



Hall County Regional Planning Commission

Wednesday, October 07, 2009

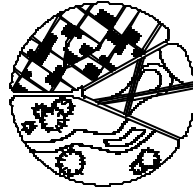
Regular Meeting

Item E2

September 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
September 2, 2009

The meeting of the Regional Planning Commission was held Wednesday, September 2, 2009, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" August 22, 2009.

Present:	Pat O'Neill	Leslie Ruge
	Karen Bredthauer	Jaye Monter
	Deb Reynolds	Scott Eriksen
	Ray Aguilar	Mark Haskins
	Don Snodgrass	John Amick
	Bill Hayes	

Absent: Lisa Heineman

Other:

Staff: Chad Nabity, Rose Woods

Press:

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 August 5, 2009 meeting.

A motion was made by Aguilar, and seconded by Ruge, to approve the Minutes of the August 5, 2009 meeting as presented.

The motion carried with 11 members present 9 voting in favor (Aguilar, O'Neill, Ruge, Reynolds, Monter, Eriksen, Snodgrass, Haskins, Bredthauer) and 2 members present abstaining (Amick, Hayes).

3. Request time to speak.

James Reiter, 1401 Marshall St., Wood River requested to speak on Agenda item #5.

4. Presentation Community Beautification Award.

This is an award that has been given out by the Planning Commission for well over 30 years; there is a plaque that is given to the winner in recognition of their community beautification efforts. There were seventeen nominations this year with Southeast Crossings, 929 S Locust, winning the award for Community Beautification in Grand Island and the Corner Pet Stop, 100 W Front Street, winning the Community Beautification award in Alda.

5. Public Hearing – Text Change to the BG General Business District Section 5.12.03, to consider adding storage units as a conditional use in the BG Zoning District. (C-22-2009WR)

Nabity explained this was concerning amendments to the Zoning Ordinance for the City of Wood River and its 1 mile extra-territorial jurisdiction. Amendments to be considered pertain to §5.12.03 Permitted Conditional Use; the addition of storage and warehousing as a permitted conditional use in the BG Zoning District.

Warehousing and storage uses are not uncommon in most general business districts as they are necessary to support most business uses. The proposed changes would allow them as a principle use by conditional use permit they would already be allowed accessory to an allowed principle use.

In Wood River, the BG zones tend to be centered on the highway entrances to town. Warehousing and storage uses if allowed by conditional use permit could be tailored by the City Council to fit appropriate entrances into the City. The BG zone does not permit outside storage of products except the display of merchandise so only enclosed storage would be permitted. If merchandise is displayed this would be a retail facility that is already permitted within the regulations.

The changes proposed here were requested by Mavis and James Reiter of Wood River. All areas with changes are **highlighted**. Additions are ***italicized and underlined*** and deletions are in **~~strike out~~**.

Section 5.12 BG General Business District

5.12.01 *Intent*: The (BG) General Business District is intended to establish standards that will foster and maintain an area within the district boundaries that will benefit the retail trade, business, cultural, and social activities of the entire community.

5.12.02 *Permitted Uses:*

- 1 Business and professional services including: attorneys, banks, insurance, real estate, offices, postal stations, printing, credit services, security brokers, dealers and exchange, title abstracting, savings and loans, finance services and investment services; but not including uses defined in Adult Establishment.
- 2 Child care/day care.
- 3 Dance studio, not including uses defined in Adult Establishment.
- 4 Meeting hall, not including uses defined in Adult Establishment.
- 5 Retail business or service establishment supplying commodities or performing services, such as, or in compatibility with and including the following:
 - a Agricultural implement sales and service centers.
 - b Apparel shop.
 - c Appliance store.
 - d Antique store.
 - e Automobile displays, sales, service, and repair.
 - f Automobile parking lot.
 - g Automobile parts and supplies store.
 - h Bakery shop.
 - i Bar and tavern.
 - j Barber and Beauty shop.
 - k Bookstore, not including uses defined in Adult Establishment.
 - l Business or professional school.
 - m Building materials retail sales.
 - n Clothing and tailoring shops.
 - o Commercial greenhouses.
 - p Communication services.
 - q Computer store.
 - r Department store.
 - s Drug stores and prescription shops.
 - t Dry cleaners and establishments (not over two-thousand (2,000) square feet in floor area) with one dry cleaning unit having a capacity not to exceed 35 pounds per cycle using nonflammable or non-explosive solvents.
 - u Exercise, fitness and tanning spa, not including uses defined in Adult Establishment.
 - v Floral shop.
 - w Furniture store or showroom.
 - x Gift and curio shop.
 - y Grocery store.
 - z Hardware store.
 - aa Hobby, craft, toy store.
 - bb Indoor amusement and entertainment establishment, including bowling alleys and movie theaters, not including uses defined in Adult Establishment.
 - cc Laundry and dry cleaning pick-up and delivery stations.
 - dd Liquor store.
 - ee Medical and dental clinics.
 - ff Mortuaries and funeral chapels.
 - gg Newsstands, not including uses defined in Adult Establishment.
 - hh Outdoor amusement and entertainment establishment, including miniature golf, but not including outdoor movie theaters.
 - ii Photography studio.
 - jj Picture framing shop.
 - kk Restaurants, cafes, and fast food establishment.
 - ll Second hand stores.
 - mm Shoe store.
 - nn Tanning salon.
 - oo Variety store, not including uses defined in Adult Establishment.
 - pp Video store, not including uses defined in Adult Establishment.

- qq Social club and fraternal organizations, not including uses defined in Adult Establishment.
- rr Telephone exchange.
- ss Telephone answering service.
- tt Public overhead and underground local distribution utilities.

5.12.03 *Permitted Conditional Uses:*

- 1 Temporary structure for festivals or commercial events.
- 2 Recreational establishments.
- 3 Amusement arcades.
- 4 Garden supply and retail garden center.
- 5 Pool hall.
- 6 Tavern and cocktail lounge, not including uses defined in Adult Establishment.
- 7 Temporary greenhouses.
- 8 Totally enclosed, automated and conveyor-style car washes.
- 9 Outdoor Entertainment.
- 10 Convenience store with limited fuel sales.
- 11 Residences in conjunction with the principle use when located above the ground floor.
- 12 Churches, temples, seminaries, and convents including residences for teachers and pastors.
- 13 Printing and publishing.
- 14 Retail motor vehicle sales and service.
- 15 Car wash.
- 16 Garden supply and retail garden center.
- 17 Retail building material sales.
- 18 Service station and minor automobile repair services.
- 19 Tire store and minor automobile repair service.
- 20 Warehousing and Storage.

5.12.04 *Accessory Uses*

- 1 Buildings and uses customarily incidental to the permitted uses.
- 2 Parking pursuant to Sections 7.02 through 7.05.
- 3 Signs pursuant to Sections 7.06 through 7.08.
- 4 Temporary buildings and uses incidental to construction work, which will be removed upon completion or abandonment of the construction, work.
- 5 Landscaping pursuant to Section 7.15.

5.12.05 *Height and Lot Requirements:* The height and minimum lot requirements shall be as follows:

Use	Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard	Max. Height
Permitted Uses	5,000 sq.ft.	60 feet	30'	15'	25'	45 feet*
Permitted Conditional Uses	5,000 sq.ft.	60 feet	30'	15'	25'	45 feet*
Accessory Buildings	-	-	*	*	*	-

* The maximum height of any use shall be decreased to thirty-five feet (35') when located within one-hundred feet (100') of any residential district.

5.12.06 *Use Limitations:*

- 1 When adjacent to any residential district, no parking drives or signs shall be allowed in the required front yard within fifteen feet (15') of such residential district.
- 2 When adjacent to any residential district, new construction shall provide a six foot (6') high permanent screen in order to minimize impacts on residentially zoned property, pursuant to Section 7.13.
- 3 No outdoor storage, except the display of merchandise for sale to the public, shall be permitted.
- 4 Exterior lighting fixtures shall be shaded so that no direct light is cast upon any residential property and so that no glare is visible to any traffic on any public street.
- 5 When adjacent to an alley, the width of the alley shall be included in computing the minimum rear yard setback.

O'Neill asked for any questions or comments from the audience, James Reiter, 1401 Marshall St., Wood River, spoke in favor of the Text Change. Snodgrass noted there is a sewer line that runs underneath the property. Reiter commented the potential buyer knows of sewer line. Reiter stated the storage units will run north and south and will start on the west end of the property and move east. The potential buyer is also going to landscape similar to the property on the east side of the lot.

O'Neill closed the Public Hearing and asked for motions regarding the proposed change the Text to the BG Zoning District. A motion was made by Ruge and seconded by Hayes, to recommend approval to the text §5.12.03 in the BG Zoning District.

That the Regional Planning Commission recommend that the Wood River City Council **approve** the changes to the Wood River City Code §5.12.03 as requested.

A roll call vote was taken and the motion passed with 11 members present (Aguilar, Amick, O'Neill, Ruge, Haskins, Reynolds, Monter, Eriksen, Bredthauer, Hayes, Snodgrass) voting in favor and no member present abstaining.

6. Final Plat - Country Club Third Subdivision, located south of Stolley Park Road and west of Riverview Dr. in the City of Grand Island, Nebraska, consisting of 2 lots.

A motion was made by Reynolds and seconded by Aguilar to approve the plat of Country Club Third Subdivision as presented.

A roll call vote was taken and the motion passed with 11 members present (Aguilar, Amick, O'Neill, Ruge, Haskins, Reynolds, Monter, Eriksen, Bredthauer, Hayes, Snodgrass) voting in favor and no member present abstaining.

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).

A motion was made by Hayes and seconded by Aguilar to approve the plat of J. H. Harder as presented.

A roll call vote was taken and the motion passed with 11 members present (Aguilar, Amick, O'Neill, Ruge, Haskins, Reynolds, Monter, Eriksen, Bredthauer, Hayes, Snodgrass) voting in favor and no member present abstaining.

8. Planning Director's Report

Amick asked about the Planning Budget, Nabity briefly commented on the changes made for the upcoming 2009-2010 budget.

9. Next Meeting October 7, 2009

10. Adjourn

Chairman O'Neill adjourned the meeting at 6:38 p.m.

Leslie Ruge, Secretary

by Rose Woods