



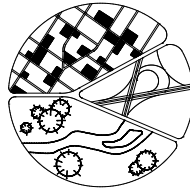
Hall County Regional Planning Commission

Wednesday, February 6, 2013
Regular Meeting

Item E1

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
January 2, 2013

The meeting of the Regional Planning Commission was held Wednesday, January 2, 2013, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" December 22, 2012.

Present:	Leslie Ruge	Scott Eriksen
	Pat O'Neill	Bill Hayes
	John Amick	Julie Connelly
	Deb Reynolds	Don Snodgrass
	Mark Haskins	Dennis McCarty

Absent: Karen Bredthauer and Jaye Monter

Other:

Staff: Chad Nabity, Rose Rhoads

Press:

1. Call to order.

Chairman O'Neill called the meeting to order at 6:00 p.m.

2. O'Neill 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.

3. Minutes of November 7, 2012 meeting.

A motion was made by Eriksen to approve the meeting minutes and seconded by Haskins to approve the Minutes of the November 7, 2012 meeting as mailed.

The motion carried with 10 members present and 6 voting in favor (Reynolds, Haskins, Ruge, Snodgrass, O'Neill and Eriksen) and 4 members present abstaining (McCarty, Amick, Hayes and Connelly).

4. Request Time to Speak.

5. Public Hearing - Text Amendment – Proposed changes to Chapter 36 of the Grand Island City Code (Zoning). 36-27 – Accessory Building and Uses and 36-102 – Landscaping Requirements. (C-05-2013GI)

O'Neill opened the Public Hearing.

Nabity explained traditionally Grand Island has allowed a 2' setback for the rear and side yard for an accessory building and Hall County has required a 5' setback. In the early 1980's when the City of Grand Island annexed the Capital and Le Heights areas, the City changed their regulations in a manner designed to promote consistency in those neighborhoods that were previously subject to the 5' County setback. A distinction was made between lots less than 100' wide and those greater than 100' wide. The wider lots (all of the County lots were at least 100' wide) would require the 5' setback and the narrower lots could maintain the 2' setback. The way the ordinance was written was based on the frontage of the lot (that area along the street) not on the width of the lot. The building department interpretation has always been that it is the width of the lot that control which set back to use. Width is the distance between the side property lines at the midpoint between the front and rear lot line. A cul-de-sac lot may have a very narrow frontage 25' to 35' but a width of substantially more than 100' and a rear lot line measuring even more than that.

Nabity also stated the Central Nebraska Airport has contacted staff about making a change to the landscaping regulations to remove the requirement for shade and ornamental trees in the Airport Overlay Zone. The Airport Overlay zone covers the airport and the airport industrial park, all property owned by the airport. The Airport will be adding new structures in the next few years and those new structures will be subject to the landscaping provisions of the zoning regulations. The airport has specific criteria that they have to meet for the FAA regarding wildlife management. One of their key concerns is limiting habitat for birds. Trees provide that habitat and can attract birds to the area. Birds and planes do not mix.

Mike Olson, Airport Executive Director, also noted some shelter belts near the runways have been removed to rid the area of deer and birds. He didn't oppose of the planting of shrubs as he doesn't want the airport looking like a desert.

O'Neill closed the Public Hearing.

A motion was made by Ruge to approve the text amendment to 36-27 Accessory Buildings and Uses and 36-102 Landscaping Requirements as presented and was seconded by McCarty.

The motion carried with 10 members present and 10 voting in favor (Reynolds, Haskins, Ruge, McCarty, Snodgrass, O'Neill, Connelly, Amick, Hayes and Eriksen) and no member present voting against.

- 6. Final Plat – Dinsdale Subdivision** – located west Webb Rd. and north of Stolley Park Rd., in Grand Island, in Hall County, Nebraska. Consisting of 12.589 acres and (2 Lots).

A motion was made by Haskins to approve the Final Plat of Dinsdale Subdivision as presented and was seconded by Connelly.

The motion carried with 10 members present and 107 voting in favor (Reynolds, Haskins, Ruge, McCarty, Snodgrass, O'Neill, Connelly, Amick, Hayes and Eriksen) and no member present voting against.

- 7. Hazard Mitigation Plan Update.** – Jon Rosenlund, Grand Island/Hall County Emergency Management Director, provided an outline of the higher priority projects that include: Emergency backup power, Drainage improvements, Floodplain management and control. Reverse 911, Public tornado shelters and severe weather awareness education and power line burial.

- 8. Planning Director's Report**
NPZA Conference will be in Kearney, March 27-29, 2013.

- 9. Next Meeting February 6, 2013**

- 10. Adjourn**

Chairman Pat O'Neill adjourned the meeting at 6.28 p.m.

Leslie Ruge, Secretary

By Rose Rhoads