



Hall County Regional Planning Commission

Wednesday, April 07, 2010

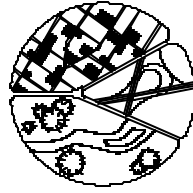
Regular Meeting

Item E2

March 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
March 3, 2010

The meeting of the Regional Planning Commission was held Wednesday, February 3, 2010, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" January 23, 2010.

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|----------|----------------|------------------|
| Present: | Pat O'Neill | Leslie Ruge |
| | John Amick | Karen Bredthauer |
| | Mark Haskins | Don Snodgrass |
| | Julie Connelly | Scott Eriksen |

Absent: Deb Reynolds, Ray Aguilar, Bill Hayes and Jaye Monter

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 February 3, 2010 meeting.

A motion was made by Ruge and seconded by Bredthauer, to approve the Minutes of the February 3, 2010 meeting as presented.

The motion carried with 8 members present and 6 voting in favor (Amick, O'Neill, Ruge, Eriksen, Bredthauer, Snodgrass, Haskins, and Connelly).

3. Request time to speak.

Ron Miller, 704 S Cherry, Grand Island, requested time to speak on item # 5.

4. **Public Hearing – Annexation** - Property located at 3609 E US Hwy 30 and 803 N Shady Bend Rd., in the 2-mile extraterritorial jurisdiction of Grand Island. A map and exact legal description are available at the Hall County Regional Planning Department located within Grand Island City Hall. (C-10-2010GI)

O'Neill opened the Public Hearing.

Nabity explained this property is contiguous with the Grand Island City Limits. The owners have requested that Shady Bend Subdivision be approved as an addition to the City.

These properties are within the Grand Island Utilities Electrical Service District. These properties are all within the Cedar Hollow/Northwest School District. These annexations will not impact the two-mile extraterritorial jurisdiction of Grand Island.

Water is available to the property. Sewer is available to the property. This property is within the Grand Island Utilities Electrical Service District. This property is within the Northwest School District. Annexing this property **will not** impact the two mile extraterritorial jurisdiction of Grand Island.

O'Neill closed the Public Hearing.

A motion was made by Haskins and seconded by Eriksen, to recommend approval of the Annexation of property located at 3609 E US Hwy 30 and 803 N Shady Bend Rd as submitted.

A roll call vote was taken and the motion passed with 8 members present all voting in favor (Amick, O'Neill, Ruge, Eriksen, Haskins, Bredthauer, Connelly, Snodgrass) and no member present voting against.

5. **Public Hearing – Rezone** – A request to rezone 435 Stuhr Rd., from M1 Light Manufacturing to M2 Heavy Manufacturing, located east of Stuhr Rd., and north of Swift Rd., in the City of Grand Island. (C-11-2010GI)

O'Neill opened the Public Hearing.

Nabity explained this request to rezone approximately 80 acres of land east of the Stuhr Road between Swift Road and Seedling Mile Road from M1 Light Manufacturing to M2 Heavy Manufacturing. JBS Swift has purchased this property and plans to expand their current operation in the area to this property beginning with the construction of a 2500 spot employee parking lot.

Ron Miller, 704 S Cherry, Grand Island, NE, spoke against the rezone request. Miller stated he lives southwest of the Swift plant. He urged the Commission not to allow JBS to expand in any way until it gets rid of its odor issues that have plagued the city for 25 years. Miller stated it's an "ungodly gagging smell that makes you sick". The odor comes through closed doors and windows in the wintertime and requires constant running of air-conditioner in the summer because it's too smelly to open the windows or spend any time outside. Miller stated by JBS relocating their parking lot would allow JBS to expand the plant into the old parking lot.

Amick spoke about what the future plans were for the historical house located on the property and hoped JBS would preserve the old house and work with the Historical Society to move the house versus tearing it down.

O'Neill commented that JBS was a terrible neighbor, he commented they routinely spill waste from the plant on the road and continues to lie about what it has done, and finds it's easier and cheaper to pay fines for sloppy operations rather than doing things right.

O'Neill asked City Council liaison to let the rest of the Council know of his dissatisfaction of the way JBS has handled things. He asked they take into account Swift's track record and that they reject the company's plan when the Council addresses the company's plan at the March 23, Council meeting.

O'Neill closed the Public Hearing.

A motion was made by Ruge, seconded by Haskins to approve the rezone request of 435 Stuhr Rd., from M1 - Light Manufacturing to M2 – Heavy Manufacturing, as presented.

A roll call vote was taken and the motion passed with 7 members present voting in favor, (O'Neill, Ruge, Eriksen, Haskins, Bredthauer, Connelly, Snodgrass) and one member voting against (Amick).

- 6. Public Hearing - Text Amendment** - Amendments to be considered pertain to Sections 36-72 Light Manufacturing and 36-73 Heavy Manufacturing and Appendix A to allow a parking lot as a permitted principal use in these districts; and proposed amendments to 36.102 Landscaping Regulations including landscaping along federal and state funded highways and landscaping for parking lots with more than 500 spaces. (C-12-2010GI)

O'Neill opened the Public Hearing.

Nabity explained the request concerning amendments to the Zoning Ordinance for the City of Grand Island and its 2 mile extra-territorial jurisdiction. Amendments to be considered pertain to Sections 36-72 Light

Manufacturing and 36-73 Heavy Manufacturing and Appendix A to allow a parking lot as a permitted principal use in these districts; and proposed amendments to 36.102 Landscaping Regulations including landscaping along federal and state funded highways and landscaping for parking lots with more than 500 spaces.

The changes proposed as attached were suggest by City of Grand Island Staff and/or requested by JBS Swift. JBS Swift specifically requested changes to the M2 zoning district to allow parking lots as a principal use and amendments to the landscaping regulations to make special provisions for large parking lots (more than 500 spaces that incorporate rain basins into the design of the parking lot. City staff has suggested adding parking lots as a permitted use in the M1 Light Manufacturing zone; amending Appendix A the Land Use Matrix to include parking lots and the zones they are allowed in; and removing the requirement for a 30 foot landscaping buffer along federal and state funded highways.

A motion was made by Amick and seconded by Haskins, to recommend approval to amend the parking regulations pertaining to §36-72 Light Manufacturing and §36-73 Heavy Manufacturing and Appendix A to allow a parking lot as permitted principal use in these districts as presented.

A roll call vote was taken and the motion passed with 8 members present, 8 voting in favor (Amick, O'Neill, Ruge, Haskins, Eriksen, Bredthauer, Connelly, Snodgrass) and no member present voting against.

Consent Agenda

- 7. Final Plat** – Shady Bend Subdivision, located west of Shady Bend Rd. and south of US Hwy 30, in the 2-mile extraterritorial jurisdiction of Grand Island. Consisting of 2.441 acres. (2 Lots).
- 8. Final Plat** - JBS Subdivision, located east of Stuhr Rd., and north of Swift Rd., in the City of Grand Island. Consisting of approximately 73 acres more or less. (2 Lots).
- 9. Final Plat** – Meadowlark West Eighth Subdivision, located north of Faidley Avenue and east of Allen Drive., in the City of Grand Island. Consisting of 3.69 acres. (2 Lots).
- 10. Final Plat** – A and E Subdivision, located south of NE Hwy 2 and west of 70th Rd., in Hall County, Nebraska. Consisting of 1.925 acres. (1 Lot).

A motion was made by Bredthauer and seconded by Ruge to approve the plats as presented on the Consent Agenda. A roll call vote was taken and the motion passed with 8 members present (Amick, O'Neill, Ruge, Haskins, Eriksen,

Bredthauer, Snodgrass, Connelly) voting in favor and no member present abstaining.

11. Planning Director's Report

Nabity spoke about O'Neill receiving the Outstanding Appointed Official Award he was awarded at the NPZA banquet. Nabity said he was still going over changes for the review of the Wind/Tower Regulations with area communities.

12. Next Meeting April 7, 2010

13. Adjourn

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

Leslie Ruge, Secretary
by Rose Woods