



Hall County Regional Planning Commission

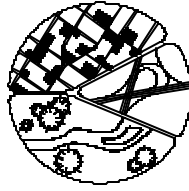
Wednesday, February 01, 2012
Regular Session

Item E2

January 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
January 4, 2012

The meeting of the Regional Planning Commission was held Wednesday, January 4, 2012, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" December 24, 2011.

Present:	Bill Hayes	Leslie Ruge
	Karen Bredthauer	Pat O'Neill
	Deb Reynolds	Mark Haskins
	Don Snodgrass	Dennis McCarty
	Jaye Monter	Julie Connelly
	Scott Eriksen	

Absent: 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 December 7, 2011 meeting.

A motion was made by Bredthauer to approve the meeting minutes and seconded by Ruge to approve the Minutes of the December 7, 2011 meeting as mailed.

The motion carried with 11 members present and 8 voting in favor (O'Neill, Ruge, Bredthauer, McCarty, Hayes, Reynolds, Snodgrass and Haskins) and 3 members present abstaining (Connelly, Eriksen, Monter).

3. Request Time to Speak. All who signed in wanted to speak on item #5.

(8a) Steve Johnson, 3418 S Blaine, Grand Island, Bill Hanssen, 6301 Oakridge, Lincoln, NE, (2548 Schimmer Dr., Grand Island), John Hanssen, 3715 S Blaine, Grand Island; Steve Lee, 3406 S Blaine, Grand Island, Dr. Casey Iverson, 3604 S Blaine No.4, Grand Island, Tony Wald, 3604 S Blaine No. 8, Grand Island, Mike Jakubowski, 3510 S Blaine, Grand Island, Eric Benson, 2727 W Husker Hwy 34, Grand Island, Tom Hartman, 2934 W Schimmer, Grand Island, and Gordon Glade, 112 S Gunbarrel Rd., Grand Island.

(8b) Vi Sheeks, 3623 S Blaine, Grand Island, John Niedfelt, 1515 W Husker Hwy, Grand Island,

4. Public Hearing – Public Hearing – Annexation - (C-04-2012GI)

Annexation Area 8a- This property is located in the southwest part of the city. It is south of US Hwy 34 and west of south Blaine Street. This property includes Part of the NW ¼ of Section 28, Township 11 North, Range 9 and Part of the E ½ of Section 29, Township 11 North, Range 9 All of Section 32, Township 11 North, Range 9 West of the 6th P.M., and all of Hall County Park.

Annexation Area 8b - This property is located in the southwest part of the city. It is south of US Hwy 34 and east of south Blaine Street. This property includes the Rainbow Lake area. Part of the SW ¼ of Section 28, Township 11 North, Range 9 and Part of the NW ¼ of Section 33, Township 11 North, Range 9 West of the 6th P.M.

O'Neill opened the Public Hearing.

Nabity explained to the Planning Commission and to the members of the audience that annexation was first talked about back in January of 2011 at the City Council retreat. Council then decided on potential area for Annexation and how this is part of the Comprehensive Plan for Grand Island. The Comprehensive Plan was adopted in 2004. On March 22, 2011, Council gave the go ahead to Planning to state the annexation process. Last fall there were five areas annexed into the City of Grand Island.

The City provides police, EMS and Fire protection. This area is also within the city's two mile jurisdiction and is subject to the current City building codes. With the annexation this would allow access to the City library without having to pay the Hall County fee.

Nabity noted that privately owned lakes within the City limits would still be privately owned lakes with no public access.

Annexation Area 8a

Steve Johnson, 3418 S Blaine, said the city has not yet provided estimated costs on extending sewer line service to that area or what the costs may be to homeowners. That made him uncomfortable. The city has proposed extending a forced sewer main, which is a virtually untried system in this area, Johnson said. Ninety-nine percent of Grand Island is on a gravity flow sewer system. The forced main system requires grinder houses, electrical demands and is more costly to install and maintain, thus driving up the cost for the homeowners, who are unlikely to access it anyway because they have functioning septic systems with adequate ground to relocate those septic systems.

Bill and John Hanssen, brothers representing their father and family homestead land at 2548 Schimmer, said the annexation of Rainbow Lake and their family farm ground wasn't necessary right now. John Hanssen said being brought into city limits means he won't be able to shoot a skunk on the farm or take care of a fox in the henhouse. He asked whether he would be required to put in city sidewalk across 20 acres of pasture or crop ground. The answer was "possibly".

Steve Lee, 3406 S Blaine, said he received a bid a few years ago about the cost of getting city water in that same area. Because his home is 1,400 feet off of Blaine Street, where the water main is located, it would take in excess of \$35,000 to extend water service to his home - not counting the cost of a booster pump that would likely be needed to create adequate water pressure.

Dr. Casey Iverson, 3604 S Blaine #4, opposed the annexation he said this is a private area. There will no further expansion here. They are covered by Hall County Fire and the Hall County Sheriff. Iverson said they are covered by "themselves" they pay their own road maintenance; they scoop their own roads they test their own water. This is a safe and private area.

Tony Wald, 3604 S. Blaine, said with the city as cash-strapped as it is, it should "spend money wisely elsewhere".

Mike Jakubowski, 3510 S. Blaine, said he spent more than \$20,000 getting a private water well and septic system six years ago when he built his house. He won't tap into a city line.

Eric Benson, 2727 W US Hwy 34, said he owns approximately 20 acres and this is rurally used. He doesn't need sewer and water. He had once looked into connecting with the City and the price was outrageous. Asked Planning Commission to take a point of leadership and vote no on the annexation.

Tom Hartman, 2934 W Schimmer, asked about livestock restrictions would be once annexed into the City limits. Noted this was a rural setting.

Gordon Glade, who bought the farmground west of Blaine between Schimmer Drive and the Wood River Flood Diversion channel, said the city's proposal makes no sense mathematically.

Annexation Area 8b

Vi Sheeks, 3623 S Blaine spoke against the annexation, she commented a few years ago when the Rainbow Lake area had issues with the sewer and came to the City for help they were refused. Homeowners then gathered together and paid to fix the issue themselves. She asked about Northwest High School and

how they would be affected? She noted that those wanting sewer and water should be the ones to pay for this not the homeowner who already has functioning service and like the way things are now.

John Niedfelt, 1515 W Husker Hwy., spoke against the annexation. His mother owns 40+ acres and this would be an extreme expense to install sewer and water to the house. Niedfelt said this property will not become a developed property. He also questioned the upfront costs or future costs.

Nabity stated public works has formulated a plan to eliminate the lift station that is currently serving Rainbow Lake. A gravity main could be extended from the Knot subdivision northeast of Rainbow across the Robb property east of Catfish Avenue. The cost to run a gravity sewer line to the Rainbow Lake area is estimated at \$410,000.

O'Neill closed the Public Hearing.

O'Neill suggested that votes be made separately for each area.

Annexation Area 8a

A motion was made by Ruge to not recommend Annexation of Area 8a to City Council and was seconded by Hayes. The motion carried with 8 voting in favor of not recommending Annexation of Area 8a to City Council (McCarty, Ruge, Hayes, Reynolds, Haskins, Eriksen, Connelly, Snodgrass) and 3 voting against (O'Neill, Monter and Bredthauer).

Annexation Area 8b

A motion was made by Ericksen to not recommend Annexation of Area 8b, Rainbow Lakes to City Council and was seconded by Connelly. The motion failed with 5 members present voting in favor of not recommending Annexation to City Council (Hayes, Reynolds, Eriksen, Connelly and Snodgrass) and 6 voting against (McCarty, O'Neill, Ruge, Monter, Haskins and Bredthauer).

O'Neill looked for a new motion.

A motion was made by Bredthauer to approve the Annexation of Area 8b, Rainbow Lakes and recommend Annexation to City Council. Bredthauer noted some findings of facts were the City will assume the sewer responsibility, city sewer and water could be readily available and this area is surrounded by the City Limits and this does meet the guidelines as set forth in the Grand Island Comprehensive Plan. This was seconded by Haskins. The motion carried with 7 members present voting in favor of recommending the Annexation of Area 8b to City Council (McCarty, O'Neill, Ruge, Monter, Haskins, Bredthauer, and Snodgrass) and 4 voting no (Hayes, Reynolds, Eriksen and Connelly).

5. **Public Hearing** - Adoption of the Grand Island Zoning Map. Public Hearing to re-adopt the City of Grand Island Zoning Map, with proposed changes as produced using the Hall County Geographic Information System. This map will serve to give notice to all parties that the zoning districts, Grand Island City limits, and 2 mile extraterritorial jurisdiction are as shown on the map. (C-05-2012GI)

O'Neill opened the Public Hearing.

Nabity explained this is to update the Grand Island Zoning Map. The last adoption was two years ago and there has been rezones and annexations that need to be updated on the Grand Island Zoning Map.

O'Neill closed the Public Hearing.

A motion was made by McCarty to approve the Adoption of the Grand Island Zoning Map as presented and was seconded by Bredthauer. The motion carried with 11 members present and 11 voting in favor (McCarty, Bredthauer, O'Neill, Ruge, Reynolds, Hayes, Connelly, Eriksen, Monter, Haskins and Snodgrass) and no member present abstaining.

9. Planning Director's Report

NPZA Conference will be March 28-30, 2012

10. Next Meeting February 1, 2012

11. Adjourn

Chairman O'Neill adjourned the meeting at 7:38 p.m.

Leslie Ruge, Secretary

by Rose Woods