



Hall County Regional Planning Commission

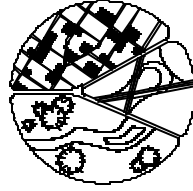
Wednesday, June 03, 2009
Regular Meeting

Item E2

May 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
May 6, 2009

The meeting of the Regional Planning Commission was held Wednesday, May 6, 2009, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" April 25, 2009.

Present:	Pat O'Neill	Leslie Ruge
	Karen Bredthauer	Bill Hayes
	Ray Aguilar	Deb Reynolds
	Lisa Heineman	

Absent: Jaye Monter, Don Snodgrass, Mark Haskins, Scott Eriksen

Other:

Staff: Chad Nabity, Rose Woods

Press: Tracy Overstreet, Independent

1. Call to order.

Chairman O'Neill called the meeting to order at 6:10 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 April 1, 2009 meeting.

A motion was made by Hayes, and seconded by Bredthauer, to approve the Minutes of the April 1, 2009 meeting as presented.

The motion carried with 7 members present 5 voting in favor (Aguilar, O'Neill, Ruge, Bredthauer, Hayes) and 2 members present abstaining (Heineman and Reynolds).

3. Request time to speak.

Trish Akerly, 3059 St Paul Rd, Grand Island, item # 4.

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. (C-14-2009GI)

O'Neill opened the Public Hearing.

Nabity explained this is to rezone approximately 5.84 acres of land that is located 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 ensure that they can rebuild if the house is destroyed for any reason.

Akerly spoke, commenting they have just finished some remodeling projects and would like to make future plans for a garage to be built.

O'Neill closed the Public Hearing.

A motion was made by Heineman and seconded by Bredthauer, to recommend the approval of the Zoning Change as presented with the finding of facts by Bredthauer, that the by changing the zoning from M2 to LLR follows the City's Comprehensive Plan and she is in favor of the change.

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

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. (C-15-2009GI)

O'Neill opened the Public Hearing.

Nabity explained this is 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.

O'Neill closed the Public Hearing.

A motion was made by Ruge and seconded by Hayes, to recommend the

approval of the Zoning Change as presented with the finding of facts by Ruge, that the by changing the zoning from M2 to R3 follows the City's Comprehensive Plan and he is in favor of the change.

A roll call vote was taken and the motion passed with 6 members present all voting in favor (Aguilar, Ruge, Hayes, Bredthauer, Heineman and Reynolds) and 1 member voting no (O'Neill).

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. (C-16-2009GI)

O'Neill opened the Public Hearing.

The following proposed amendment to section 36.70 Section B of the Grand Island City Code, was considered by the Regional Planning Commission at the May 6, 2009 meeting following a public hearing.

Nabity explained Mr. Buettner was requesting a change in code for the tower he would be locating near the detention cell that the city owns. Conditional use permit would still be needed; this would allow City Council to make the final decision.

§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.

O'Neill closed the Public Hearing.

A motion was made by Reynolds and seconded by Ruge, to recommend the approval of the above Text Amendment as presented.

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

O'Neill suggested agenda items 7 and 8 be considered on Consent Agenda.

7. Request for Conservation Easement – Concerning a Conservation Easement comprising a part of the West Half (W1/2) of Section Four (4), Township Twelve (12) North, Range Twelve (12) West of the 6th P.M. (C-17-2009HC)

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. (C-13-2009HC)

A motion was made by Bredthauer and seconded by Hayes, to recommend the approval of the Conservation Easements

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

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).

10. Final Plat – Miracle Valley Second Subdivision, located east of Engleman in Grand Island Nebraska consisting of 4.375 acres (2 Lots).

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).

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).

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).

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).

A motion was made by Ruge and seconded by Hayes, 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 7 members present all voting in favor (Aguilar, O'Neill, Ruge, Hayes, Bredthauer, Heineman and Reynolds).

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).

A motion was made by Ruge and seconded by Reynolds, to table the Schweitzer Second Subdivision decision until the June 3, 2009 meeting.

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

16. Planning Director's Report

The Right Thing to Do – Newspaper Opinion
NPZA Award Presentation – John Amick and Dianne Miller

17. Next Meeting June 3, 2009

18. Adjourn

Chairman O'Neill adjourned the meeting at 6:50 p.m.

Leslie Ruge, Secretary

by Rose Woods