



# Hall County Regional Planning Commission

**Wednesday, May 04, 2011**  
**Regular Session Packet**

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## **Commission Members:**

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

**Regional Planning Director: Chad Nabity**

**Technician:**

**Edwin Maslonka**

**Secretary:**

**Rose Woods**

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

## **Call to Order**

## **Roll Call**

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### **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.

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### **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.

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### **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, May 04, 2011  
Regular Session

## Item .A1

### May Summary

*Insert a narrative here*

Staff Contact:

**Staff Recommendation Summary  
For Regional Planning Commission Meeting  
May 4, 2011**

- 4. Final Plat – American Independence 3<sup>rd</sup> Subdivision** – located north of 13<sup>th</sup> St., and west of Independence St., in Grand Island, in Hall County, Nebraska. (2 Lots)
- 5. Final Plat – A2 Subdivision** – located north of Barrows Rd., and west of Gunbarrel Rd., in Hall County, Nebraska. Consisting of (1 Lot) and 4.4060 acres. Splits an existing farmstead from a parcel of 20 acres or more.



# Hall County Regional Planning Commission

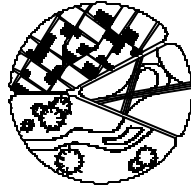
Wednesday, May 04, 2011  
Regular Session

## Item E2

### April 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  
April 6, 2011

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The meeting of the Regional Planning Commission was held Wednesday, April 6, 2011, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" March 26, 2011.

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

Absent: Jaye Monter, Ray Aguilar, John Amick  
Other:

Staff: Chad Nabity, Rose Woods

Press: Tracy Overstreet

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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 March 2, 2011 meeting.**

A motion was made by Hays and seconded by Reynolds, to approve the Minutes of the March 2, 2011 meeting as presented.

The motion carried with 8 members present and 6 voting in favor (O'Neill, Ruge, Hayes, Reynolds, Connelly and Snodgrass) and 2 members (Bredthauer and Eriksen) abstaining.

**3. Request time to speak.**

4. **Public Hearing** – Consideration of proposed amendments to Chapter 36 of the Grand Island City Code (Zoning) to §36-8 Definitions, §36-22 Yard Requirements, §36-61 LLR Large Lot Residential Zone, §36-71 ME Industrial Estates, §36-78 RD Residential Development and the addition of §36-24 Interpretation of Zoning Regulations.

O'Neill opened the Public Hearing.

Haskins joined the meeting at 6:05 p.m.

Nabity reviewed the proposed changes that were discussed at the January planning commission meeting.

O'Neill closed the Public Hearing.

A motion was made by Eriksen and seconded by Bredthauer to approve the amendments to Chapter 36 of the Grand Island City Code. The motion carried with 9 members present and all voting in favor (O'Neill, Ruge, Eriksen, Bredthauer, Reynolds, Haskins, Hayes, Connelly and Snodgrass) and no members abstaining.

5. **Final Plat – Panowicz Acres Subdivision** – located north of Abbott Rd. and east of 110<sup>th</sup> Rd., Hall County, Nebraska. Consisting of 3.0002 acres and (1 Lot).

A motion was made by Snodgrass and seconded by Connelly to approve the Final Plat of Panowicz Acres Subdivision the motion carried with 9 members present and all voting in favor (O'Neill, Ruge, Eriksen, Bredthauer, Reynolds, Haskins, Hayes, Connelly and Snodgrass) and no members abstaining.

6. **Planning Director's Report**

Nabity spoke about the NPZA - Nebraska Annual Planning and Zoning Conference that was held on March 30-April 1, 2011 at Midtown Holiday Inn, Grand Island NE.

7. **Next Meeting May 4, 2011.**

8. **Adjourn.**

Chairman O'Neill adjourned the meeting at 6:16 p.m.

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Leslie Ruge, Secretary

by Rose Woods



# Hall County Regional Planning Commission

Wednesday, May 04, 2011  
Regular Session

## Item M3

### Final Plats

*Insert a narrative here*

Staff Contact:



April 21, 2011

Dear Members of the Board:

**RE: Final Plat – American Independence Third Subdivision**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of American Independence Third 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 comprising all of Lot Eight (8), American Independence Subdivision, in the City of Grand Island, Nebraska, said tract containing .850 acres.

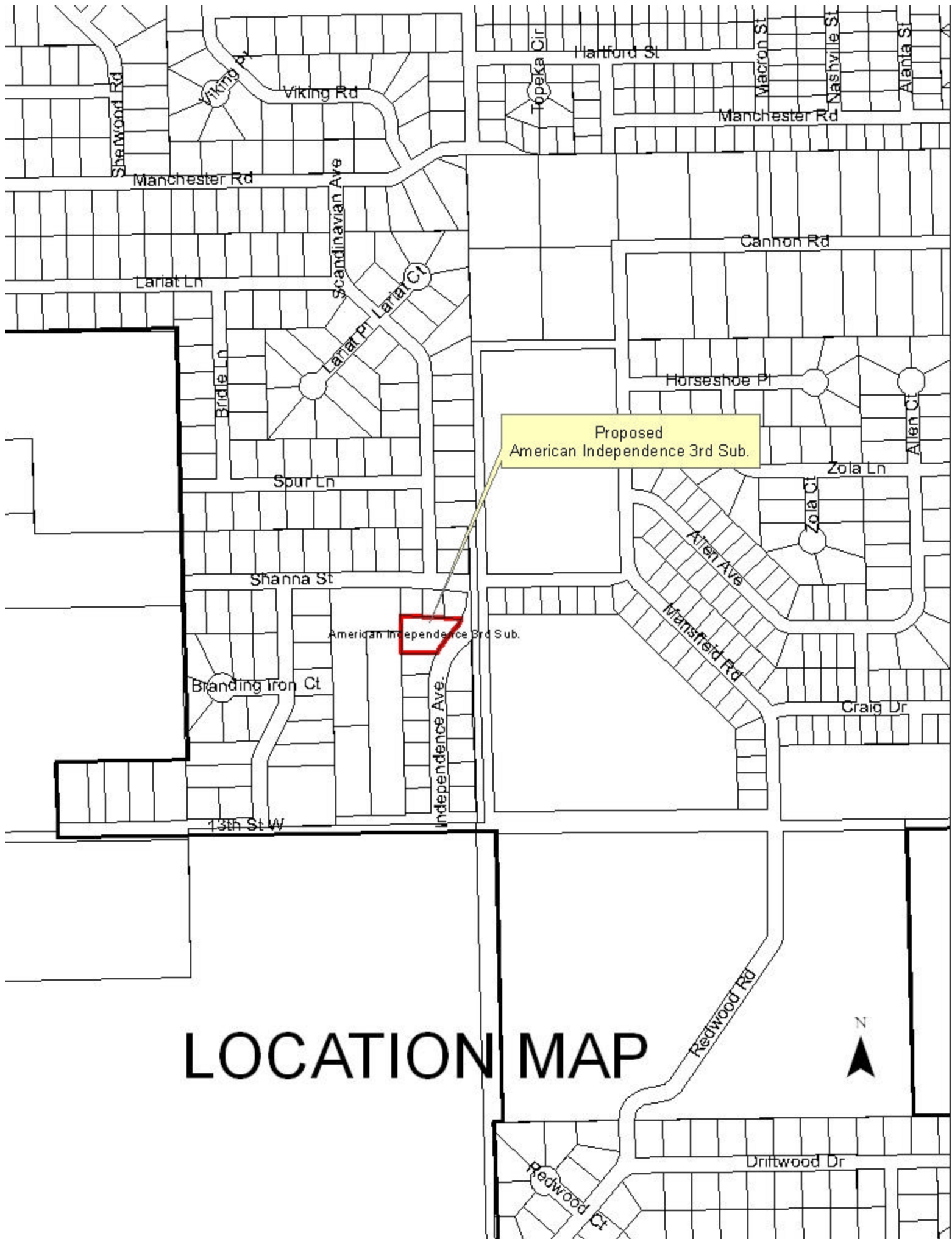
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on May 4, 2011 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

Cc: City Clerk  
City Attorney  
City Public Works  
City Building Department  
City Utilities  
Manager of Postal Operations  
Rockwell and Associates LLC

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



American Independence

Lot 5

Lot 6

Lot 7

Lot 5

Lot 1

Lot 2

Lot 5

Lot 9

Subdivision

Lot 10

Independence Avenue

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
- All Distances Shown On Curves Are CHORD Distances

Scale: 1" = 40'

Legal Description

A tract of land comprising all of Lot Eight (8), American Independence Subdivision, in the City of Grand Island, Nebraska, said tract containing 0.850 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that, GARY E. VALASEK and MARY G. VALASEK, husband and wife, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as "AMERICAN INDEPENDENCE THIRD SUBDIVISION", in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate 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 owners and proprietors.

IN WITNESS WHEREOF, we have affixed our signatures hereto at Grand Island, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

Surveyor's Certificate

I hereby certify that on April 7, 2011, I completed an accurate survey of "AMERICAN INDEPENDENCE THIRD SUBDIVISION", in the City of Grand Island, 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.

Gary E. Valasek

Mary G. Valasek

(Seal)

Daryl 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 Doniphan, Nebraska.

Chairman

Date

Notary Public

(Seal)

Approved and accepted by the City of Grand Island, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

Mayor

City Clerk

(Seal)

AMERICAN INDEPENDENCE THIRD SUBDIVISION  
IN THE CITY OF GRAND ISLAND, NEBRASKA

April 21, 2011

Dear Members of the Board:

**RE: Final Plat – A2 Subdivision**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of A2 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 Thirty Six (36), Township Nine (9) North, Range Nine (9) West of the Sixth P.M., in Hall County, Nebraska, said tract containing 4.4060 acres.

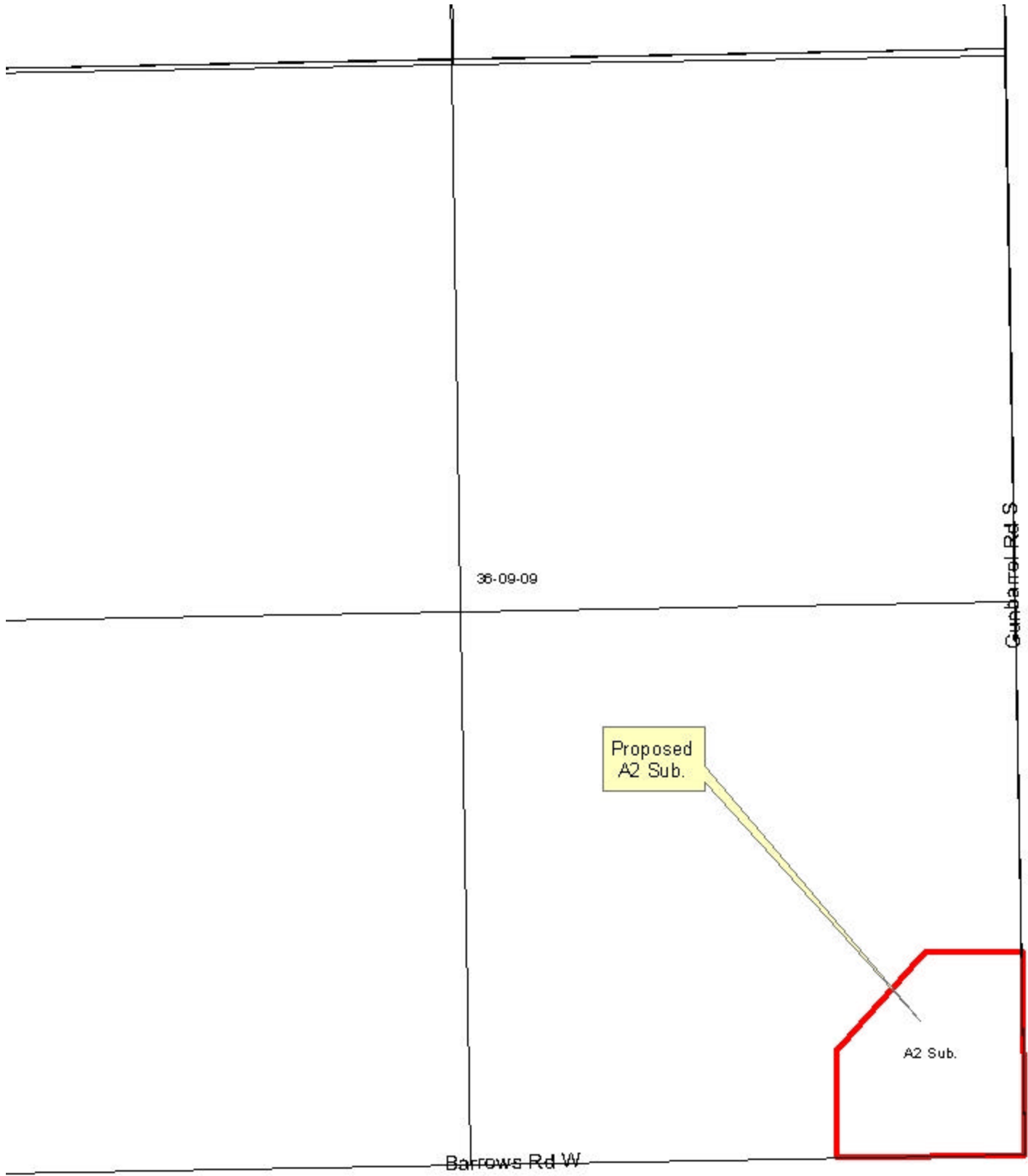
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on May 4, 2011 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

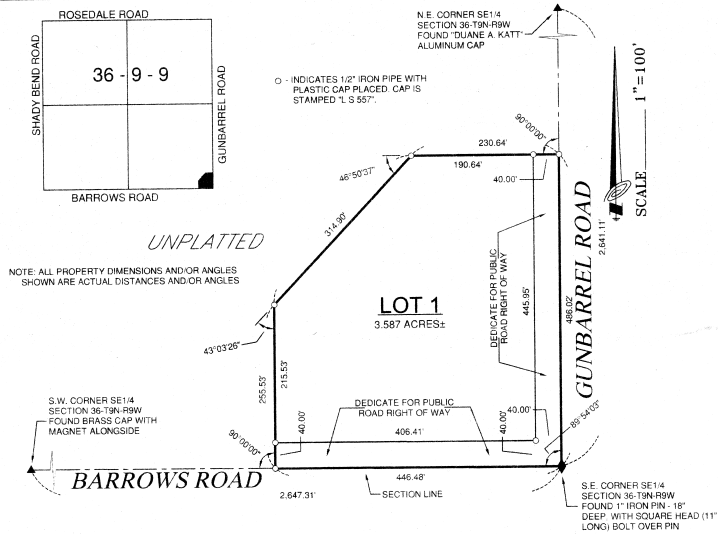
Cc: Hall County Clerk  
Hall County Attorney  
Hall County Public Works  
Hall County Zoning Department  
Manager of Postal Operations  
Benjamin & Associates, Inc.

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 Southeast Quarter (SE1/4) of Section Thirty Six (36), Township Nine (9) North, Range Nine (9) West of the 6th P.M., Hall County, Nebraska, and more particularly described as follows:

Beginning at the southeast corner of said Southeast Quarter (SE1/4); thence running northerly, along and upon the east line of said Southeast Quarter (SE1/4), a distance of Four Hundred Eighty Six and Two Hundredths (486.02) feet thence deflectioning left 90°00'00" and running westerly, a distance of Two Hundred Thirty and Sixty Four Hundredths (230.64) feet thence deflectioning left 45°50'37" and running southeasterly, a distance of Three Hundred Fourteen and Nine Tenths (314.29) feet, thence deflectioning left 43°03'26" and running westerly, perpendicular to the south line of said Southeast Quarter (SE1/4), a distance of Two Hundred Fifty Five and Fifty Three Hundredths (255.53) feet to a point on the south line of said Southeast Quarter (SE1/4) thence deflectioning left 90°00'00" and running westerly, along and upon the south line of said Southeast Quarter (SE1/4), a distance of Four Hundred Forty Six and Forty Eight Hundredths (446.46) feet to the ACTUAL point of beginning and containing 3.587 acres, more or less.

SURVEYOR'S CERTIFICATE

I hereby certify that on \_\_\_\_\_, 2011, I completed an accurate survey (made under my supervision) of "A2 SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat hereof; that the lots, blocks, streets, avenues, alleys, parks, commons, and other grounds as contained in said subdivision as shown on the accompanying plat hereof, 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 measurements.

Lee B. Wagner, Registered Land Surveyor No. 557

(SEAL)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, Michael R. Harmon and Anita R. Harmon, husband and wife, being the owner of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as "A2 SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat hereof, and do hereby dedicate the streets 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 \_\_\_\_\_, 2011.

Michael R. Harmon

Anita R. Harmon

ACKNOWLEDGEMENT

State of Nebraska ss  
County of Hall

On the \_\_\_\_\_ day of \_\_\_\_\_, 2011, before me, \_\_\_\_\_, a Notary Public within and for said County, personally appeared Michael R. Harmon and Anita R. Harmon, 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 seal at \_\_\_\_\_, Nebraska, on the date last above written.

My commission expires \_\_\_\_\_

Notary Public

(SEAL)

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 Dentbridge, Nebraska.

Chairman

Date

Approved and accepted by the Hall County Board of Supervisors, this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

Chairman of the Board

County Clerk

(SEAL)

A2 SUBDIVISION  
HALL COUNTY, NEBRASKA

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

SHEET 1 OF 1