Hall County Regional Planning Commission

Wednesday, October 06, 2010

Regular Meeting Packet

Commission Members:

Ray Aguilar	Grand Island	
John Amick	Hall County	
Karen Bredthauer	Grand Island	Vice Chairperson
Julie Connelly	Grand Island	
Scott Eriksen	Grand Island	
Mark Haskins	Hall County	
Bill Hayes	Doniphan	
Jaye Monter	Cairo	
Pat O'Neill	Hall County	Chairperson
Deb Reynolds	Hall County	
Leslie Ruge	Alda	Secretary
Don Snodgrass	Wood River	

Regional Planning Director: Chad Nabity

Technician: Edwin Maslonka

Secretary: Rose Woods

6:00:00 PM
Council Chambers - City Hall
100 East First Street

Call to Order

Roll Call

A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

Individuals who have appropriate items for Commission consideration should complete the Request for Future Agenda Items form located at the Regional Planning Office on the second floor of City Hall. If the issue can be handled administratively without Commission action, notification will be provided. If the item is scheduled for a meeting, notification of the date will be given.

B - RESERVE TIME TO SPEAK ON AGENDA ITEMS

This is an opportunity for individuals wishing to provide input on any of tonight's agenda items to reserve time to speak. Please come forward, state your name and address, and the Agenda topic on which you will be speaking.

DIRECTOR COMMUNICATION

This is an opportunity for the Director to comment on current events, activities, and issues of interest to the commission.

Hall County Regional Planning Commission

Wednesday, October 06, 2010
Regular Meeting

Item .A1

October Summary

Insert a narrative here

Staff Contact:

Staff Recommendation Summary
For Regional Planning Commission Meeting
October 6, 2010

4. Presentation of Community Beautification Award.

5. Final Plat – Centura Hills East Fourth Subdivision – located east of Hwy 11 and west of 130th Rd., in the 1 mile jurisdiction of Cairo, in Hall County, Nebraska. Consisting of 1.209 acres and (8 Lots). Dividing four existing lots into eight lots for townhouse development. Sewer and water are available. Lots are zoned R6 and consistent with the R6 requirements.

6. Final Plat – J and L Rauert Subdivision - located north of Abbott Rd., and west of Monitor Rd., in Hall County, Nebraska. Consisting of .9231 acres and (1 Lot). An existing farmstead split from a property of 20 acres or more.

Hall County Regional Planning Commission

Wednesday, October 06, 2010
Regular Meeting

Item E2

September Meeting Minutes

Insert a narrative here

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 1, 2010

The meeting of the Regional Planning Commission was held Wednesday, September 1, 2010, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" August 21, 2010.

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

Absent: Julie Connelly, 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 August 4, 2010 meeting.

A motion was made by Eriksen and seconded by Aguilar, to approve the Minutes of the August 4, 2010 meeting as presented.

The motion carried with 10 members present and 9 voting in favor (Aguilar, O'Neill, Amick, Ruge, Reynolds, Haskins, Eriksen, Bredthauer, Snodgrass) and 1 member abstaining (Hayes).

3. **Request time to speak.**
   No one requested time to speak.

4. **Public Hearing – Rezone** – request to rezone The Village Third from RD – Residential Development Zone to Amended RD – Residential Development Zone. Approximately 16.14 acres west of Ramada Rd. and north of Hwy 34 in the City of Grand Island. (C-19-2010GI)

   O'Neill opened the Public Hearing.

   Nabity explained this was to amend the existing RD Residential Development Zone for The Village Third Subdivision The purpose of this rezoning request is to include additional properties within the approved RD zone. This RD zone was last amended in January of 2002. Very little development has occurred since that time but sewer and water utilities were extended to serve all of the planned development.

   Ruge asked if this was a gated community, Jan Thayer noted this "community" is fenced but is not gated for the fact of emergency vehicles having access to the area.

   O'Neill closed the Public Hearing.

5. **Preliminary Plat – The Village Fourth Subdivision** - located south of Woodland Drive and west of Ramada Rd., in the City of Grand Island, in Hall County, Nebraska. Consisting of 16.14 acres and (5 Lots).

   Final Plat – The Village Fourth Subdivision - located south of Woodland Drive and west of Ramada Rd., in the City of Grand Island, in Hall County, Nebraska. Consisting of 16.14 acres and (5 Lots).

   A motion was made by Hayes and seconded by Aguilar to approve the Amended Rezone of The Village Third and to approve the Preliminary and Final Plat as Presented for The Village Fourth Subdivision as presented. A roll call vote was taken and the motion passed with 10 members present (Aguilar, Amick, O'Neill, Ruge, Reynolds, Haskins, Hayes, Eriksen, Bredthauer, Snodgrass).

   O'Neill pulled Medical Park Eighth Subdivision from the Consent Agenda to be voted on separately.

Eriksen reused himself from the discussion and voting.

6. **Final Plat – Medical Park Eighth Subdivision** – located east of Custer Ave., and north of Faidley Ave. in Grand Island, Nebraska. Consisting of 3.760 acres and (3 Lots).

   A motion was made by Haskins and seconded by Ruge to approve the Final Plat of Medical Park Eighth Subdivision as presented. This is contingent upon an easement to cover the existing sewer service or an agreement between the two parties as to how they will handle the issue of the sewer placement. A roll call vote was taken and the motion passed with 9 members present (O'Neill, Hayes, Amick, Ruge, Reynolds, Haskins, Bredthauer, Snodgrass, Aguilar).

Consent Agenda

7. **Final Plat - A & T Acres Subdivision** – located in Hall County, south of White Cloud Rd and east of Burwick Rd., in Hall County Nebraska. Consisting of 5.794 acres (1 Lot).

8. **Final Plat – Hofrichter Subdivision** – located north of U.S. Hwy 30, in the one mile extraterritorial jurisdiction of Wood River, in Hall County Nebraska. Consisting of 1.824 acres (1 Lot).

9. **Final Plat – Blender Subdivision** – located south of Abbott Rd. and west of 70th Rd. in Hall County Nebraska. Consisting of 14.3086 acres (3 Lots).

   A motion was made by Aguilar and seconded by Amick to approve the Consent agenda as presented. A roll call vote was taken and the motion passed with 10 members present (O'Neill, Hayes, Amick, Ruge, Eriksen, Reynolds, Haskins, Bredthauer, Snodgrass, Aguilar).

10. **Planning Director's Report.**
    Nabity talked about the Community Beautification Award will be selected and presented at the October meeting.

11. **Next Meeting October 6, 2010.**

12. **Adjourn.**

    Chairman O'Neill adjourned the meeting at 6:21 p.m.

_____

Leslie Ruge, Secretary

by Rose Woods

Hall County Regional Planning Commission

Wednesday, October 06, 2010
Regular Meeting

Item M3

Centura Hills East Fourth

Insert a narrative here

Staff Contact:

September 28, 2010

Dear Members of the Board:

RE: Final Plat – Centura Hills East Fourth Subdivision

For reasons of Section 19-923 Revised Statues of Nebraska, as amended, there is herewith submitted a final plat of Centura Hills East Fourth Subdivision, located east of Hwy 11 and west of 130th Rd., in Cairo, in Hall County, Nebraska.

This final plat proposes to create 8 lots on a tract of land consisting of part of the North Half of the Southeast Quarter (N1/2, SE1/4) of all of Lots 9, 10, 11 and 12, Block 1, Centura Hills East Subdivision, West of the 6th P.M., in Hall County Nebraska, and said tract containing 1.209 acres.

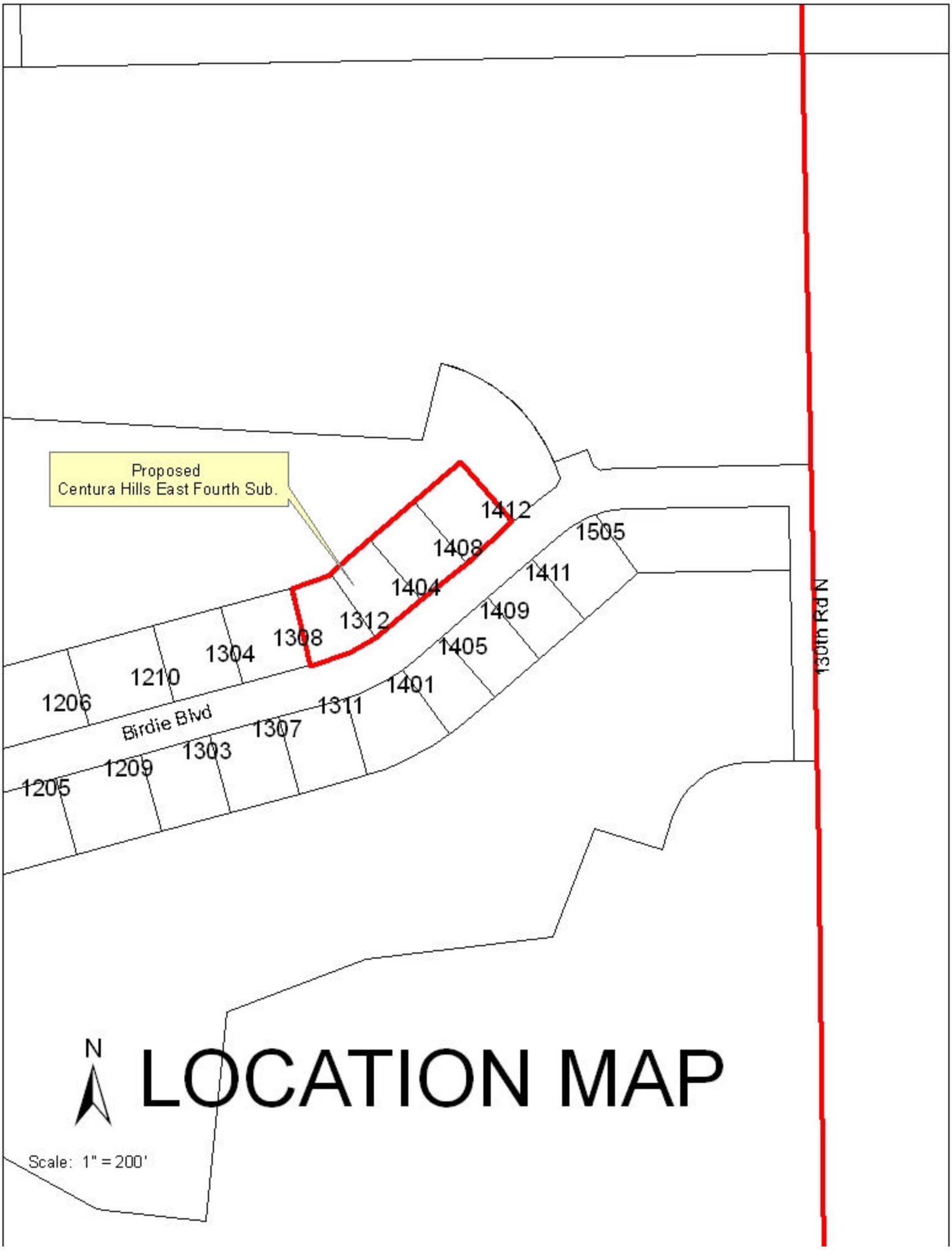
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. October 6, 2010 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: Cairo City Clerk
Cairo City Attorney
Hall County Public Works
Manager of Postal Operations
Olsson Associates

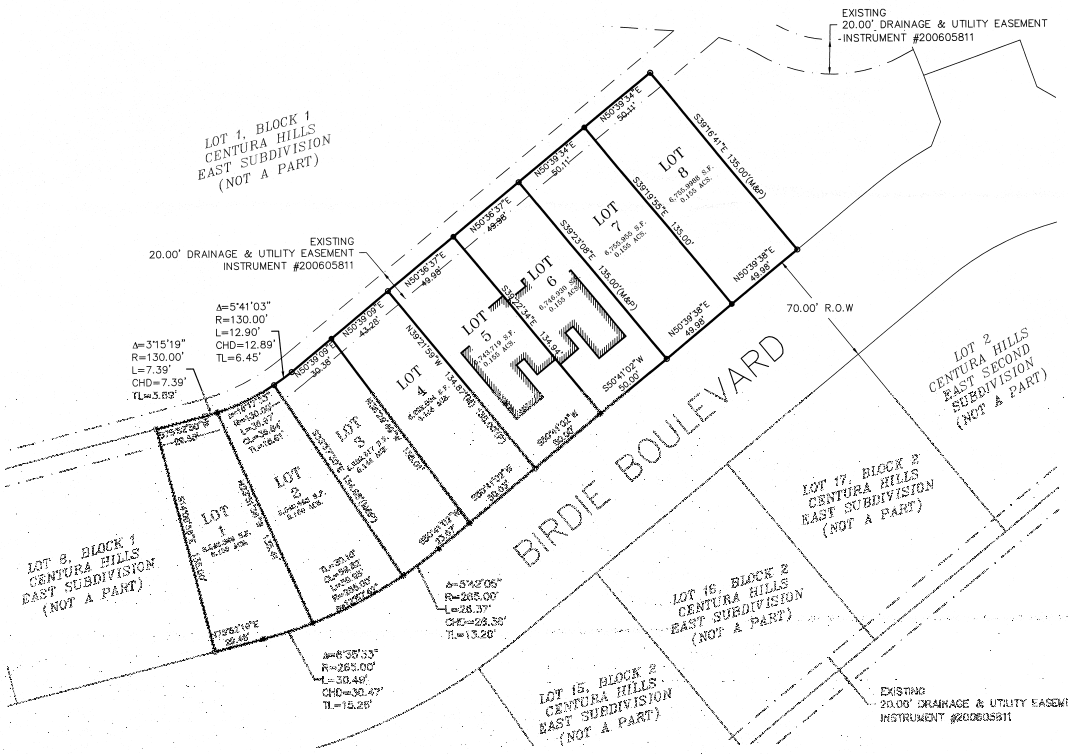
This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 19, 82, 83, 100, 126.

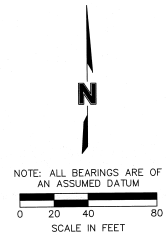

Proposed
Centura Hills East Fourth Sub.
1412
1408
1404
1312
1308
1304
1210
1206
1505
1411
1409
1405
1401
1311
1307
1303
1209
1205
Birdie Blvd
130th Rd N
N
LOCATION MAP
Scale: 1" = 200'

CENTURA HILLS EAST FOURTH SUBDIVISION

VILLAGE OF CAIRO, HALL COUNTY, NEBRASKA

FINAL PLAT

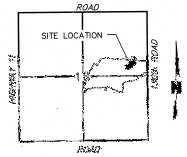




LOCATION MAP

SECTION 18, T12N, R11W

NOT TO SCALE



LEGEND

◆	SECTION CORNER
●	SET REBAR
○	FOUND IRON PIPE
	SECTION LINE
	PROPERTY LINE
	EASEMENT LINE
M	MEASURED DISTANCE
P	PLATTED DISTANCE

OWNER: DIVOT, L.L.C. & CENTURA HILLS GOLF CLUB L.L.C.
SUBDIVIDER: DIVOT, L.L.C. & CENTURA HILLS GOLF CLUB L.L.C.
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 8

OLSSON ASSOCIATES

201 East 2nd Street
P.O. Box 1274
Grand Island, NE 68802-1274
TEL 308.384.8750
FAX 308.384.8752

PROJECT NUMBER: 010-0048

DIVOT LLC CENTURA
LOT SURVEY

FIELD BOOK NO. PAGE #

SHEET 1 OF 2

DWG F:\Projects\2010-0048\...\SURVEY\Final_Plat\010048_SHEET01.dwg DESIGN mwerdehoff
DATE Sep 16, 2010 8:49am DRAFTED mwerdehoff PLOT 09/16/10 8:49am

Hall County Regional Planning Commission

Wednesday, October 06, 2010
Regular Meeting

Item M4

J and L Rauert Sub

Insert a narrative here

Staff Contact:

September 28, 2010

Dear Members of the Board:

RE: Final Plat – J and L Rauert Subdivision

For reasons of Section 19-923 Revised Statues of Nebraska, as amended, there is herewith submitted a final plat of J and L Rauert Subdivision, in Hall County Nebraska.

This final plat proposes to create 1 lot on a tract of land comprising a part of the South Half of the Northeast Quarter (S1/2 NE1/4) of Section Twenty Eight (28), Township Twelve (12) North, Range Ten (10) West of the Sixth P.M., in Hall County, Nebraska, said tract containing .9231 acres.

You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on October 6, 2010 in the Council Chambers located in Grand Island's City Hall.

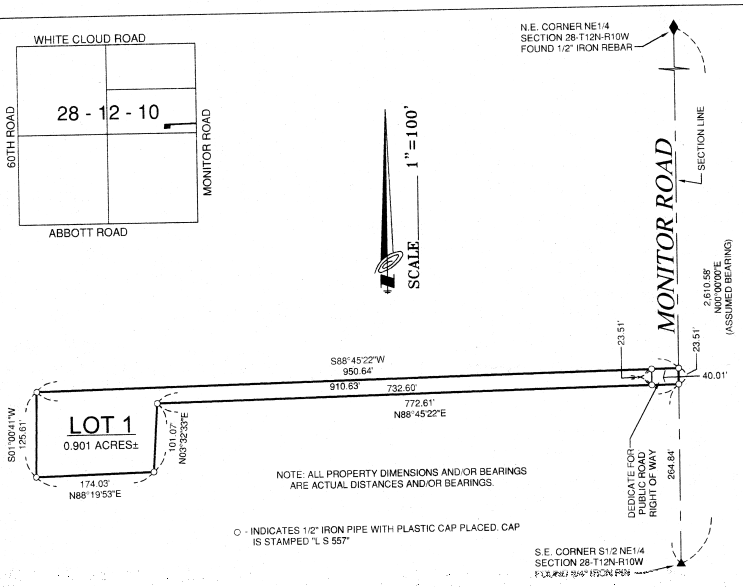
Sincerely,

Chad Nabity, AICP
Planning Director

Cc: Hall County Clerk
Hall County Attorney
Hall County Public Works
Manager of Postal Operations
Benjamin & Associates

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 19, 82, 83, 100, 126.

LOCATION MAP



LEGAL DESCRIPTION

A tract of land comprising a part of the South Half of the Northeast Quarter (S1/2 NE1/4) of Section Twenty Eight (28), Township Twelve (12) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska, and more particularly described as follows:

Beginning at a point on the east line of said South Half of the Northeast Quarter (S1/2 NE1/4), said point being Two Hundred Sixty Four and Eighty Four Hundredths (264.84) feet north of the southeast corner of said South Half of the Northeast Quarter (S1/2 NE1/4); thence N00°00'00"E (Assumed Bearing), along and upon the east line of said South Half of the Northeast Quarter (S1/2 NE1/4), a distance of Twenty Three and Fifty One Hundredths (23.51) feet; thence S88°45'22"W, a distance of Nine Hundred Fifty and Sixty Four Hundredths (950.64) feet; thence S01°00'41"W, a distance of One Hundred Twenty Five and Sixty One Hundredths (125.61) feet; thence N88°19'53"E, a distance of One Hundred Seventy Four and Three Hundredths (174.03) feet; thence N03°32'39"E, a distance of One Hundred One and Seven Hundredths (101.07) feet; thence N88°45'22"E, a distance of Seven Hundred Seventy Two and Sixty One Hundredths (772.61) feet to the point of beginning and containing 0.901 acres, more or less.

SURVEYOR'S CERTIFICATE

I hereby certify that on _____, 2010, I completed an accurate survey (made under my supervision) of "J AND L RAUERT SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons, and other grounds as contained in said subdivision as shown on the accompanying plat thereof, are well and accurately staked off and marked; that iron markers were placed at all corners as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

_____
Lee D. Wagner, Registered Land Surveyor No. 657 (SEAL)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, Rick D. Rauert and Patricia A. Rauert, husband and wife, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as "J AND L RAUERT SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the street to the public for their use forever, and the easements, if any, for the location, construction and maintenance of public service utilities forever, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements, and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat, is made with the free consent and in accordance with the desires of the undersigned owners and proprietors.

IN WITNESS WHEREOF, we have affixed our signatures hereto at _____, Nebraska, this _____ day of _____, 2010.

_____ _____
Rick D. Rauert Patricia A. Rauert

ACKNOWLEDGEMENT

State of Nebraska
ss
County of Hall

On the _____ day of _____, 2010, before me, _____, a Notary Public within and for said County, personally appeared Rick D. Rauert and Patricia A. Rauert, husband and wife, to me personally known to be the identical persons whose signatures are affixed hereto, and they did acknowledge the execution thereof to be his and her voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seat at _____ Nebraska, on the date last above written.

My commission expires _____.

_____ (SEAL)
Notary Public

APPROVALS

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island and Wood River, and the Villages of Alda, Cairo and Doniphan, Nebraska.

_____ _____
Chairman Date

Approved and accepted by the Hall County Board of Supervisors, this _____ day of _____, 2010.

_____ _____
Chairman of the Board County Clerk

(SEAL)

J AND L RAUERT SUBDIVISION

HALL COUNTY, NEBRASKA

BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA