



Hall County Regional Planning Commission

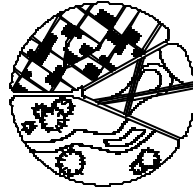
Wednesday, November 04, 2009
Regular Meeting

Item E2

October 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
October 7, 2009

The meeting of the Regional Planning Commission was held Wednesday, October 7, 2009, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" September 26, 2009.

Present:	Pat O'Neill	Leslie Ruge
	Jaye Monter	John Amick
	Deb Reynolds	Bill Hayes
	Mark Haskins	Don Snodgrass

Absent: Lisa Heineman, Ray Aguilar, Scott Ericksen, Karen Bredthauer

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 September 2, 2009 meeting.

A motion was made by Amick, and seconded by Hayes, to approve the Minutes of the September 2, 2009 meeting as presented.

The motion carried with 8 members present 8 voting in favor (Amick, O'Neill, Ruge, Reynolds, Monter, Snodgrass, Haskins, and Hayes) and no members present abstaining.

3. Request time to speak.

Michael Olson, 3741 Sky Park Road, Grand Island, K.C. Henke, 8406 N 10th Rd., Dannebrog NE 68831 and Josh Rhoades James Reiter, 1401 Marshall St., Wood River requested to speak on Agenda item #4.

4. Public Hearing – Rezone request concerning Capital Avenue and Sky Park Road, in Grand Island, Hall County, Nebraska, rezone from M2 – Heavy Manufacturing Zone to R3 – Medium Density Residential Zone. (C-01-2010GI)

Nabity explained this was to rezone approximately 3.9 acres of land south of Capital and west of Sky Park Road, in Grand Island, Hall County, Nebraska, rezone from M2 - Heavy Manufacturing Zone to R3 – Medium Density Residential Zone. The applicant intends to build apartment units similar to those immediately to the west of this property at this location. The adjacent property is zoned R4 High Density Residential

Positive implications include: 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. 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).

Consistent with existing uses: This change is consistent with the existing uses in the area. The proposed development is very similar to the new development to the west.

Infrastructure is available to support the development: Water is available to the site and sewer can be extended to serve these lots.

Potential reduction in the number of driveways: There are 25 lots in this area that front onto Capital Avenue each of these lots could access Capital Avenue with a drive way. The project as proposed would reduce this number to 10 lots sharing 5 driveways.

Negative implications may include: Proximity to the Airport: The airport is located just to the north and east of this property. Airports and residences do not make good neighbors as airports are noisy and occasionally planes crash during takeoffs or landings. The airport does have plans to extend the runway by as much as 1300 feet toward Capital Avenue. This will move the end of the runway closer to the proposed development.

This 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.

Mike Olson, Airport Executive Director from the Airport Authority spoke against the rezone making points about safety, stating most accidents happen within 3 miles of the airport. With the future expansion of the runway to the south this will put planes landing and taking off closer to the proposed housing units. The noise will also be a problem to residents living in the area and the FAA does not want housing within 3 miles of the airport.

K.C. Henke spoke in favor of the rezone. He commented about the units that are just to the west of the new proposed units, have never complained of noise. People who would be bothered by the planes would move. Henke is not sure how much aircraft is currently coming out of the airport but at this time there is not a substantial amount. Henke stated there is a huge need for apartments in Grand Island and those that are handicap accessible.

Josh Rhoades spoke in favor of the rezone. If the rezone occurs he would be able to build 32 units on eight lots.

Planning commission discussed some finding of facts, first the proposed runway is not in direct line of the proposed units; second finding of fact is the parcel is subdivided for lots, medium to low density residential and meets the Comprehensive Plan.

O'Neill closed the Public Hearing and asked for motions regarding the proposed rezone request. A motion was made by Ruge to recommend in favor of the rezone request be forwarded to City Council on October 27, 2009. This was seconded by Hayes.

That the Regional Planning Commission recommend that the City Council **approve** the rezone request concerning Capital Avenue and Sky Park Road, in Grand Island, Hall County, Nebraska, rezone from M2 – Heavy Manufacturing Zone to R3 – Medium Density Residential Zone

A roll call vote was taken and the motion passed with 8 members present 5 voting in favor (Amick, O'Neill, Ruge, Hayes, Haskins) and 3 members present (Monter, Reynolds, Snodgrass) voting against.

5. **Final Plat – Huxtable Subdivision**, located north of Holling Road and west of 90th Rd., in Hall County, Nebraska, consisting of 10.231 acres. (1 Lot).
6. **Final Plat - Hollister Hidden Acres Subdivision**, located west of U.S. Hwy 281 and north of Rosedale Rd., in Hall County Nebraska, consisting of 3.885 acres.

A motion was made by Haskins and seconded by Amick to approve the plats of

Huxtable Subdivision and Hollister Hidden Acres Subdivision as presented.

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

7. Planning Director's Report

8. Next Meeting November 12, 2009

9. Adjourn

Chairman O'Neill adjourned the meeting at 6:45 p.m.

Leslie Ruge, Secretary

by Rose Woods