



Hall County Regional Planning Commission

Wednesday, July 01, 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

7:00:00 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.

**Staff Recommendation Summary
For Regional Planning Commission Meeting
July 1, 2009**

4. **Public Hearing** – Regarding proposed changes to the Future Land Use Map of the Grand Island Comprehensive Plan. The proposed changes would shift the boundaries of property planned for GC General Commercial and properties planned for LM Low to Medium Density Residential in an area east of South Locust and south of the Wood River. . (C-20-2009GI)
5. **Public Hearing** - Rezoning request concerning a part of Lot 34 of Matthews Subdivision as more particularly described below (2819 South Locust), in Grand Island, in Hall County. Located east of South Locust, and north of Midaro Rd., rezone from R2 Low Density Residential Zone & LLR Large Lot Residential Zone to B2 General Business Zone. (C-20-2009GI)

Consent Agenda

6. **Final Plat – E & K Estates Subdivision**, located north of White Cloud Rd and west of McGuire Rd., in Hall County Nebraska consisting of 3.449 acres (1 Lot). This is a one time split from a parcel of 80 acres or more.
7. **Final Plat – Journeys End Subdivision**, located north of Wildwood Drive and east of Stuhr Rd. in Hall County, consisting of 1.6920 acres (1 Lot). This is a one time split from a parcel of 80 acres or more.
8. **Final Plat – DKS Subdivision**, located north of Chapman Rd., and west of State Highway 11, in Hall County, consisting of 3.0119 acres (1 Lot). This is a one time split from a parcel of 80 acres or more.



Hall County Regional Planning Commission

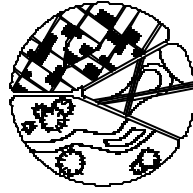
Wednesday, July 01, 2009
Regular Meeting

Item E

Meeting Minutes

Insert a narrative here

Staff Contact:



THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, GRAND ISLAND,
WOOD RIVER AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA

Minutes
for
June 3, 2009

The meeting of the Regional Planning Commission was held Wednesday, June 3, 2009, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" May 23, 2009.

Present:	Pat O'Neill	Leslie Ruge
	Karen Bredthauer	Bill Hayes
	John Amick	Deb Reynolds
	Lisa Heineman	Mark Haskins

Absent: Jaye Monter, Don Snodgrass, Scott Eriksen, Ray Aguilar

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 May 6, 2009 meeting.

A motion was made by Hayes, and seconded by Reynolds, to approve the Minutes of the May 6, 2009 meeting as presented by making the correction of adding Amick as absent from the May meeting.

The motion carried with 8 members present 6 voting in favor (O'Neill, Ruge, Reynolds, Bredthauer, Hayes, Heineman) and 2 members present

abstaining (Amick and Haskins).

3. Request time to speak.

Leo Kroeger, 1905 Freedom Drive, Grand Island, item # 7.

4. Public Hearing - Rezone request concerning 3204 W 14th St., Island Acres E 152' Lot 9 in Grand Island, in Hall County, from R2 Low Density Residential to R4 High Density Residential. (C-19-2009GI)

O'Neill opened the Public Hearing.

Nabity explained this is to rezone approximately .773 acres of land north of 14th Street east of Webb Road from R2 Low Density Residential to R4 High Density Residential. This property is currently clear. The applicant intends to build 8 condominium units similar to those immediately to the east of this property at this location. The adjacent property is large enough to accommodate 8 units without the zoning change.

Heineman asked if surrounding property owners were notified of the zoning change and the number of condos that were going to be constructed. Nabity explained he had received a few phone calls about the rezone and that all property owners within 300 ft. of the rezone property had been notified of the rezone.

O'Neill closed the Public Hearing.

A motion was made by Bredthauer and seconded by Amick, to recommend the approval of the Zoning Change as presented from R2 to R4.

A roll call vote was taken and the motion passed with 8 members present (Amick, O'Neill, Heineman, Ruge, Hayes, Reynolds, Haskins, Bredthauer) voting in favor and no member present abstaining.

O'Neill asked to pull Agenda item #7, J.H. Harder Third Subdivision from the Consent Agenda and it would be heard by itself.

Consent Agenda

- 5. Final Plat – OPP Homestead Subdivision**, located east Schauppsville Rd., and south of Schultz Rd., in Hall County Nebraska, consisting of 8.604 acres (1 Lot).
- 6. Final Plat – Voltaire Villas Subdivision**, located north of 14th Street and east of Webb Rd., in Grand Island Nebraska consisting of .773 acres (2 Lots).
- 7. Final Plat – J.H. Harder Third Subdivision**, located north of Capital Avenue and west of St. Paul Rd., in the 2-mile extraterritorial jurisdiction of Grand Island, in Hall County Nebraska, consisting of 10.5148 acres. (2 Lots).

8. **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).
9. **Final Plat – Centura Hills East Second Subdivision**, located east of Hwy 11 and south of Centura Hills Dr. in the Village of Cairo, in Hall County Nebraska consisting of 22.794 acres (3 Lots).
10. **Final Plat – Centura Hills East Third Subdivision**, located east of Hwy 11 and south of Centura Hills Dr., in the Village of Cairo, in Hall County Nebraska consisting of 1.262 acres (1 Lot).
11. **Final Plat – Perkins Acres Second Subdivision**, located north of Airport Rd and east of 150th Rd, in Hall County Nebraska consisting of 1.5135 acres and (1 Lot).

A motion was made by Hayes and seconded by Heineman to approve the plats as presented.

A roll call vote was taken and the motion passed with 8 members present (Amick, O'Neill, Heineman, Ruge, Hayes, Reynolds, Haskins, Bredthauer) voting in favor and no member present abstaining.

Final Plat for J.H Harder was presented and Leo Kroeger spoke against the approval of the plat. He stated this was in an estate and this subdivision proposal did not comply with the will. Kroeger would like this postponed until a decision that makes both parties happy with the proposed subdivision is finalized.

A motion was made by Heineman and seconded by Amick to approve the postponement of J.H. Harder Third Subdivision, postpone until the next meeting or until the issue is resolved.

A roll call vote was taken and the motion passed with 8 members present (Amick, O'Neill, Heineman, Ruge, Hayes, Reynolds, Haskins, Bredthauer) voting in favor and no member present abstaining.

12. Planning Director's Report

NPZA Award Presentation – John Amick

Budget Committee, members on the committee is O'Neill, Hayes, and Heineman.

Community Beautification Committee, members on the committee is Bredthauer, Ruge, and Amick.

13. Next Meeting July 1, 2009

14. Adjourn

Chairman O'Neill adjourned the meeting at 6:35 p.m.

Leslie Ruge, Secretary

by Rose Woods



Hall County Regional Planning Commission

Wednesday, July 01, 2009
Regular Meeting

Item F

Public Hearing Regarding Proposed Changes to Future Land Use Map

Insert a narrative here

Staff Contact:

June 16, 2009

Dear Members of the Board:

RE: Rezoning – Change of Zoning. Rezone request changing property from R2 Low Density Residential Zone and LLR Large Lot Residential to B2 General Business Zone in the City of Grand Island (C-20-2009GI).

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a rezone request to the Grand Island Zoning Map from R2 and LLR to B2, located east of South Locust St and north of Midaro Rd., in the City of Grand Island, Hall County, Nebraska. As shown on the enclosed map.

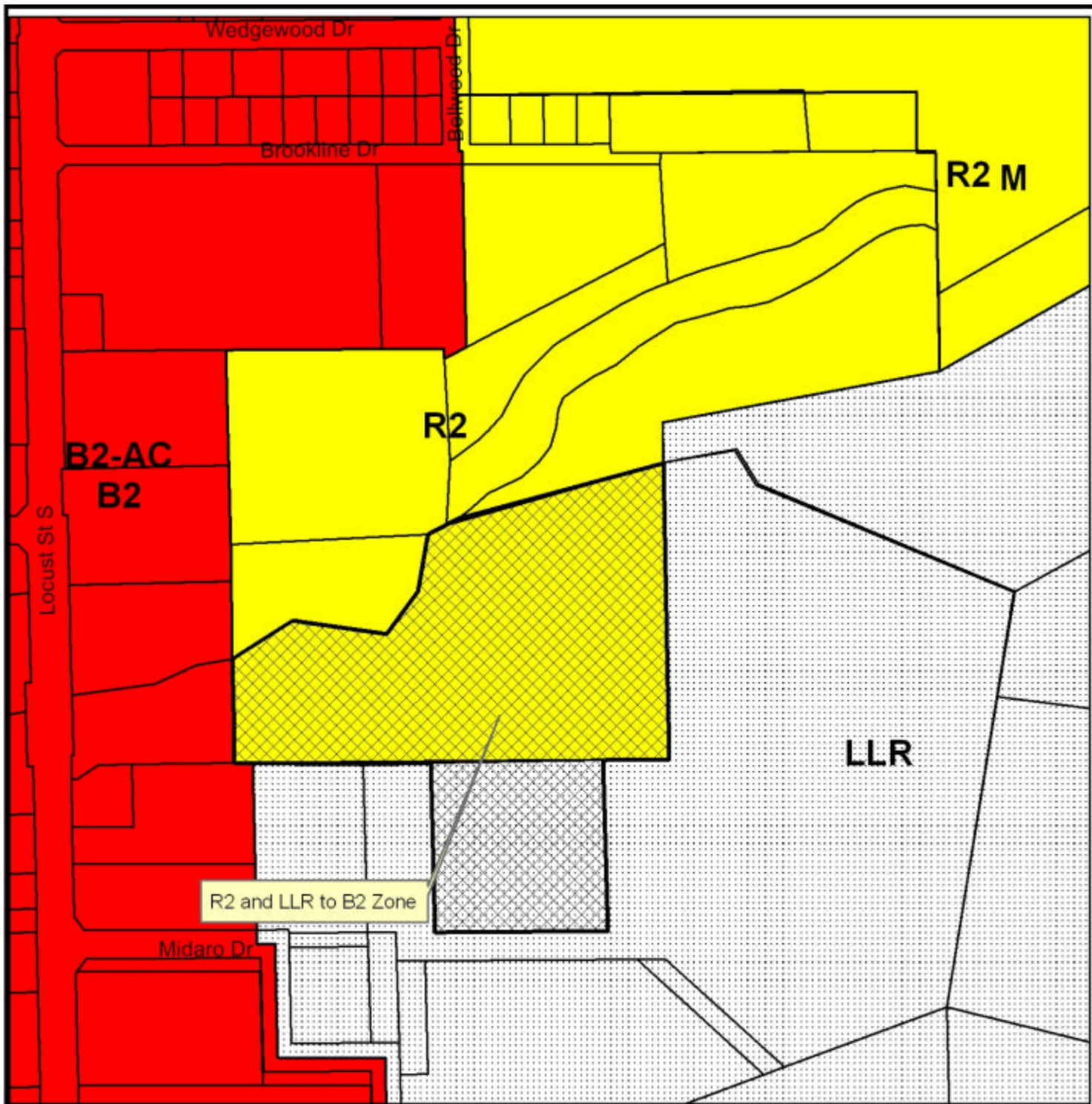
You are hereby notified that the Regional Planning Commission will consider this zoning change at the next meeting that will be held at 6:00 p.m. on July 1, 2009 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Naby, AICP
Planning Director



cc: City Clerk
City Attorney
Director of Public Works
Director of Utilities
Director of Building Inspections
Manager of Postal Operations
Lynam-Richey Corporation

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



Requested Zoning



-  From LLR: Large Lot Residential
-  From R2: Low Density Residential Zone
-  to B2 General Business Zone

Scale : NONE
C-20-2009G1



Agenda Item #4 & #5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

June 22, 2009

SUBJECT: *Future Land Use Map and Zoning Change (C-20-2009GI)*

PROPOSAL: This application includes approximately 12 acres of land north of Midaro Drive and east of Locust Street. This property is owned by Lyman Richie Corporation and was the business location for the sand and gravel pit that operated out of this location since the mid 1970's. The property is located within the Grand Island municipal limits.

The applicant is asking that the zoning on this property be changed from R2 Low Density Residential and LLR-Large Lot Residential to B2 General Business. The stated purpose of this rezoning is to allow the applicant to continue to store mining equipment and materials in the building. A map of the proposed changes is attached.

It would be prudent to amend the Grand Island Comprehensive Plan and Future Land Use map to change the proposed future use of this property from low to medium density residential use to general commercial use as part of this application. A portion of the property is already planned for commercial use but the entire piece is not included in the general commercial area. A map of the proposed changes is attached.

OVERVIEW:

Site Analysis

Current zoning designation:

LLR-Large Lot Residential and R2- Low Density Residential

Permitted and conditional uses:

LLR- Agricultural uses, recreational uses and residential uses at a density of 1 unit per 20,000 square feet. R2- Low Density Residential, Residential uses at a density of 6 dwelling units per acre with 35% coverage, non-profit uses, recreational uses and agricultural uses. Minimum lot size of 6000 square feet.

Comprehensive Plan Designation:

Designated for General Commercial and Low to Medium Density Residential.

Existing land uses.

Warehouse used for storage mining equipment and materials.

Adjacent Properties Analysis

Current zoning designations:

South and East: LLR- Large Lot Residential

North: R2-Medium Density Residential

West: LLR-Large Lot Residential and B2-AC General Business with an Arterial Commercial Overlay Zone

Permitted and conditional uses: LLR- Agricultural uses, recreational uses and residential uses at a density of 2 units per acre. Minimum lot size of 20,000 square feet. R2- Low Density Residential, Residential uses at a density of 6 dwelling units per acre with 35% coverage, non-profit uses, recreational uses and agricultural uses. Minimum lot size of 6000 square feet. B2-AC General Business with an Arterial Commercial Overlay Zone General service, retail and wholesale commercial and warehousing uses, limited outside sales and storage and billboards. Minimum Lot size of 3000 square feet with 100% coverage.

Comprehensive Plan Designation: **North and West:** Designated for future commercial development.

East and South: Designated for Low to Medium Density Residential

Existing land uses:

East and South: Vacant Property, Lake, lake front houses.

North: Wood River, single family home, mobile homes

West: A similarly situated large metal building, commercial development along Locust Street.

EVALUATION:

Positive Implications:

- *Uses existing buildings:* This would permit the applicant to use the existing building for commercial purposes. The building has been used as part of the gravel pit operation since it was built in the late 1970's.
- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated both General Commercial and Low to Medium Density Residential uses. The proposed plan amendment would bring the entire property into compliance.

Negative Implications:

- *Lack of municipal infrastructure:* Sewer and water are not available to this property. Changing the zoning on this property at this point would likely encourage additional development in this area prior to the development of municipal infrastructure. Based on the existing uses this is not a major consideration.

RECOMMENDATION:

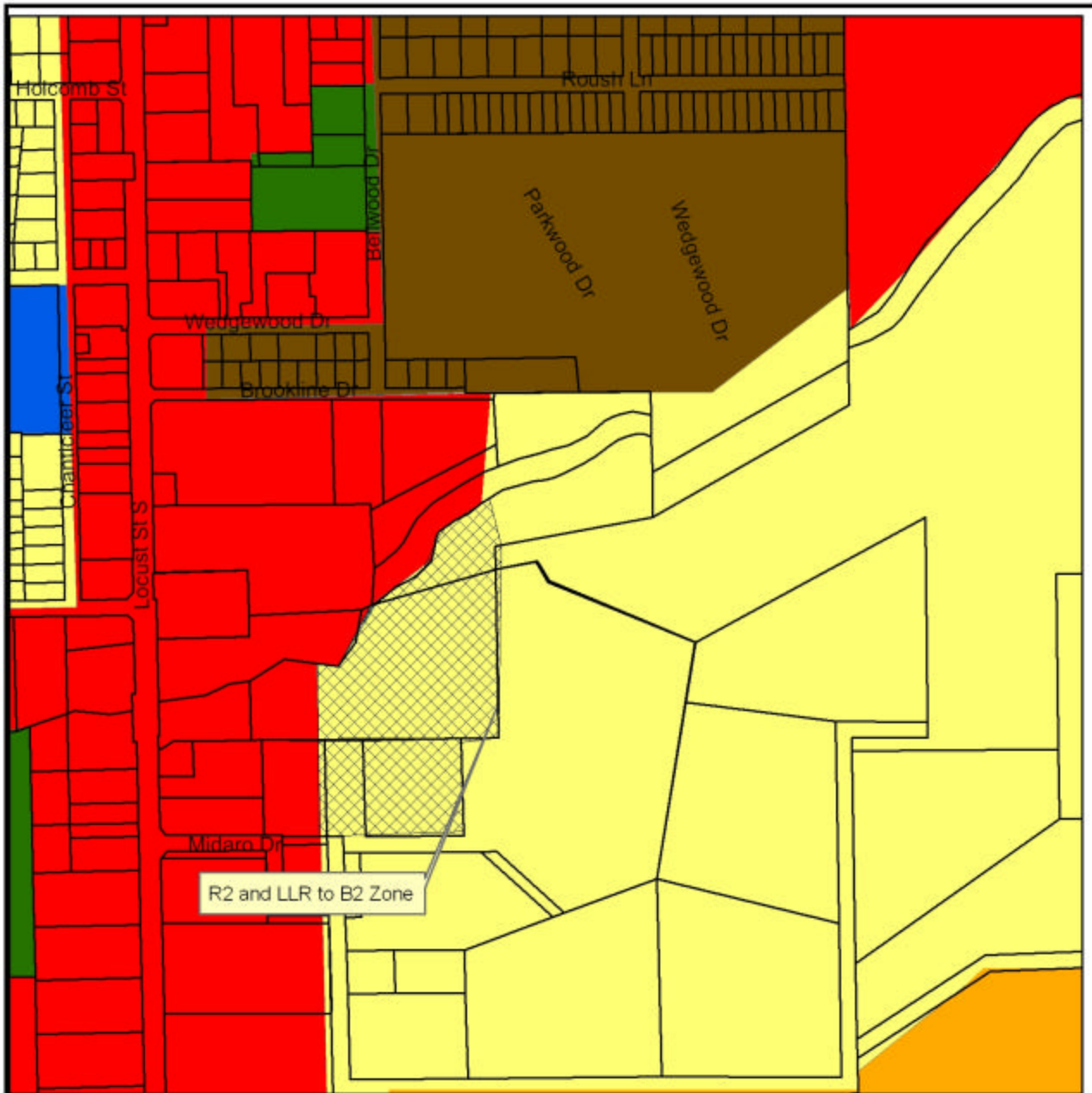
That the Regional Planning Commission recommend that the Grand Island City Council change the Future Land Use Component of the Grand Island Comprehensive Plan. Part of this property is already planned for commercial development. The property has been used commercially for over 30 years.

Additional commercial would require city sewer and water and is likely to create enough value on this property to provide for their installation.

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site as requested.

If the Planning Commission recommends against changing the Future Land Use Map it would be consistent to recommend against the approval of the zoning change.

_____ Chad Nability AICP, Planning Director



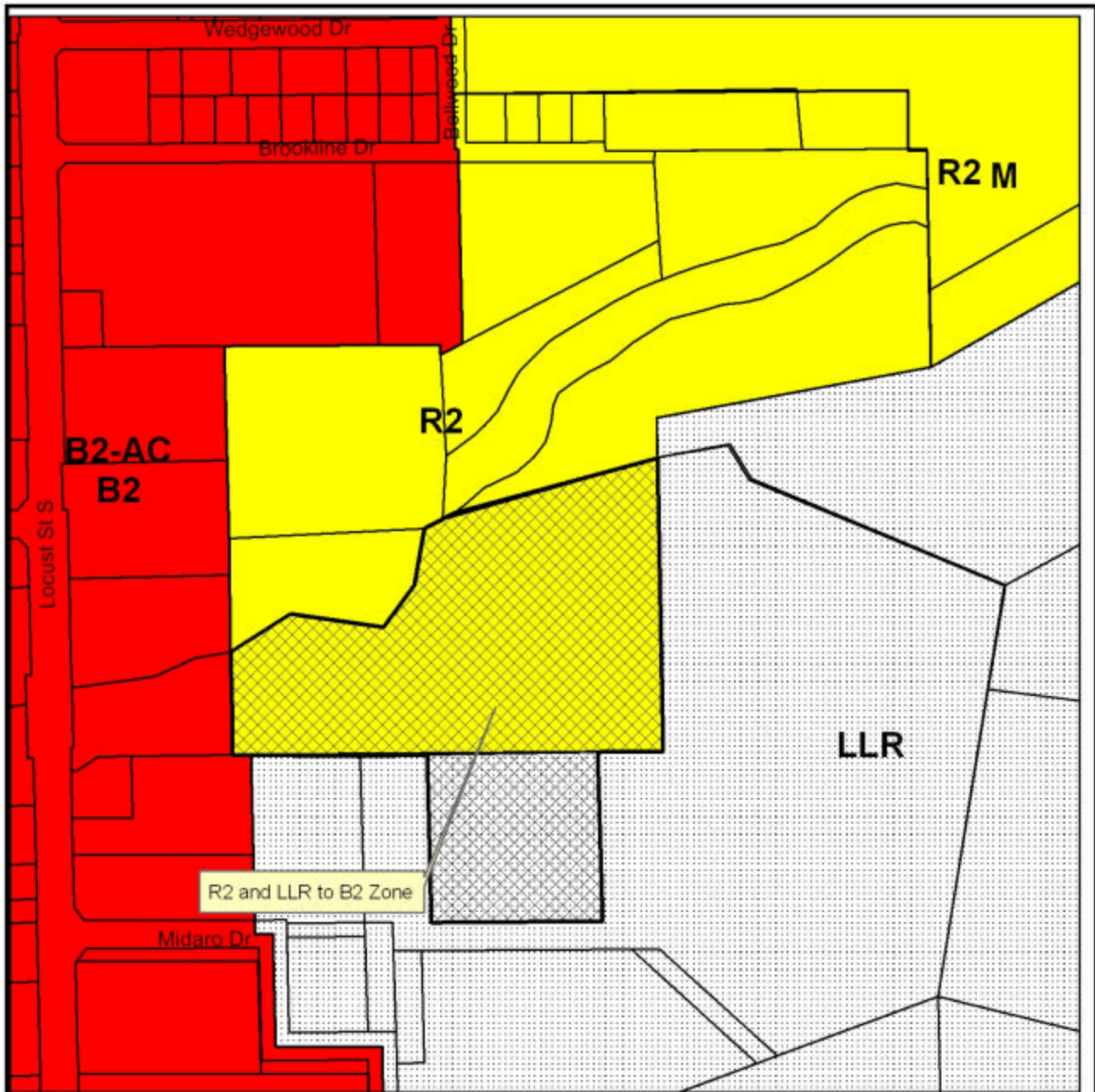
Proposed Changes to Future Land Use Map

Scale : NONE
C-20-2009GI



- From LM: Low to Medium Density Residential
- to GC General Commercial







Requested Zoning



Scale : NONE
C-20-2009GI

-  From LLR: Large Lot Residential
-  From R2: Low Density Residential Zone
-  to B2 General Business Zone





Hall County Regional Planning Commission

Wednesday, July 01, 2009
Regular Meeting

Item J

Consent Agenda

Insert a narrative here

Staff Contact:



Hall County Regional Planning Commission

Wednesday, July 01, 2009
Regular Meeting

Item M

Final Plats

Insert a narrative here

Staff Contact:

June 16, 2009

Dear Members of the Board:

RE: Final Plat – E & K Estates Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of E & K Estates Subdivision, located north of White Cloud Rd., and east of McGuire Rd., in Hall County, Nebraska.

This final plat proposes to create 1 lot on a tract of land in part of the North Half of the Southeast Quarter (N1/2, SE1/4) of Section Twenty-One (21), Township Twelve (12) North, Range Twelve (12) West of the 6th P.M. in Hall County, Nebraska, and said tract containing 3.449 acres.

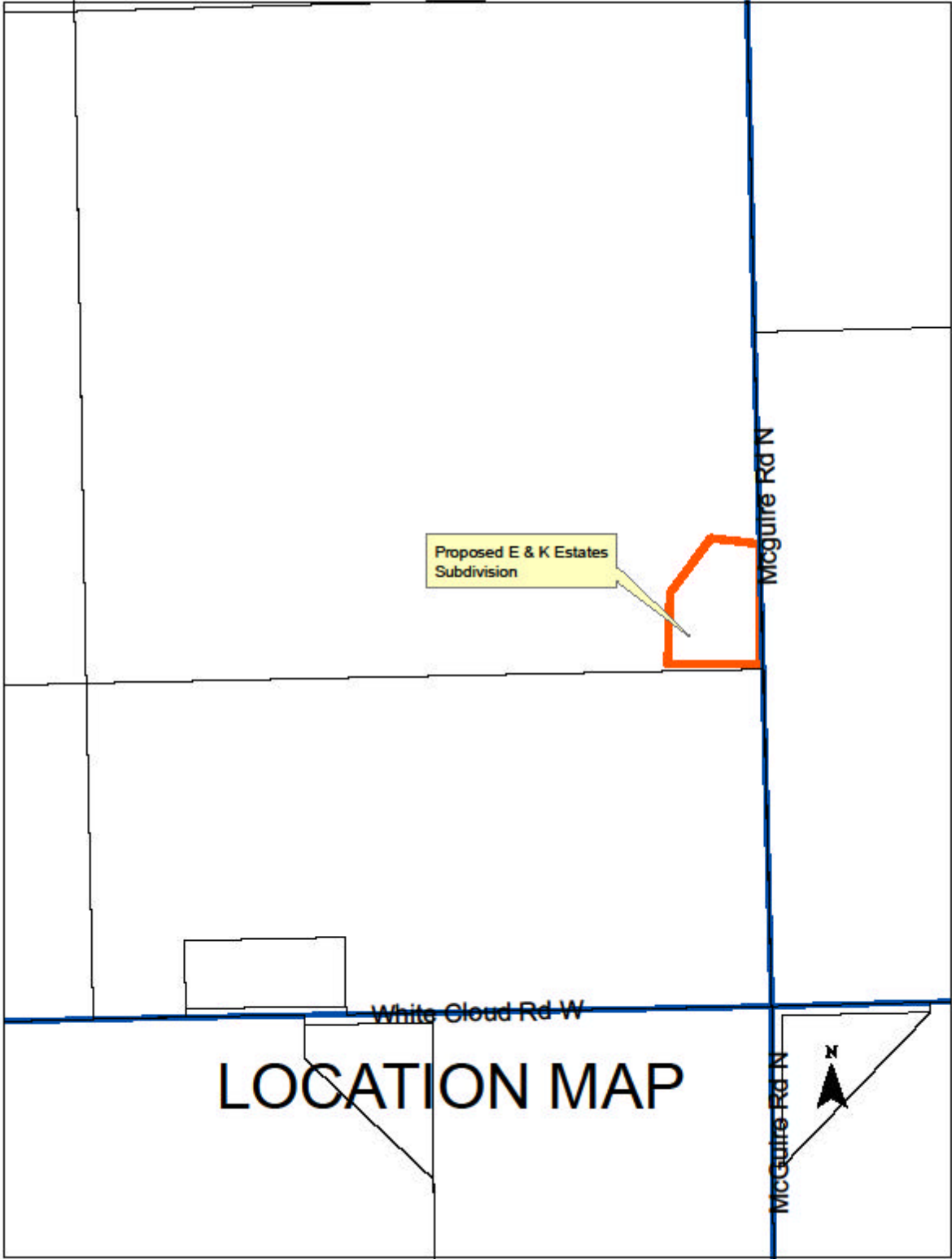
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on July 1, 2009 in the Council Chambers located in Grand Island's City Hall.

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
Olsson & Associates

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



June 16, 2009

Dear Members of the Board:

RE: Final Plat – Journeys End Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Journeys End Homestead Subdivision, located west of Stuhr Rd and north of Wildwood Dr., in the 2-mile extraterritorial jurisdiction of Grand Island, in Hall County, Nebraska.

This final plat proposes to create 1 lot on a tract of land comprising a part of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of Section Two (2), Township Ten (10) North, Range Nine (9) West of the 6th P.M., in Hall County Nebraska, and said tract containing 1.692 acres.

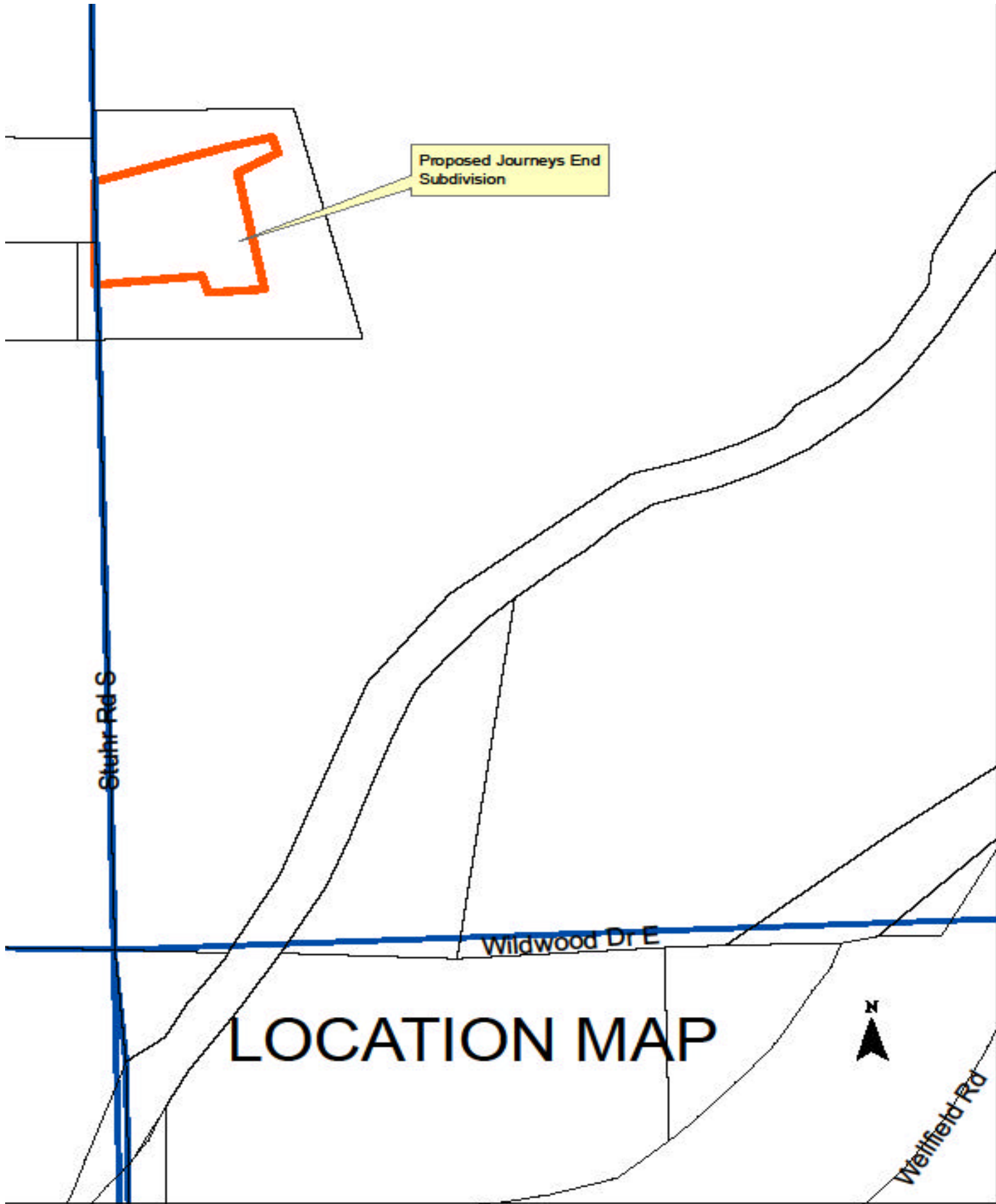
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. July 1, 2009 in the Council Chambers located in Grand Island's City Hall.

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.



Proposed Journeys End Subdivision

Stehr Rd S

Wildwood Dr E

Weiffeld Rd

LOCATION MAP



June 16, 2009

Dear Members of the Board:

RE: Final Plat – DKS Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of DKS Subdivision, located north of Chapman Rd., and west of State Hwy No. 11.

This final plat proposes to create 1 lot on a tract of land comprising 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 and said tract containing 3.0119 acres.

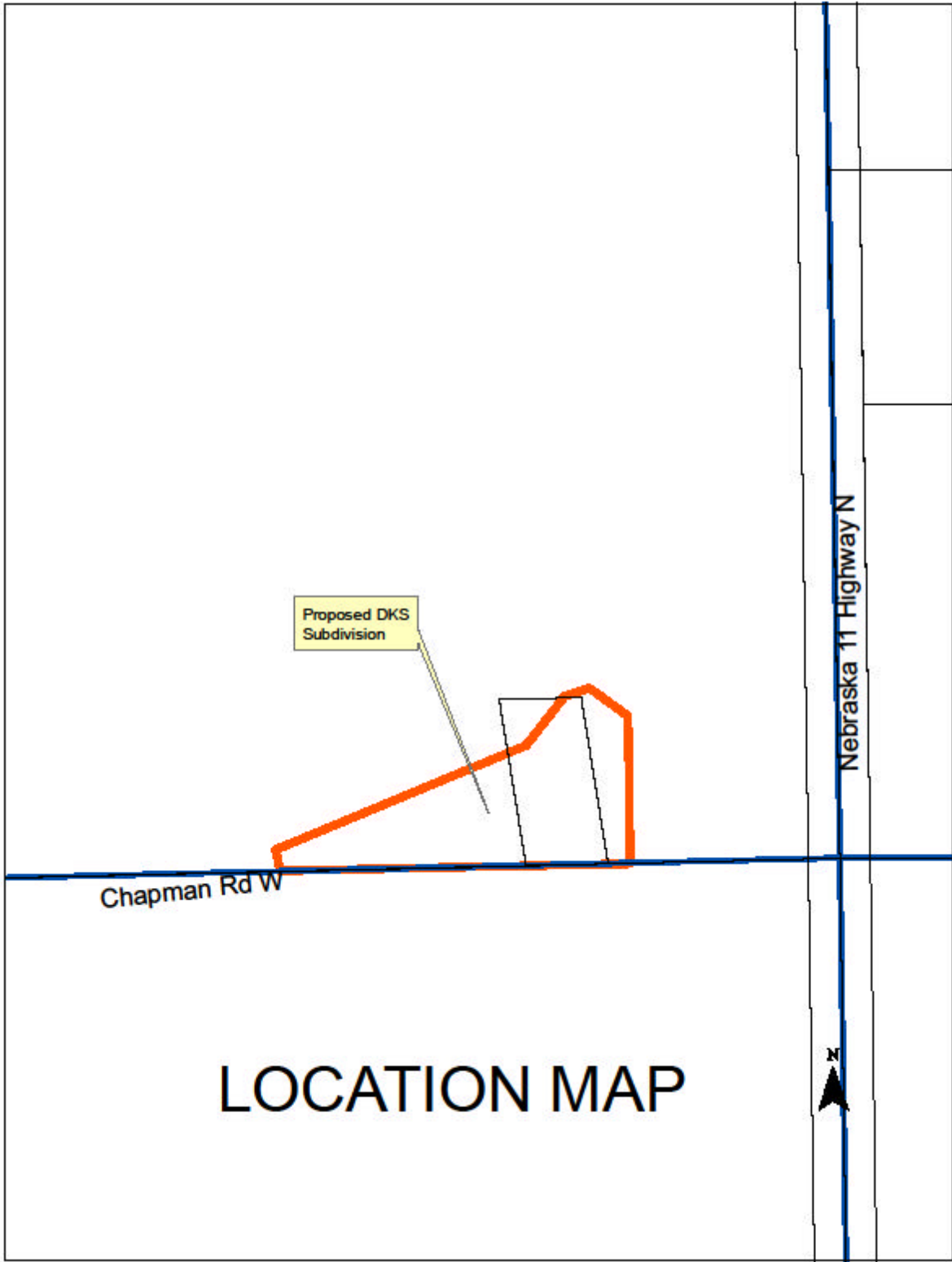
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Planning Director

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

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LOCATION MAP