



Hall County Regional Planning Commission

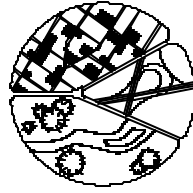
Wednesday, February 03, 2010
Regular Meeting

Item E2

January 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
January 6, 2010

The meeting of the Regional Planning Commission was held Wednesday, January 6, 2010, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" December 26, 2009.

Present:	Pat O'Neill	Leslie Ruge
	Deb Reynolds	Bill Hayes
	Mark Haskins	Ray Aguilar
	Julie Connelly	

Absent: Scott Eriksen, Karen Bredthauer, Jaye Monter, Don Snodgrass and John Amick

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 December 2, 2009 meeting.

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

The motion carried with 7 members present and 6 voting in favor (Aguilar, O'Neill, Ruge, Reynolds, Haskins and Hayes) and 1 member abstaining (Connelly).

3. Request time to speak.

No one requested time to speak.

4. Public Hearing – Readoption of the Grand Island Zoning Map. (C-04-2010GI)

O'Neill opened the Public Hearing.

On March 25, 2008 the Grand Island City Council approved using a map produced from the Hall County GIS as the official zoning map for the City of Grand Island based on the 2004 Comprehensive Plan for the City of Grand Island with all changes to the map as approved through March 25, 2008. As a matter of course, the City of Grand Island occasionally re-adopts the zoning map incorporating all changes since the last re-adoption of the entire map along with other changes as recommended by staff and the Hall County Regional Planning Commission. This will allow a newly revised and adopted copy of the map to be printed for official use by Council, staff and the general public. This hearing is being held for that purpose. This map will also serve to give notice to all parties that the Grand Island City limits, and 2 mile extraterritorial jurisdiction, is as shown on the map.

O'Neill closed the Public Hearing.

A motion was made by Haskins and seconded by Aguilar to approve the new zoning map for Grand Island as presented. A roll call vote was taken and the motion passed with 7 members present (Aguilar, O'Neill, Ruge, Hayes, Reynolds, Haskins and Connelly) voting in favor and no member voting against.

5. Public Hearing – Request to amend the RD zone for 1613 & 1615 Hope Street, in Grand Island, Hall County, Nebraska (C-05-2010GI).

O'Neill opened the Public Hearing.

Nabity stated this request was to amend the existing Nottingham Estates RD-Residential Development zone, east side of Hope Street and north of Church Road, to combine lots 19 and 20 of Nottingham Estates Subdivision and permit the construction of a duplex unit on the combined lots.

This amendment request represents a change to the final development plan approval issued in 1981, as part of the Nottingham Estates RD-Residential Development rezoning of the subject property.

The original plat as approved would have the building on lots 19 and 20 connected with the building on the lot to the north.

Changes to the development plan were approved in 1992 to build the existing units to the north on the corner. Additional changes were approved for the

duplex immediately north of this property in 2007. No changes were made at that time to the plan for Lots 19 and 20 as they were under separate ownership and not included in that application.

The property is not currently being used or maintained in a residential manner. Changes to the development plan as presented would allow for compatible residential development and would finish out this subdivision. Sewer and Water are available.

O'Neill closed the Public Hearing.

A motion was made by Aguilar and seconded by Reynolds to approve the amended RD rezone as presented. A roll call vote was taken and the motion passed with 7 members present (Aguilar, O'Neill, Hayes, Reynolds, Haskins, Ruge and Connelly) voting in favor.

6. Public Hearing -Concerning an amendment to the redevelopment plan for CRA area #1, 11th & Poplar Street, in Grand Island, Hall County, Nebraska. Resolution 10-02.

O'Neill opened the Public Hearing.

Nabity explained this is a resolution to recommend approval of a Redevelopment Plan for CRA area #2, located at 11th and Poplar in Grand Island. Habitat for Humanity is proposing to build houses on at least 4 vacant lots along Poplar Street. City water is not available to the lots. City water is available on 9th Street, 11th Street and 12th Street. The CRA is proposing to finance a project to install the water line. CRA intends to recoup their investment from the water line through Tax Increment Financing. The installation of this water line will benefit all of the houses along this stretch of Poplar Street and create 3 additional buildable lots beyond the 4 Habitat is planning to build on.

O'Neill closed the Public Hearing.

A motion was made by Aguilar and seconded by Reynolds to approve a resolution 2010-02 as presented. A roll call vote was taken and the motion passed with 7 members present (Aguilar, O'Neill, Hayes, Reynolds, Haskins, Ruge and Connelly) voting in favor.

7. Public Hearing – – Concerning an amendment to the redevelopment plan for CRA area #1, 423 W 4th Street, in Grand Island, Hall County, Nebraska. Resolution 10-03.

O'Neill opened the Public Hearing.

Nabity explained this is a resolution to recommend approval of a Redevelopment Plan for CRA area #2, Pharmacy Properties LLC is proposing to a U-Save Pharmacy at the corner of 4th and Cedar. The developer is seeking Tax

Increment Financing to offset the cost of acquisition of the property and site preparation. The property is vacant and has been since 1956.

O'Neill closed the Public Hearing.

A motion was made by Aguilar and seconded by Haskins to approve a resolution 2010-03 as presented. A roll call vote was taken and the motion passed with 7 members present (Aguilar, O'Neill, Hayes, Reynolds, Haskins, Ruge and Connelly) voting in favor.

Consent Agenda

- 8. Final Plat – Nottingham Estates Third Subdivision**, located east of Hope St., and north of Church Rd., in Grand Island, Nebraska, consisting of .166 acres. (1 Lot). City sewer and water are available.
- 9. Final Plat – Rathgeber Acres Subdivision**, located south of Pheasant Drive and west of Gunbarrel Rd., in the 2 mile extraterritorial jurisdiction of Grand Island, Hall County, Nebraska, consisting of 7.091 acres. (3 Lots). City sewer and water are not available.
- 10. Final Plat – Parmley Subdivision**, located south of 9th Street and east of Pine Street, in Grand Island, Nebraska, consisting of .1996 acres and (2 Lots). This subdivision will create substandard lots. Council will be asked to waive the minimum lot size requirements for this subdivision. Each lot is already occupied by a residential structure. Each structure is connected individually to city water and sewer.

A motion was made by Ruge and seconded by Hayes to approve the Consent Agenda as presented. A roll call vote was taken and the motion passed with 7 members present (Aguilar, O'Neill, Hayes, Reynolds, Haskins, Ruge and Connelly) voting in favor.

11.Planning Director's Report

Nabity asked for a committee to do a review of the Wind/Tower Regulations. O'Neill and Ruge volunteered to be on the committee. NPZA conference is next month and there is money in the budget for those who wish to attend a meeting.

10.Next Meeting February 3, 2010

11.Adjourn

Chairman O'Neill adjourned the meeting at 6:30 p.m.

Leslie Ruge, Secretary

by Rose Woods