



# **Hall County Regional Planning Commission**

**Wednesday, June 6, 2012  
Regular Meeting**

## **Item E1**

### **May 2, 2012 Meeting Minutes**

**Staff Contact: Chad Nabity**



THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, GRAND ISLAND,  
WOOD RIVER AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN,  
NEBRASKA

Minutes  
for  
May 2, 2012

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The meeting of the Regional Planning Commission was held Wednesday, May 2, 2012, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" April 21, 2012.

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

Absent: Julie Connelly, Dennis McCarty, Mark Haskins, Jaye Monter

Other:

Staff: Chad Nabity, Rose Woods

Press:

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**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 April 4, 2012 meeting.**

A motion was made by Bredthauer to approve the meeting minutes and seconded by Reynolds to approve the Minutes of the April 4, 2012 meeting as mailed.

The motion carried with 8 members present and 7 voting in favor (Ruge, O'Neill, Bredthauer, Hayes, Eriksen, Reynolds and Snodgrass) and one member present abstaining (Amick).

### **3. Request Time to Speak.**

Brian Degan, 2511 Park Drive, Grand Island NE 68801  
Chad Essex, 2827 Idaho Ave, Grand Island NE 68803

### **4. Public Hearing – Rezone** - A request to rezone properties located west of Jay Street and north of Capital Avenue. From R1 Suburban Residential Zone to R2 Low Density Residential Zone, in the City of Grand Island.

O'Neill opened the Public Hearing.

Nabity explained this was a request to rezone approximately 2.86 acres of land east of Independence Avenue along Idaho Avenue and south of Vermont Avenue including lots 5 & 6 of Woodland Park 11<sup>th</sup> Subdivision, from R1 Suburban Density Residential to R2 Low Density Residential, in the City of Grand Island. The purpose of this rezoning request is to allow the subdivision of this property in a manner that is consistent with the current market conditions.

Ruge commented he didn't like the changing of lot sizes stating they would be too small.

O'Neill closed the Public Hearing.

A motion was made by Reynolds and seconded by Bredthauer to approve the rezone from R1 Suburban Residential Zone to R2 Low Density Residential.

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

### **5. Public Hearing – Rezone** - A request to rezone properties located north of Texas Ave and south of Arizona Avenue. From R1 Suburban Residential Zone to R2 Low Density Residential Zone, in the City of Grand Island.

O'Neill opened the Public Hearing.

Nabity explained this was to rezone approximately 5.789 acres of land east of Independence Avenue along New Mexico Avenue, from R1 Suburban Density Residential TO R2 Low Density Residential, in the City of Grand Island. The purpose of this rezoning request is to allow the subdivision of this property in a manner that is consistent with the current market conditions.

Chad Essex, 2827 Idaho Avenue, Grand Island spoke of the smaller lots and would this impact resale of his property.

Ruge again spoke against the closing of Idaho Ave to the north and the smaller lots.

Eriksen who used to live on Idaho Ave spoke in favor of the closing of Idaho Ave. to help slow traffic would be a plus in the residential area.

O'Neill closed the Public Hearing.

A motion was made by Eriksen and seconded by Bredthauer to approve the rezone from R1 Suburban Residential Zone to R2 Low Density Residential.

A roll call vote was taken and the motion passed with 8 members present and 6 voting in favor (Amick, O'Neill, Hayes, Eriksen, Bredthauer and Snodgrass) and 2 voting against (Ruge, Reynolds).

6. **Final Plat - Woodland Park 12<sup>th</sup>**, located north of Capital Ave., and west of Jay St., in Grand Island, Hall County, Nebraska. Consisting of 8.63 acres and (32 Lots).

A motion was made by Amick and seconded by Hayes to approve the Final Plat of Woodland Park 12<sup>th</sup> as presented.

A roll call vote was taken and the motion passed with 8 members present (Amick, O'Neill, Hayes, Ruge, Reynolds, Eriksen, Bredthauer and Snodgrass) voting in favor.

7. **Preliminary Plat – Woodland Park 13<sup>th</sup>**, located north of Texas Ave., and south of Arizona Ave., in Grand Island, Hall County, Nebraska. Consisting of 5.79 acres and (20 Lots).

**Final Plat – Woodland Park 13<sup>th</sup>**, located north of Texas Ave., and south of Arizona Ave., in Grand Island, Hall County, Nebraska. Consisting of 5.79 acres and (20 Lots).

A motion was made by Amick and seconded by Eriksen to approve the Preliminary Plat and Final Plat of Woodland Park 13<sup>th</sup> as presented.

A roll call vote was taken and the motion passed with 7 members present (Amick, O'Neill, Hayes, Ruge, Reynolds, Eriksen, Bredthauer and Snodgrass) voting in favor and 1 member voting against (Ruge).

8. **Final Plat – Westwood Park 11<sup>th</sup>**, located west of Sandalwood Drive and north of Potash Hwy., in Grand Island, Hall County, Nebraska. Consisting of 8.765 acres and (26 Lots).

A motion was made by Ruge and seconded by Amick to approve the Final Plat of Westwood Park 11<sup>th</sup> as presented.

A roll call vote was taken and the motion passed with 8 members present (Amick, O'Neill, Hayes, Ruge, Reynolds, Eriksen, Bredthauer and Snodgrass) voting in favor.

9. **Vacate - Bellamy 2<sup>nd</sup> Subdivision.** Request from the new property owners to vacate the subdivision. They are using the property for agricultural and have no immediate plans for development. Vacating this subdivision would help insure timely and appropriate development of the property since the original plan will not be moving forward.

A motion was made by Bredthauer and seconded by Reynolds to approve the Vacate of Bellamy 2<sup>nd</sup> Subdivision.

A roll call vote was taken and the motion passed with 8 members present (Amick, O'Neill, Hayes, Ruge, Reynolds, Eriksen, Bredthauer and Snodgrass) voting in favor.

- 10. Final Plat - Bellamy 3<sup>rd</sup> Subdivision** combines two existing lots into a single lot. Located south of U.S. Hwy 2 and west of West Bella Vista in Hall County, Nebraska, consisting of 3.74 acres and (1 Lot). This property is part of the Bellamy Subdivision Planned Unit Development that did not move forward. Staff will suggest moving forward with removing the PUD designation on this and the other properties in the Bellamy Subdivisions with the readoption of the Hall County Zoning Map.

A motion was made by Amick and seconded by Eriksen to approve the Final Plat of Bellamy 3<sup>rd</sup> as presented.

A roll call vote was taken and the motion passed with 8 members present (Amick, O'Neill, Hayes, Ruge, Reynolds, Eriksen, Bredthauer and Snodgrass) voting in favor.

**11. Planning Director's Report**

Budget time is near. Nabity said a Redevelopment plan from CRA would be coming forward next month and Community Beautification Awards nominations would be accepted.

**12. Next Meeting June 6, 2012**

**13. Adjourn**

Chairman Pat O'Neill adjourned the meeting at 6:33 p.m.

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Leslie Ruge, Secretary

by Rose Woods