



Hall County Regional Planning Commission

Wednesday, November 03, 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, November 03, 2010
Regular Meeting

Item .A1

November Summary

Insert a narrative here

Staff Contact:

**Staff Recommendation Summary
For Regional Planning Commission Meeting
November 3, 2010**

Consent Agenda

5. Final Plat – AMSC Subdivision – located north of Abbott Rd. and west of Engleman Rd., within the 2-mile jurisdiction of Grand Island, Hall County, Nebraska. Consisting of 5.194 acres and (1 Lot). This subdivision splits an existing farmstead from a tract of ground of 20 acres or more.

6. Final Plat – Felske Subdivision - located north of Abbott Rd. and west 90th Rd., in Hall County, Nebraska. Consisting of 3.316 acres and (1 Lot). This subdivision splits an existing farmstead from a tract of ground of 20 acres or more

7. Final Plat - Panowicz Subdivision – located north of Capital Ave. and west of Webb Rd., in Grand Island, Hall County, Nebraska. Consisting of .9997 acres and (2 Lots). This property is zone R1-Suburban Residential. Sewer and water are available.



Hall County Regional Planning Commission

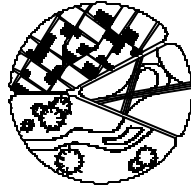
Wednesday, November 03, 2010
Regular Meeting

Item E2

October 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
October 6, 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" September 25, 2010.

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

Absent: Leslie Ruge, John Amick, Scott Eriksen
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 1, 2010 meeting.

A motion was made by Haskins and seconded by Aguilar, to approve the Minutes of the September 1, 2010 meeting as presented.

The motion carried with 9 members present and 7 voting in favor (Aguilar, O'Neill, Hayes, Reynolds, Haskins, Bredthauer, Snodgrass) and 2 members abstaining (Connelly, Monter).

3. Request time to speak.

No one requested time to speak.

4. Presentation of Community Beautification Award.

This is an award that has been given out by the Planning Commission for well over 30 years; there is a plaque that is given to the winner in recognition of their community beautification efforts. There were six nominations this year from Grand Island with Casey's General Store Five Points, 1814 N Eddy, winning the award for Community Beautification in Grand Island. There was one nomination each from Hall County, Wood River and Doniphan with the Veterans Memorial Wall winning the Community Beautification award in Doniphan.

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.

A motion was made by Hayes and seconded by Reynolds to approve the Final Plat of Centura Hills East Fourth Subdivision as presented. A roll call vote was taken and the motion passed with 9 members present (O'Neill, Hayes, Connelly, Monter, Reynolds, Haskins, Bredthauer, Snodgrass, Aguilar).

6. Final Plat – L and J 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.

A motion was made by Bredthauer and seconded by Snodgrass to approve the Final Plat of L and J Rauert Subdivision as presented. A roll call vote was taken and the motion passed with 9 members present (O'Neill, Hayes, Connelly, Monter, Reynolds, Haskins, Bredthauer, Snodgrass, Aguilar).

7. Planning Director's Report.

Nabity talked about Loren "Doone" Humphrey who will be taking over the Hall County zoning permits he is located at 114 S Sycamore St. Grand Island. There has been no written agreement for the Villages or the City of Wood River as to who is handling building permits at this time. Doniphan provides their own permits for their Village.

8. Next Meeting November 3, 2010.

9. Adjourn.

Chairman O'Neill adjourned the meeting at 6:25 p.m.

Leslie Ruge, Secretary
by Rose Woods



Hall County Regional Planning Commission

Wednesday, November 03, 2010
Regular Meeting

Item M3

Consent Agenda

Insert a narrative here

Staff Contact:

October 20, 2010

Dear Members of the Board:

RE: Final Plat – ASMC Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of ASMC Subdivision, in the 2 mile jurisdiction of Grand Island, in Hall County Nebraska.

This preliminary and final plat proposes to create 1 lot on a tract of land comprising a part of the Southeast Quarter (SE1/4), of Section Twenty Seven (27), Township Twelve (12) North, Range Ten (10) West of the 6th P.M. in the 2 mile jurisdiction of Grand Island, said tract containing 5.194 acres.

You are hereby notified that the Regional Planning Commission will consider this preliminary and final plat at the next meeting that will be held at 6:00 p.m. on November 3, 2010 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

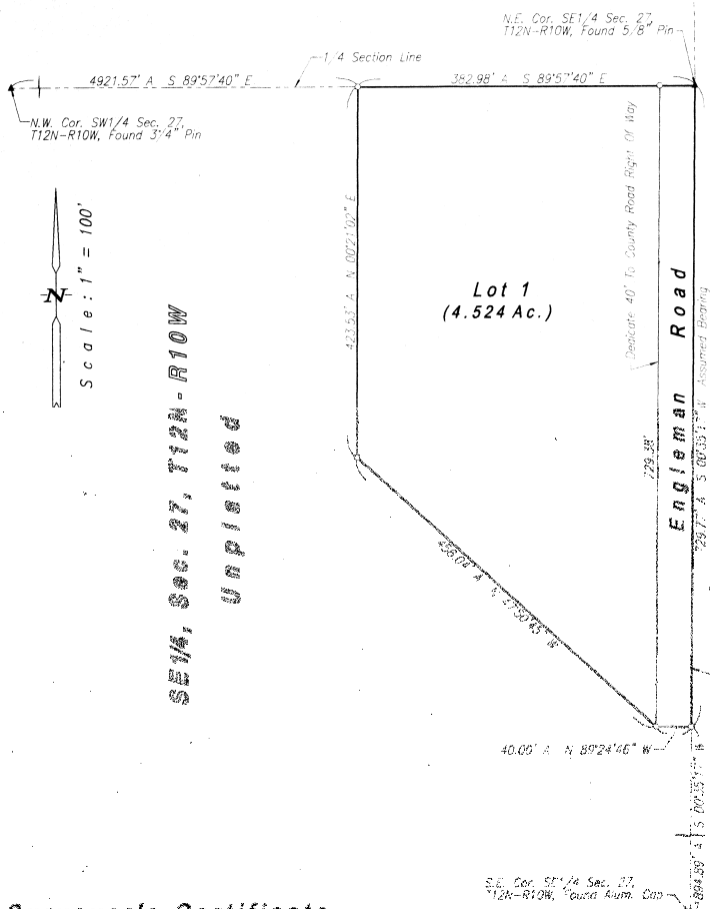
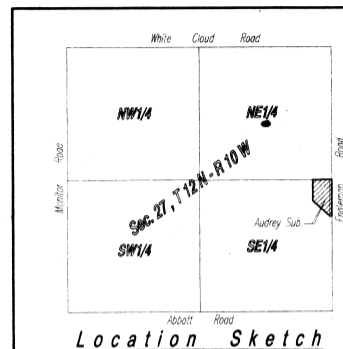
Cc: City Clerk
City Attorney
City Public Works
City Building Inspections
City Utilities
Hall County Clerk
Hall County Attorney
Hall County Public Works
Hall County Zoning Department
Manager of Postal Operations
Rockwell & Associates

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



LEGEND

- Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
- Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted
- A-Indicates ACTUAL Distance
- R-Indicates RECORDED Distance



Surveyor's Certificate

I hereby certify that on October 7, 2010, I completed an accurate survey of 'AUDREY 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 lot corners; that the dimensions of each lot are 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.

(Seal)

Deryl D. Sorgentfrei, Reg. Land Surveyor No. 578

Approvals

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island, Wood River and the Villages of Alda, Coiro 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)

Approved and accepted by the City of Grand Island, Nebraska, this _____ day of _____, 2010.

Mayor

City Clerk

(Seal)

ASMC

AUDREY SUBDIVISION
HALL COUNTY, NEBRASKA

Legal Description

A tract of land comprising a part of the Southeast Quarter (SE1/4), of Section Twenty Seven (27), Township Twelve (12) North, Range Ten (10) West of the 6th. P.M., in Hall County, Nebraska, more particularly described as follows:

Beginning at the northeast corner of said Southeast Quarter (SE1/4); thence running southerly on the east line of said Southeast Quarter (SE1/4), on an Assumed Bearing of S00°35'17"W, a distance of Seven Hundred Twenty Nine and Seventy Seven Hundredths (729.77) feet; thence running N89°24'46"W, a distance of Forty (40.00) feet; thence running N47°50'45"W, a distance of Four Hundred Fifty Six and Four Hundredths (456.04) feet; thence running N00°21'02"E, a distance of Four Hundred Twenty Three and Fifty Three Hundredths (423.53) feet, to a point on the north line of said Southeast Quarter (SE1/4); thence running S89°57'40"E, on the north line of said Southeast Quarter (SE1/4), a distance of Three Hundred Eighty Two and Ninety Eight Hundredths (382.98) feet, to the point of beginning and containing 5.194 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that AUDREY RAUERT, an unmarried widow being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'AUDREY SUBDIVISION', Hall County, Nebraska, as shown on the accompanying plat thereof, and does hereby dedicate the road right of way as shown thereon to the public for their use forever and the easements, if any, as shown thereon 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 owner and proprietor.

IN WITNESS WHEREOF, I have affixed my signature hereto at Grand Island, Nebraska, this _____ day of _____, 2010.

Audrey Rauert, an unmarried widow

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 AUDREY RAUERT, an unmarried widow, to me personally known to be the identical person whose signature is affixed hereto, and that she did acknowledge the execution thereof to be her voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the date last above written.
My commission expires _____

Notary Public

(Seal)

October 20, 2010

Dear Members of the Board:

RE: Final Plat – Felske Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Felske Subdivision, in Hall County Nebraska.

This final plat proposes to create 1 lot on a tract of land comprising a part of the Southeast Quarter (SE1/4) of Section Twenty Six (26), Township Twelve (12) North, Range Eleven (11) West of the Sixth P.M., in Hall County, Nebraska, said tract containing 3.316 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 November 3, 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
Hall County Zoning Department
Manager of Postal Operations
Rockwell and Associates

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



White Cloud Rd W

Schauppsville Rd N

60th Rd N

Nebraska Highway 2 W

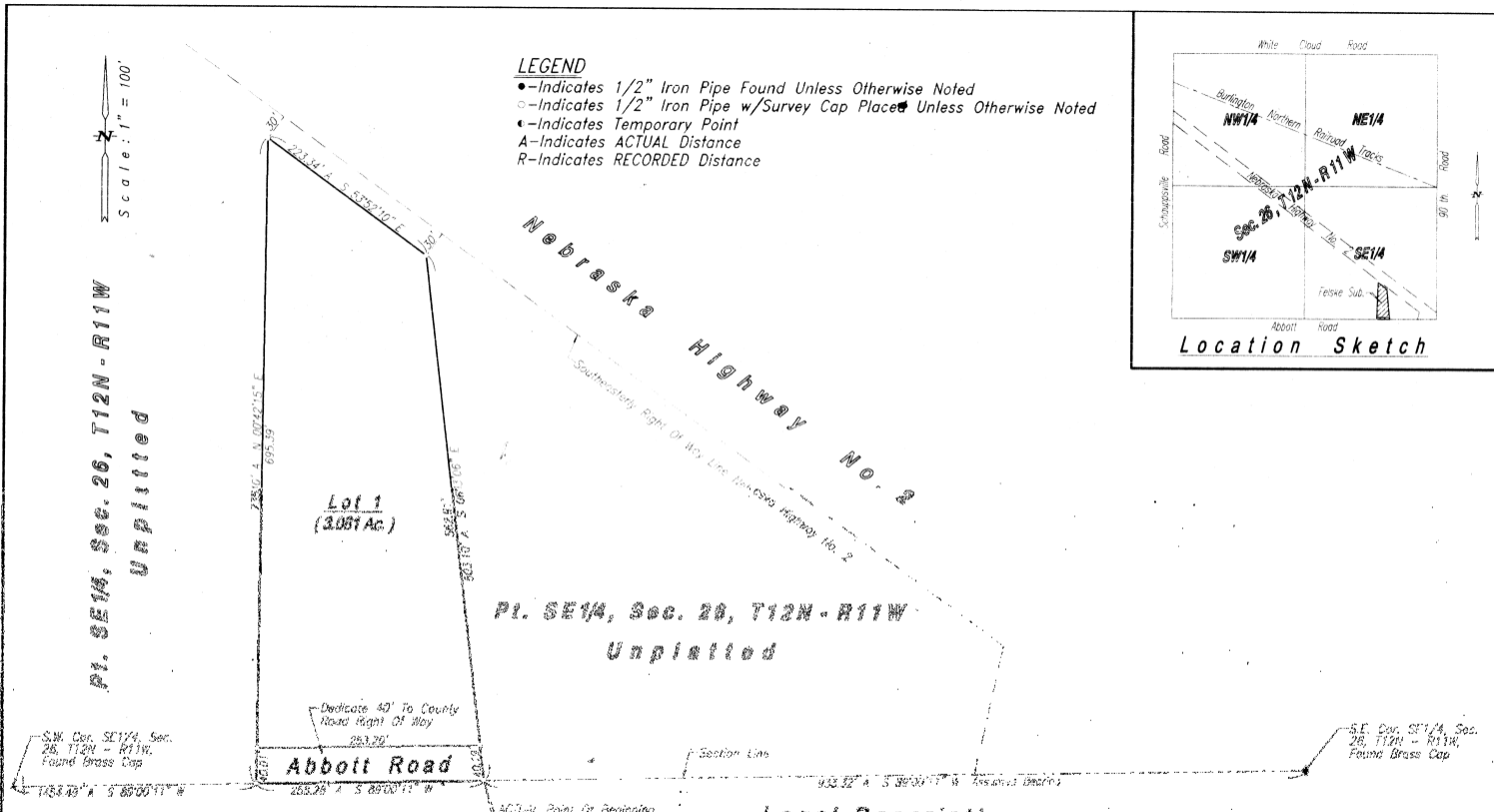
Proposed Felske Sub.

Felske Sub.

Abbott Rd W

LOCATION MAP





Surveyor's Certificate

I hereby certify that on September 30, 2010, I completed an accurate survey of 'FELSKE 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 lot corners; that the dimensions of each lot are 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.

(Seal)

Deryl D. Sorgenfrei, Reg. Land Surveyor No. 578

Approvals

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

Chairman

Date

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

Chairman Of The Board

County Clerk

(Seal)

Legal Description

A tract of land comprising a part of the Southeast Quarter (SE 1/4) of Section Twenty Six (26), Township Twelve (12) North, Range Eleven (11) West of the 6th. P.M., in Hall County, Nebraska, more particularly described as follows:

Beginning of the southeast corner of said Southeast Quarter (SE 1/4); thence running westerly on the south line of said Southeast Quarter (SE 1/4), on an Assumed Bearing of S89°00'11"W, a distance of Nine Hundred Thirty Three and Thirty Two Hundredths (933.32) feet, to the ACTUAL Point of Beginning; thence continuing S89°00'11"W, on the south line of said Southeast Quarter (SE 1/4), a distance of Two Hundred Fifty Eight and Twenty Eight Hundredths (258.28) feet; thence running N00°42'15"E, a distance of Seven Hundred Thirty Five and Forty Hundredths (735.40) feet; thence running S53°52'10"E, a distance of Two Hundred Twenty Three and Thirty Four Hundredths (223.34) feet; thence running S06°33'06"E, a distance of Six Hundred Thru and Ten Hundredths (603.10) feet, to the ACTUAL Point of Beginning and containing 3.316 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that CHESTER L. FELSKE and JOAN L. FELSKE, husband and wife, being the owners of the land described herein, have caused same to be surveyed, subdivided, platted and designated as 'FELSKE SUBDIVISION', Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the road right of way as shown thereon to the public for their use forever and the easements, if any, as shown thereon 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 herein 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 Grand Island, Nebraska, this _____ day of _____, 2010.

Chester L. Felske

Joan L. Felske

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 CHESTER L. FELSKE and JOAN L. FELSKE, husband and wife, to me personally known to be the identical persons whose signatures are affixed hereto, and that each did acknowledge the execution thereof to be his or her voluntary act and deed.

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

My commission expires _____

Notary Public

(Seal)

FELSKE SUBDIVISION
HALL COUNTY, NEBRASKA

October 20, 2010

Dear Members of the Board:

RE: Final Plat – Panowicz Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Panowicz Subdivision, located in the City of Grand Island, in Hall County Nebraska.

This final plat proposes to create 2 lots on a tract of land, Part of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section One (1), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in the City of Grand Island, Hall County Nebraska, and said tract containing .9997 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 November 3, 2010 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

Cc: City Clerk
City Attorney
City Public Works
City Building Inspections
City Utilities
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.



