



Hall County Regional Planning Commission

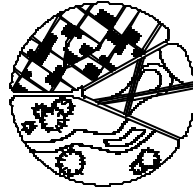
Wednesday, September 02, 2009
Regular Meeting

Item E

Minutes of August 5, 2009 Meeting

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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
August 5, 2009

The meeting of the Regional Planning Commission was held Wednesday, August 5, 2009, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" July 25, 2009.

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

Absent: Bill Hayes, John Amick

Other:

Staff: Chad Nability, 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 July 1, 2009 meeting.

A motion was made by Eriksen, and seconded by Aguilar, to approve the Minutes of the July 1, 2009 meeting as presented.

The motion carried with 10 members present 8 voting in favor (Aguilar, O'Neill, Ruge, Reynolds, Eriksen, Snodgrass, Haskins, Bredthauer) and 2 members present abstaining (Heineman, Monter).

3. Request time to speak.

No one requested time to speak.

4. Public Hearing – Text Amendment to amend parking regulations. Amendment to be considered pertain to the §36-96 Off-Street Parking Requirements. (C-21-2009GI).

Nabity explained the changes proposed here were suggested by City of Grand Island Staff in response to the relocation of the Nebraska State Fair to Fonner Park. While these changes will address issues that will arise during the State Fair they also address issues for similar events at other locations in the city and its 2 mile ETJ. All areas with changes are highlighted. Additions are Italicized and underlined and deletions are in strike out.

§36-96. Off-Street Parking Requirements

(A) Purposes:

(1) It is the intent of this section that all buildings and uses shall provide off-street parking and loading facilities in a minimum amount as required herein to meet the needs of such buildings and uses on private property and under the same ownership as such buildings or uses. The accommodations may consist of lots, garages, or other buildings, and accessories; they may be surface facilities or facilities above or under the ground.

(2) It is the further intent of this section that all off-street parking and loading spaces and facilities shall be sited and built according to the requirements contained in this section, and shall require an application for and issuance of a building permit pursuant to §8-22.

(B) Application. Each building or use hereafter constructed, and each addition to or altered building or use shall be provided with off-street parking and loading spaces as required herein. Each off-street parking space or loading facility and space hereafter constructed, upon proper application and permit being granted shall be sited and constructed pursuant to the requirements of this section. No application for a building permit for such building, addition, alteration, or use shall be approved unless accompanied by a plot plan showing the location and amount of off-street parking and loading spaces as required herein for the existing or proposed building or use and including all such additions or alterations. No occupancy or use permit shall be issued unless the required parking and loading facilities shall have been provided in accordance with the approved plot plan. Requirements shall be applicable to all zones and districts but not to include the following business districts or tracts of land as identified below.

(1) *Central Business District* as identified and described in Chapter 13 of this code as the Downtown Improvement and Parking District No. 1.

(2) *Fourth Street Business District.* Beginning at the intersection of Eddy Street and the alley in the block between Fourth and Fifth Streets; thence easterly on the alley to the intersection of the alley with Sycamore Street; thence southerly on Sycamore Street to 100 feet south of the south right-of-way line of North Front Street; thence westerly on the aforesaid line to its intersection with Eddy Street; thence northerly on Eddy Street to the point of beginning.

(3) tracts of land ten acres or more used for seasonal events(1 event every 3 months) of not more than 14 consecutive days in duration and a minimum of 14 days between events..

Nabity further stated Fonner Park appears to have sufficient hard surface parking to accommodate the existing buildings and the new buildings to be placed on site for the State Fair. Areas that have improved parking will be used for the Midway, food vendors and possibly display areas during the State Fair. These areas will not be available for parking during the fair. The current regulations do not make any provisions for parking on unimproved surfaces. These proposed changes would allow Fonner Park and others such as the Heartland Shooting Park, Grand Island Airport and even Stuhr Museum to use unimproved parking for seasonal events lasting not longer than 14 days.

As long as these events are temporary in nature and seasonal they are unlikely to create regular and significant issues with dust. It is not the intent of this change to permit the development of parking areas with gravel, crushed rock, asphalt millings or other non-dust free surfaces.

If the parking were required to be improved it would increase the likelihood of drainage problems in the area as paved surfaces shed more water and shed water faster than unpaved surfaces. For events that are held regularly it is appropriate to find some other means of handling the drainage; for events that are sporadic or seasonal it is more appropriate to allow grassed areas that will not shed water quickly.

O'Neill asked for any questions or comments from the audience, David Plautz, 4063 Manchester, Grand Island, spoke about the need for some type of surfacing other than grass. He stated grass doesn't give the right impression. Snodgrass stated gravel eventually works into the soil, recycled asphalt or crushed rock may be an option. Aguilar stated people from out of town don't expect hard paving; it will not come as a shock, many events across the state have their parking needs met with parking on grass. Aguilar mentioned the State Fair in Lincoln and College World Series as examples. Nabity stated gravel is not a dust free surface, and with the water park nearby grass would be the better choice. Heineman noted she would like to see a strategic plan for the parking layout.

O'Neill closed the Public Hearing and asked for motions regarding the proposed change to the Text Amendment. A motion was made by Eriksen and seconded by Haskins, to recommend approval to amend the parking regulations pertaining to the §36-96 Off-Street Parking Requirements as presented. With the concurrence of Eriksen and Haskins, O'Neill added the following findings of fact: a parcel of more than 10 acres would house large events a smaller parcel less would pose special problems for parking and the event; these provisions will minimize issues with runoff and storm water on the site; these provision will reduce infrastructure costs. Haskins added the 14 day restriction would help prevent further problems.

A motion was made by Eriksen and seconded by Haskins, to recommend approval to amend the parking regulations pertaining to the §36-96 Off-Street Parking Requirements as presented.

A roll call vote was taken and the motion passed with 10 members present (Aguilar, O'Neill, Ruge, Haskins, Reynolds, Monter, Eriksen, Bredthauer, Heineman, Snodgrass) voting in favor and no member present abstaining.

Consent Agenda

5. **Final Plat – R Quandt Subdivision**, located north of White Cloud Rd. and west of Quandt Rd., in the 2-mile extraterritorial jurisdiction of Grand Island in Hall County, Nebraska consisting of 4.184 acres (1Lot).
6. **Final Plat – Pilkington Subdivision**, located north Abbott Rd., and east of 80th Rd., in Hall County, Nebraska, consisting of 4.617 acres (1 Lot).
7. **Preliminary Plat – Woodland Park Revised Subdivision**, Revised Preliminary Plat, located west of Independence Ave and north of Capital Ave., in the City of Grand Island, Nebraska, consisting of (17 Lots).

Final Plat – Woodland Park 10th Subdivision, located east of Independence and north of Capital Ave., in Grand Island in Hall County Nebraska, consisting of (17 Lots).

A motion was made by Aguilar and seconded by Eriksen to approve the plats as presented.

A roll call vote was taken and the motion passed with 10 members present (Aguilar, O'Neill, Ruge, Reynolds, Monter, Haskins, Eriksen, Bredthauer, Heineman, Snodgrass) voting in favor and no member present abstaining.

9. Planning Director's Report

Nabity stated the nominations are in for the Community Beautification Awards. There were a lot of nominations even some from the area communities. Karen Bredthauer, Les Ruge and John Amick are on the Committee for the Community Beautification Awards. Nabity will be getting pictures taken and scheduling a meeting to decide on the award winner within the next few weeks.

10. Next Meeting September 2, 2009

11. Adjourn

Chairman O'Neill adjourned the meeting at 6:28 p.m.

Leslie Ruge, Secretary

by Rose Woods