of _____ 2009.

Mayor _____ City Clerk _____

(Seal)

Legal Description

A tract of land comprising all of Lot One (1), Miracle Valley Subdivision, in the City of Grand Island, Hall County, Nebraska, said tract containing 4.375 acres more or less.

Decation

KNOW ALL MEN BY THESE PRESENTS, that JOSEPH M. BROWN and LORI J. BROWN, husband and wife, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as 'MIRACLE VALLEY SECOND SUBDIVISION' in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the easements, if any, as shown thereon for the location, construction and maintenance of public service utilities, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements; and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat is made with the free consent and in accordance with the desires of the undersigned owners and proprietors.

IN WITNESS WHEREOF, we have affixed our signatures hereto, at Grand Island, Nebraska, this _____ day of _____, 2009.

Joseph M. Brown _____ Lori J. Brown _____

Acknowledgement

State Of Nebraska ss
County Of Hall
On the _____ day of _____, 2009, before me, _____ a Notary Public within and for said County, personally appeared JOSEPH M. BROWN and LORI J. BROWN, husband and wife, and to me personally known to be the identical persons whose signatures are affixed hereto, and that each did acknowledge the execution thereof to be his or her voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal of Grand Island, Nebraska, on the date last above written.
My commission expires _____

Notary Public _____ (Seal)

**MIRACLE VALLEY SECOND SUBDIVISION
IN THE CITY OF GRAND ISLAND, NEBRASKA**



Hall County Regional Planning Commission

Wednesday, May 06, 2009
Regular Meeting

Item M11

Final Plat - DSK Subdivision

Insert a narrative here

Staff Contact:

April 20, 2009

Dear Members of the Board:

RE: Final Plat – DSK Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of DSK Subdivision, located east of Swan Lane and north of Bismark Rd., in the 2-mile extraterritorial of Grand Island in Hall County, Nebraska.

This final plat proposes to create 6 lots on a tract of land comprising a part of the Southwest Quarter of the Southeast Quarter (SW1/4SE1/4) of Section Thirteen (13), Township Eleven (11) North, Range Nine (9), West of the 6th P.M., in Hall County, Nebraska.

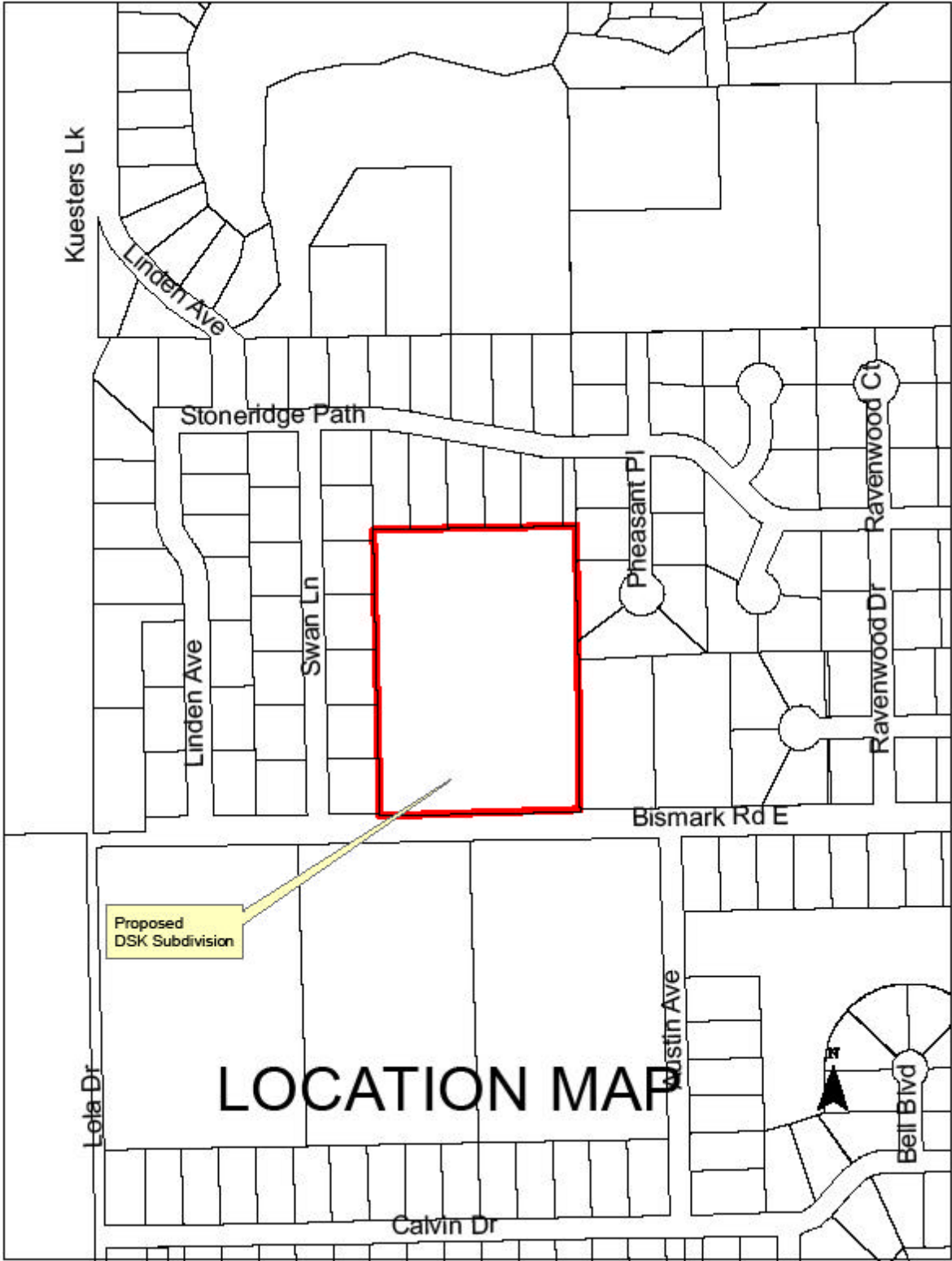
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on May 6, 2009 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

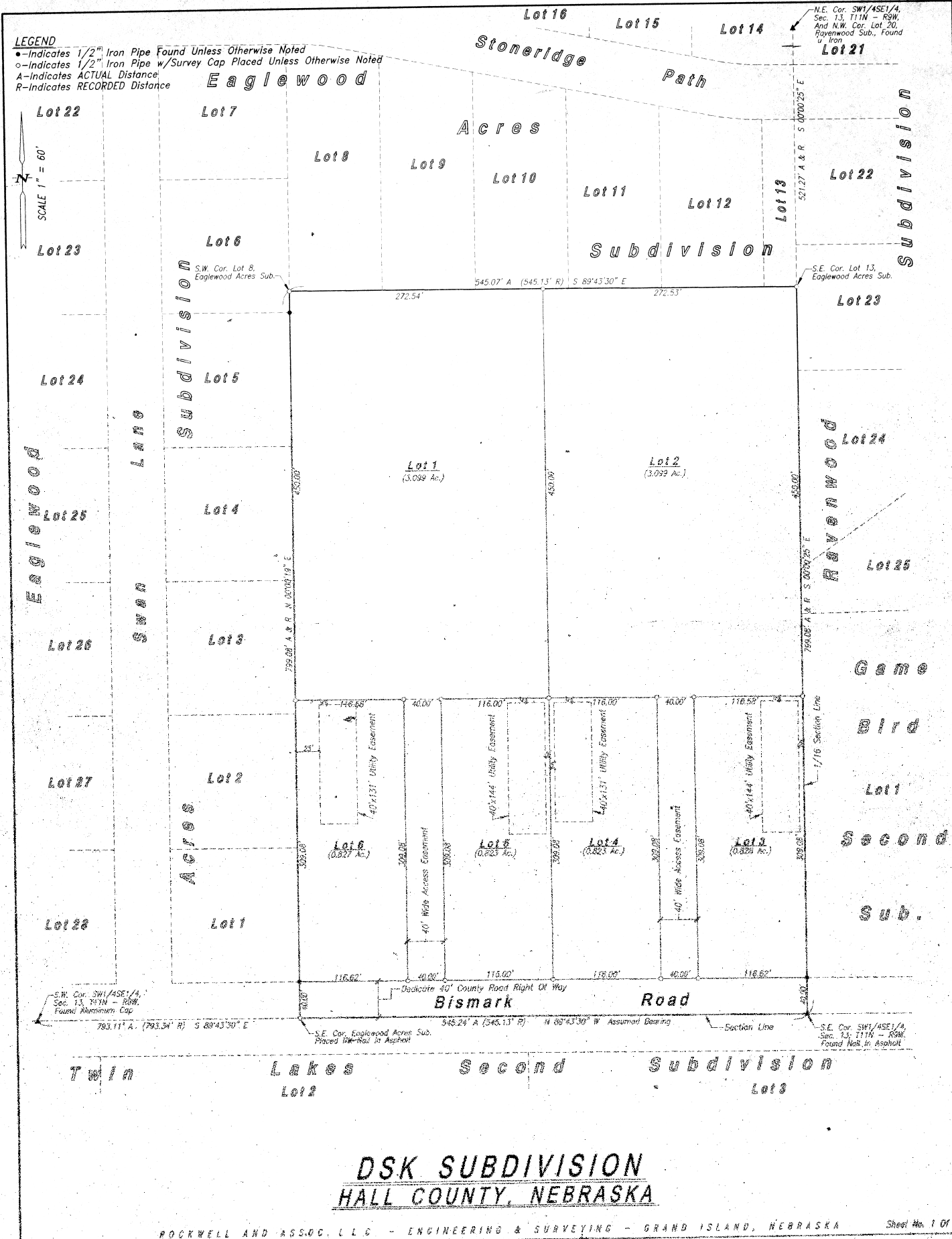
Chad Naby, AICP
Planning Director

cc: City Clerk
City Attorney
City Public Works
City Building Inspections
City Utilities
Hall County Clerk
Hall County Attorney
Hall County Public Works
Hall County Building Department
Manager of Postal Operations
Rockwell & Associates

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 19, 82, 83, 100, 126.



LEGEND
 ● - Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
 ○ - Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted
 A - Indicates ACTUAL Distance
 R - Indicates RECORDED Distance



**DSK SUBDIVISION
 HALL COUNTY, NEBRASKA**



Hall County Regional Planning Commission

Wednesday, May 06, 2009
Regular Meeting

Item M12

Final Plat - Yoder Subdivision HC

Insert a narrative here

Staff Contact:

April 20, 2009

Dear Members of the Board:

RE: Final Plat – Yoder Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Yoder Subdivision, located east of Bluff Center Rd., and north of Prairie Rd., in Hall County, Nebraska.

This final plat proposes to create 1 lot on a tract of land comprising a part of the Northwest Quarter (NW1/4) of Section Four (4), Township Twelve (12) North, Range Twelve (12) West of the 6th P.M. in Hall County, Nebraska.

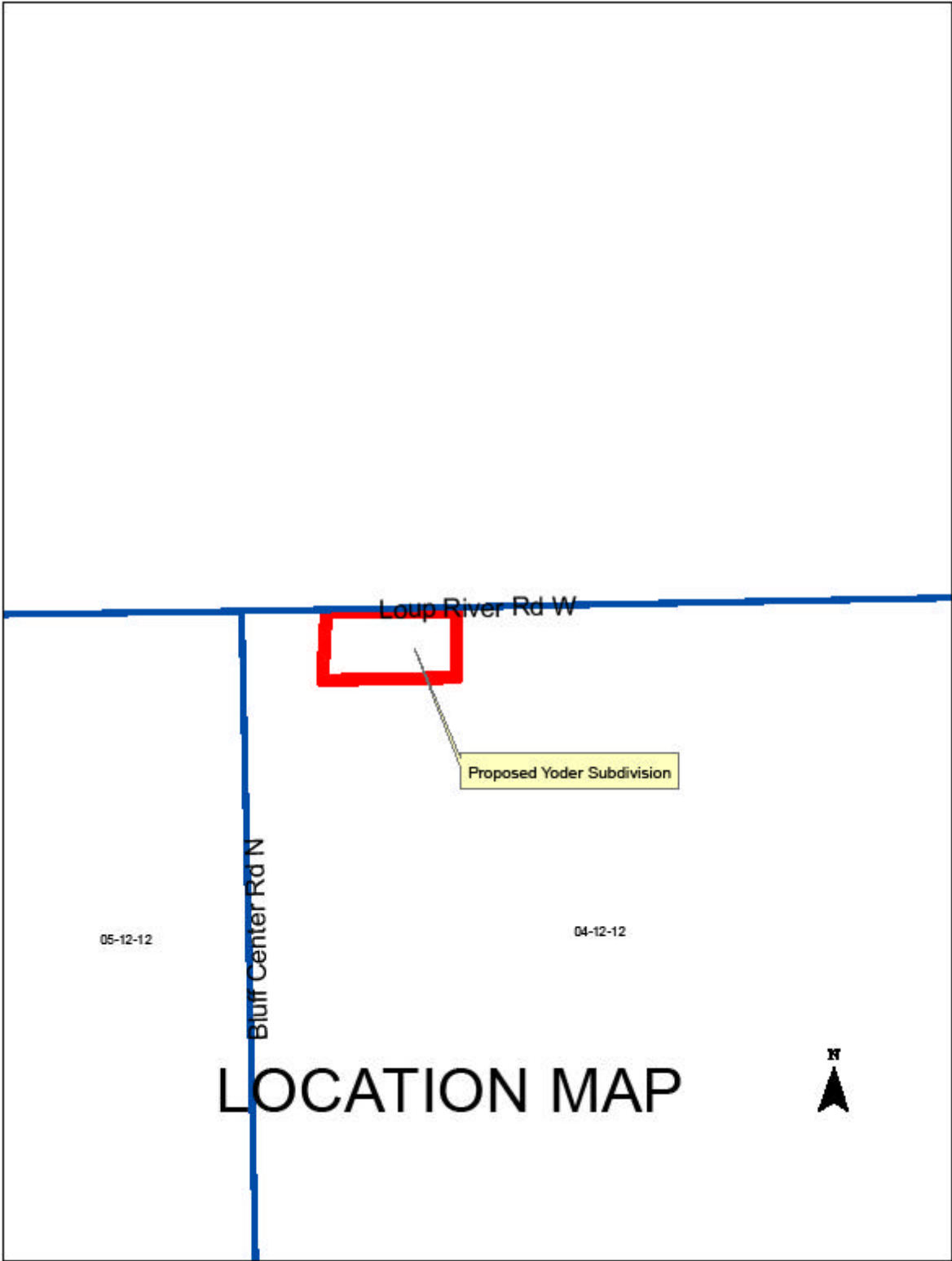
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on May 6, 2009 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

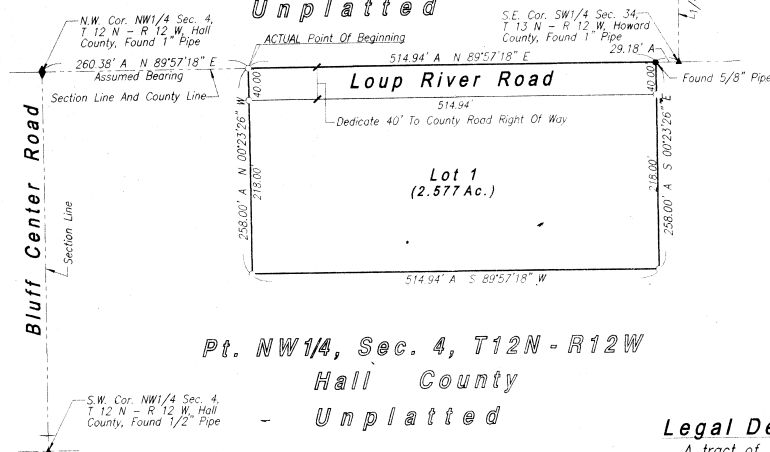
Chad Naby, AICP
Planning Director

cc: Hall County Clerk
Hall County Attorney
Hall County Public Works
Hall County Building Department
Manager of Postal Operations
Rockwell & Associates LLC

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 19, 82, 83, 100, 126.

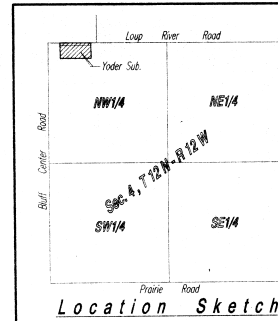


SW1/4, Sec. 34, T13N - R12W
Howard County
Unplatted



LEGEND

- - Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
- - Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted
- A - Indicates ACTUAL Distance
- R - Indicates RECORDED Distance



Pt. NW1/4, Sec. 4, T12N - R12W
Hall County
Unplatted

Legal Description

A tract of land comprising a part of the Northwest Quarter (NW1/4) of Section Four (4), Township Twelve (12) North, Range Twelve (12) West of the 6th. P.M., in Hall County, Nebraska, more particularly described as follows:

Beginning at the northwest corner of said Northwest Quarter (NW1/4); thence running easterly along the north line of said Northwest Quarter (NW1/4), on an Assumed Bearing of N89°57'18"E, a distance of Two Hundred Sixty and Thirty Eight Hundredths (260.38) feet, to the ACTUAL point of beginning; thence continuing N89°57'18"E along the north line of said Northwest Quarter (NW1/4), a distance of Five Hundred Fourteen and Ninety Four Hundredths (514.94) feet; thence running S00°23'26"E, a distance of Two Hundred Fifty Eight (258.00) feet; thence running S89°57'18"W, a distance of Five Hundred Fourteen and Ninety Four Hundredths (514.94) feet; thence running N00°23'26"W, a distance of Two Hundred Fifty Eight (258.00) feet, to the ACTUAL point of beginning and containing 3.050 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that RICKY V. YODER and CYNTHIA M. YODER, husband and wife being the owners of the land described herein, have caused said to be surveyed, subdivided, platted and designated as 'YODER SUBDIVISION', Hall County, Nebraska, as shown on the accompanying plat hereof; and do hereby dedicate the road right of way as shown thereon to the public for their use forever and the easements, if any, as shown thereon for the location, construction and maintenance of public service utilities forever, together with the right of ingress and egress thereon, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements; and that the foregoing subdivision as more particularly described in the description herein as appears on this plat is made with the free consent and in accordance with the desires of the undersigned owners and proprietors.

IN WITNESS WHEREOF, we have affixed our signatures hereto at Grand Island, Nebraska, this _____ day of _____, 2009.

Ricky V. Yoder

Cynthia M. Yoder

Acknowledgement

State Of Nebraska ss
County Of Hall

On the _____ day of _____, 2009, before me a Notary Public within and for said County, personally appeared RICKY V. YODER and CYNTHIA M. YODER, husband and wife, to me personally known to be the identical persons whose signatures are affixed hereto, and that each did acknowledge the execution thereof to be his or her voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal of Grand Island, Nebraska, on the date last above written.
My commission expires _____

Notary Public

(Seal)

Surveyor's Certificate

I hereby certify that on March 24, 2009, I completed an accurate survey of 'YODER SUBDIVISION', Hall County, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plat, thereof are well and accurately staked off and marked; that iron markers were placed at all lot corners; that the dimensions of each lot are as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

Daryl D. Sargant, Reg. Land Surveyor No. 578

(Seal)

Approvals

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island, Wood River and the Villages of Aida, Cairo and Doniphan, Nebraska.

Chairman

Date

Approved and accepted by the Hall County Board of Supervisors, this _____ day of _____, 2009.

Chairman Of The Board

County Clerk

(Seal)

YODER SUBDIVISION
HALL COUNTY, NEBRASKA



Hall County Regional Planning Commission

Wednesday, May 06, 2009
Regular Meeting

Item M13

Final Plat - SA Scholz Subdivision HC

Insert a narrative here

Staff Contact:

April 20, 2009

Dear Members of the Board:

RE: Final Plat – SA Scholz Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Scholz Subdivision, located east of Engleman Rd., and north of Chapman Rd., in Hall County, Nebraska.

This final plat proposes to create 1 lot on a tract of land comprising a part of the Northeast Quarter (NE1/4) of Section Eleven (11), Township Twelve (12) North, Range Ten (10) West of the 6th P.M. in Hall County, Nebraska.

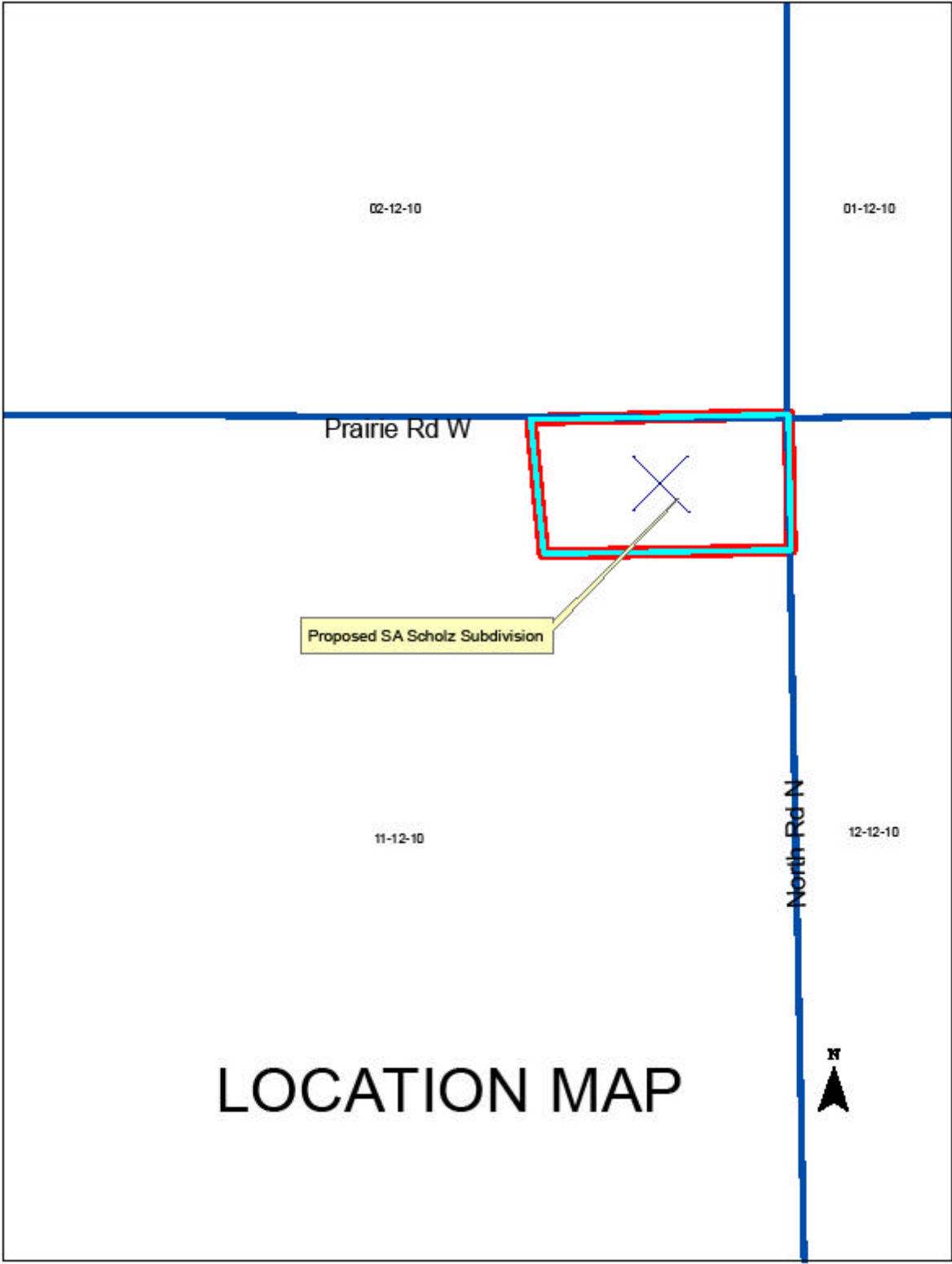
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on May 6, 2009 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Naby, AICP
Planning Director

cc: Hall County Clerk
Hall County Attorney
Hall County Public Works
Hall County Building Department
Manager of Postal Operations
Rockwell & Associates LLC

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 19, 82, 83, 100, 126.

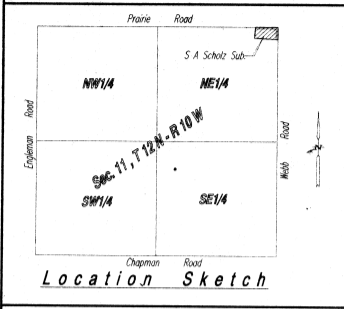


N.W. Cor. NE1/4 Sec. 11,
T 12 N - R 10 W, Found
1/2" Pipe

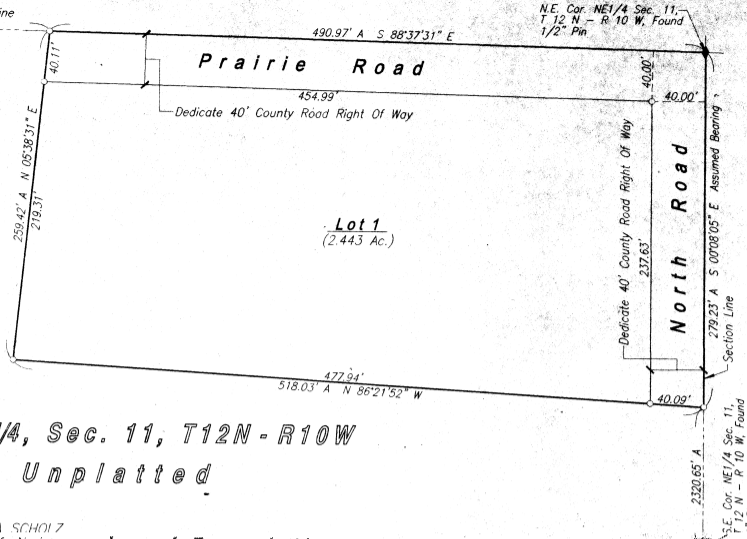
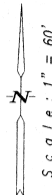
N.E. Cor. NE1/4 Sec. 11,
T 12 N - R 10 W, Found
1/2" Pin

LEGEND

- - Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
- - Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted
- A - Indicates ACTUAL Distance
- R - Indicates RECORDED Distance



Location Sketch



**Pt. NE1/4, Sec. 11, T12N - R10W
Unplatted**

Surveyor's Certificate

I hereby certify that on April 9, 2009, I completed an accurate survey of 'S A SCHOLZ SUBDIVISION', Hall County, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plat thereof are well and accurately staked off and marked; that iron markers were placed at all lot corners; that the dimensions of each lot are as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

Deryl D. Sargent, Reg. Land Surveyor No. 575

Legal Description

A tract of land comprising a part of the Northeast Quarter (NE1/4) of Section Eleven (11), Township Twelve (12) North, Range Ten (10) West of the 6th. P.M., in Hall County, Nebraska, more particularly described as follows:

Beginning at the northeast corner of said Northeast Quarter (NE1/4); thence running southerly on the east line of said Northeast Quarter (NE1/4), on an Assumed Bearing of $00^{\circ}08'05''$ E, a distance of Two Hundred Seventy Nine and Twenty Three Hundredths (279.23) feet; thence running $N86^{\circ}21'52''$ W, a distance of Five Hundred Eighteen and Three Hundredths (518.03) feet; thence running $N05^{\circ}38'31''$ E, a distance of Two Hundred Fifty Nine and Forty Two Hundredths (259.42) feet, to a point on the north line of said Northeast Quarter (NE1/4); thence running $S88^{\circ}37'31''$ E, on the north line of said Northeast Quarter (NE1/4), a distance of Four Hundred Ninety and Ninety Seven Hundredths (490.97) feet, to the point of beginning and containing 3.115 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that SUSAN K. SCHOLZ, an unmarried widow, and THE ESTATE OF LESLIE L. SCHOLZ, being the owners of the land described herein, have caused some to be surveyed, subdivided, platted and designated as 'S A SCHOLZ SUBDIVISION', Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the road right of way as shown thereon to the public for their use, forever and the easements, if any, as shown thereon for the location, construction and maintenance of public service utilities forever, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements; and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat is made with the free consent and in accordance with the desires of the undersigned owners and proprietors.

IN WITNESS WHEREOF, we have affixed our signatures hereto at Grand Island, Nebraska, this _____ day of _____, 2009.

THE ESTATE OF LESLIE L. SCHOLZ

Susan K. Scholz

Susan K. Scholz, Personal Representative

Approvals

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island, Wood River and the Villages of Aldo, Cairo and Doniphan, Nebraska.

Chairman

Date

Approved and accepted by the Hall County Board of Supervisors, this _____ day of _____, 2009.

Chairman Of The Board

County Clerk

Acknowledgement

State Of Nebraska
County Of Hall

On the _____ day of _____, 2009, before me _____, a Notary Public within and for said County, personally appeared SUSAN K. SCHOLZ, an unmarried widow, and SUSAN K. SCHOLZ, Personal Representative of the ESTATE OF LESLIE L. SCHOLZ, to me personally known to be the identical person whose signature is affixed hereto, and that she did acknowledge the execution thereof to be her voluntary act and deed and the voluntary act and deed of said Estate.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the date last above written.

My commission expires _____

Notary Public

**SA SCHOLZ SUBDIVISION
HALL COUNTY, NEBRASKA**



Hall County Regional Planning Commission

Wednesday, May 06, 2009
Regular Meeting

Item M14

Final Plat - Allan Acres Subdivision HC

Insert a narrative here

Staff Contact:

April 20, 2009

Dear Members of the Board:

RE: Final Plat – Allan Acres Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Allan Acres Subdivision, located east of 150th Road and north of Stolley Park Rd., in Hall County, Nebraska.

This final plat proposes to create 1 lot on a tract of land comprising a part of the South Half of the Northwest Quarter (S1/2NW1/4) of Section Twenty Four (24), Township Eleven (11) North, Range Twelve (12) West of the 6th P.M. in Hall County, Nebraska.

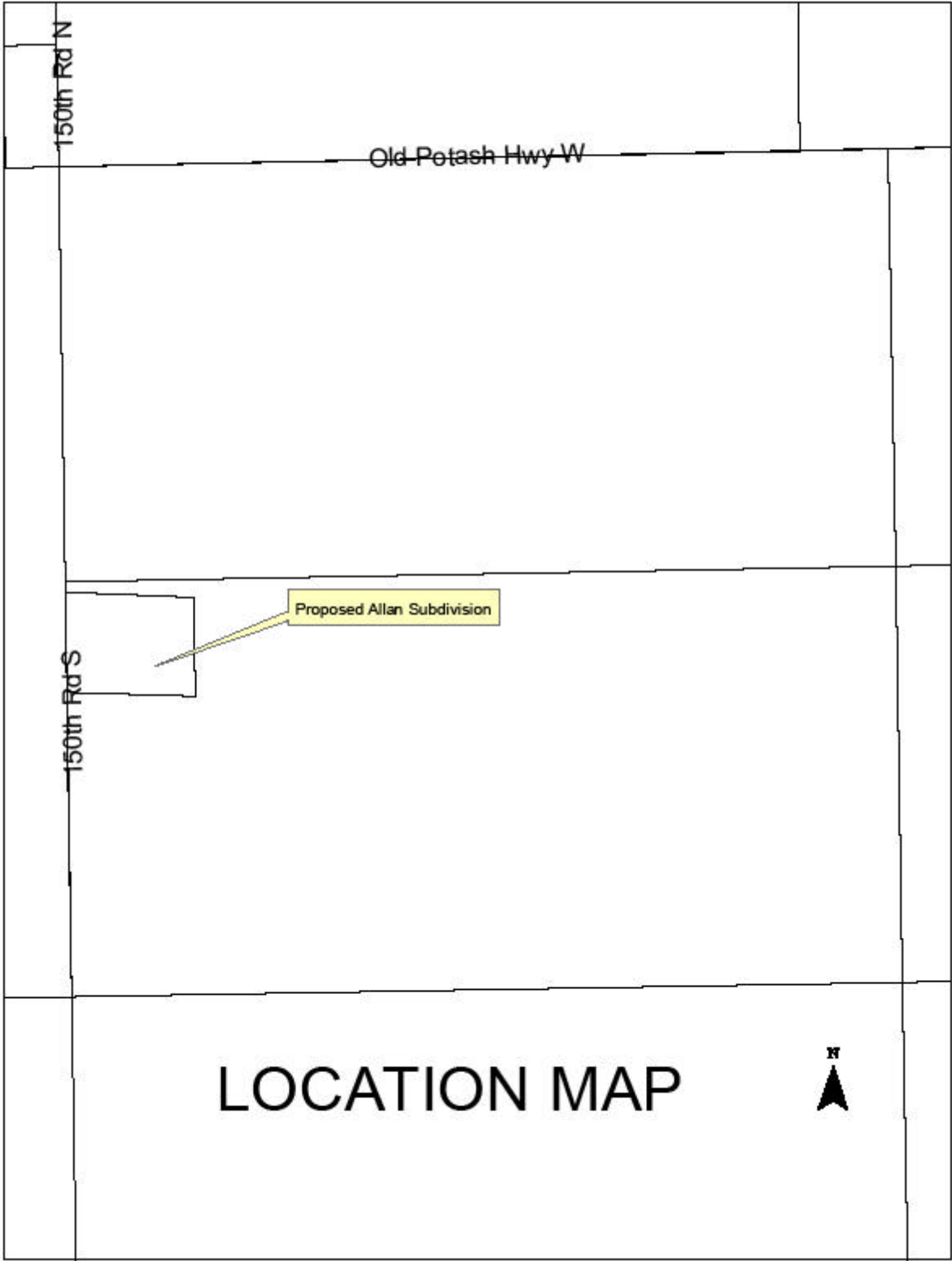
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on May 6, 2009 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Naby, AICP
Planning Director

cc: Hall County Clerk
Hall County Attorney
Hall County Public Works
Hall County Building Department
Manager of Postal Operations
Benjamin & Associates, INC.

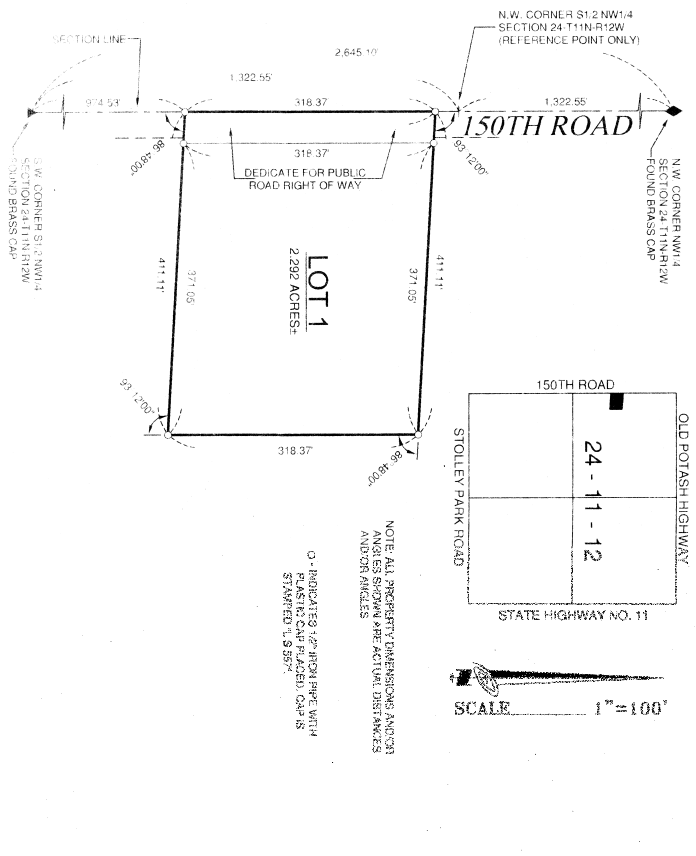
This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 19, 82, 83, 100, 126.



LOCATION MAP



N.W. CORNER NW 1/4 SECTION 24 T11N R12W (REFERENCE POINT ONLY)
FOUND BRASS CAP



LEGAL DESCRIPTION

A tract of land comprising a part of the South Half of the Northwest Quarter (S1/2 NW 1/4) of Section Twenty-Four (24), Township Eleven (11) North, Range Twelve (12) West of the 6th P.M., Hall County, Nebraska, and more particularly described as follows:

Beginning at a point on the west line of said South Half of the Northwest Quarter (W1/2 NW 1/4) said point being nine hundred and thirty-four (934.55) feet north of the southwest corner of said South Half of the Northwest Quarter (S1/2 NW 1/4), thence running northerly, along the west line of said South Half of the Northwest Quarter (S1/2 NW 1/4), a distance of three hundred and eighty-one (381.05) feet to the North East corner of the lot hereinafter described; thence running easterly, along the north line of said South Half of the Northwest Quarter (S1/2 NW 1/4), a distance of three hundred and thirty-four (334.55) feet to the East line of the Northwest Quarter (NW 1/4); thence running easterly, parallel with the west line of said South Half of the Northwest Quarter (S1/2 NW 1/4), a distance of three hundred and thirty-four (334.55) feet to the northwest corner of the lot hereinafter described; thence running northerly, parallel with the west line of said South Half of the Northwest Quarter (S1/2 NW 1/4), a distance of three hundred and thirty-four (334.55) feet to the point of beginning and containing 3.020 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Dale D. Wagner, Hall County, Nebraska, as shown on the accompanying plat hereto, do hereby certify that the plat, books, records, returns, plans, corners and other grounds as contained in said subdivision as shown on the accompanying plat hereto, are well and accurately shown and marked; that iron markers were placed at all corners as shown on the plat that each of bears its own number; and that said survey was made with reference to known and recorded monuments.

Dale D. Wagner, Registered Land Surveyor No. 537

(SEAL)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, Rebecca L. Alton and Kyle R. Alton, wife and husband, being the owners of the land described herein, have caused same to be surveyed, subdivided, platted and designated as ALLAN ACRES subdivision, in accordance with the laws of the State of Nebraska, to be held for the use, benefit and enjoyment of the public; and that we, the undersigned, do hereby agree and consent, in full and permanent dedication to the public use, benefit and enjoyment of the public, of the location, construction and maintenance of public utility lines, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions thereon, over, along or underneath the surface of such easements; and that the foregoing subdivisions or more particularly described in the description herein as appears on this plat, be made and in accordance with the desires of the undersigned owners and proprietors.

IN WITNESS WHEREOF, we have affixed our signatures hereto of _____ Nebraska, this _____ day of _____, 2008.

Rebecca L. Alton
County of Hall

Kyle R. Alton

ACKNOWLEDGEMENT

On the _____ day of _____, 2008, before me, _____ Notary Public within and for said County, personally appeared Rebecca L. Alton and Kyle R. Alton, wife and husband, to me personally known to be the identical persons whose signatures are affixed hereto, and they did acknowledge the execution hereof to be true and their voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal of _____ Nebraska, on the date last above written.

My commission expires _____.

Notary Public

(SEAL)

APPROVALS

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Juries and Ward R. G. et al. and the Village of Ash, Care and San Philip, Nebraska.

Chairman	_____	Date	_____
Members of the Board	_____	County Clerk	_____
County Clerk	_____		

ALLAN ACRES SUBDIVISION

HALL COUNTY, NEBRASKA
BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA



Hall County Regional Planning Commission

Wednesday, May 06, 2009
Regular Meeting

Item M15

Final Plat - Schweitzer Second Subdivision HC

Insert a narrative here

Staff Contact:

April 20, 2009

Dear Members of the Board:

RE: Final Plat – Schweitzer Second Subdivision

Modified from April 1, 2009 RPC meeting.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Schweitzer Second Subdivision, located west of Nebraska Highway 11 and north of Chapman Rd., in Hall County, Nebraska.

This final plat proposes to create 1 lot on a tract of land comprising all of Lot 1, Schweitzer Subdivision and a part of the Southeast Quarter (SE1/4) of Section Twelve (12), Township Twelve (12) North, Range Twelve (12) West of the 6th P.M. in Hall County, Nebraska.

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 May 6, 2009 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Naby, AICP
Planning Director

cc: Hall County Clerk
Hall County Attorney
Hall County Public Works
Hall County Building Department
Manager of Postal Operations
Benjamin & Associates

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 19, 82, 83, 100, 126.

