



Hall County Regional Planning Commission

Wednesday, May 05, 2010

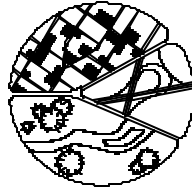
Regular Meeting

Item E2

April 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
April 7, 2010

The meeting of the Regional Planning Commission was held Wednesday, March 3, 2010, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" March 20, 2010.

Present:	Pat O'Neill	Leslie Ruge
	Karen Bredthauer	Bill Hayes
	Mark Haskins	Don Snodgrass
	Julie Connelly	Ray Aguilar
	Deb Reynolds	Jaye Monter

Absent: Scott Eriksen, 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 March 3, 2010 meeting.

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

The motion carried with 10 members present and 7 voting in favor (O'Neill, Ruge, Aguilar, Bredthauer, Snodgrass, Haskins, and Connelly) and 3 members abstaining (Hayes, Reynolds, Monter).

3. Request time to speak.

Jeff Berggren, 4004 Scheel Rd., Grand Island of Husker Wind Power, requested time to speak on item # 4.

4. Public Hearing – Text Amendment Concerning amendments to the Zoning Resolution for Hall County, the Zoning Ordinances for Wood River, Alda, Cairo, and Doniphan and their 1 mile extra-territorial jurisdiction, and the Zoning Ordinance for the City of Grand Island and its 2 mile extra-territorial jurisdiction. Changes are being proposed to the following sections of each resolution or ordinance: Wind Energy Systems sections for Hall County (§6.03 Wind Energy Installation), Grand Island (§36-103 Wind Energy Systems), Wood River, Alda, Doniphan and Cairo (§7.15 Wind Energy Systems), the proposed changes will repeal the existing regulations and replace them with updated regulations including micro, small and commercial wind energy conversion systems and regulations to allow all three sizes under differing circumstances.

O'Neill opened the Public Hearing.

Nabity explained the request concerning amendments for Wind energy is an evolving technology that is impacting land use in central Nebraska. It is now possible to buy a 600W wind turbine at Menards. It is inevitable that people will begin putting up wind generation units. We need to have regulations in place that define how and where this can be done before people put them up.

The regulations for the City of Grand Island were modified in 2009 to accommodate the changing technology and staff is recommending additional changes. The regulations regarding wind energy systems for Hall County, Wood River, Alda, Cairo and Doniphan have not been modified since they were adopted in 2004. Planning Commission Staff is recommending similar regulations for all of the entities served by the Hall County Planning Department. Each entity will have the opportunity to review, modify and potentially adopt these regulations. These regulations will define 3 types of wind energy systems based in the generation capacity and the size of the units. Some form of wind generation would be permitted in all zoning districts.

Berggren answered questions pertaining to the roof top engineering; he also explained the kW per hour and how the kW is measured.

O'Neill closed the Public Hearing.

A motion was made by Bredthauer to recommend approval to all entities, the Text Amendment pertaining to Wind Energy Systems sections for Hall County

(§6.03 Wind Energy Installation), Grand Island (§36-103 Wind Energy Systems), Wood River, Alda, Doniphan and Cairo (§7.15 Wind Energy Systems) and seconded by Aguilar, to recommend approval as presented.

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

Consent Agenda

- 4. Final Plat – Ohlman Farms Subdivision**– located north of Burmood Rd., and west of McGuire Rd., in Hall County, Nebraska. Consisting of 3.117 acres. (1 Lot). This splits an existing farmstead from a parcel of 20 acres or more.
- 5. Final Plat – Lake View Acres Subdivision** – located north of White Cloud Road and west of 80th Rd., in Hall County, Nebraska. Consisting of 2.1704 acres. (1 Lot). This splits an existing farmstead from a parcel of 20 acres or more.
- 6. Final Plat – Redwing Acres Subdivision**, located north of White Cloud Road and west of 80th Rd., in Hall County, Nebraska. Consisting of 1.549 acres. (1 Lot). This splits an existing farmstead from a parcel of 20 acres or more.

A motion was made by Ruge and seconded by Haskins to approve the plats as presented on the Consent Agenda. A roll call vote was taken and the motion passed with 10 members present (O'Neill, Ruge, Bredthauer, Hayes, Haskins, Snodgrass, Connelly, Reynolds, Monter, Aguilar) voting in favor and no member present abstaining.

7. Planning Director's Report

Nabity told the commission members there was only one proposal received for the tower regulations.

8. Next Meeting May 5, 2010

9. Adjourn

Chairman O'Neill adjourned the meeting at 6:40 p.m.

Leslie Ruge, Secretary
by Rose Woods