



# Hall County Regional Planning Commission

**Wednesday, June 01, 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, June 01, 2011  
Regular Session

## Item .A1

### June Summary

*Insert a narrative here*

Staff Contact:

**Staff Recommendation Summary  
For Regional Planning Commission Meeting  
June 1, 2011**

- 4. Public Hearing - Text Amendment** - Amendments to be considered pertain to Section 36-71 (B) and would allow Commercial RV Storage in the ME Zone by conditional use permit. **See full recommendation.** (C-06-2011GI)
  
- 5. Public Hearing – Rezone** – A request to rezone properties located north of Fairacres Lane and east of Shady Bend Road from R1 - Residential to M1 - Light Manufacturing, these properties include Fairacres Dairy Subdivision Lots 10 and 11 Pt of Lots 9 and 12, Pt of the W ½ of the NW ¼ of the SW ¼ of Section 12, Township 11 north, Range 9, west of the 6<sup>th</sup> P.M. that is adjacent and contiguous with the above lots in Fairacres Dairy Subdivision, Lots 1 and 2 of Fairacres Dairy Fifth Subdivision and Lot 2 of Fairacres Dairy 8<sup>th</sup> Subdivision in the City of Grand Island. **See full recommendation.** (C-07-2011GI)
  
- 6. Final Plat – Platte Valley Industrial Park 7<sup>th</sup> Subdivision** – located north of Wildwood Drive and east of Juergen Rd., in Grand Island, in Hall County, Nebraska. Consisting of (2 Lots) and 6.873 acres.
  
- 7. Final Plat – Highway Motels Subdivision** – located west of Hwy 281 and south of Wood River Rd., in Hall County, Nebraska. Separating the individual business to individual lots. Consisting of (3 Lots) and 14.70 acres.



# Hall County Regional Planning Commission

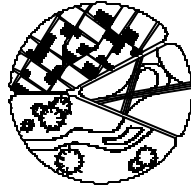
Wednesday, June 01, 2011  
Regular Session

## Item E2

### May 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  
May 4, 2011

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The meeting of the Regional Planning Commission was held Wednesday, May 4, 2011, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" April 23, 2011.

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

Absent: Jaye Monter, Ray Aguilar, Mark Haskins, Scott Eriksen  
Other:

Staff: Chad Nabity, Rose Woods

Press:

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**1. Call to order.**

Chairman O'Neill called the meeting to order at 6:05 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 6, 2011 meeting.**

Ruge noted a correction in minutes be made to an incorrect date on the meeting minutes for April 6, 2011. A motion was made by Ruge to approve the amended meeting minutes and seconded by Hayes, to approve the Minutes of the April 6, 2011 meeting as presented.

The motion carried with 8 members present and 7 voting in favor (O'Neill, Ruge, Hayes, Reynolds, Bredthauer, Connelly and Snodgrass) and 1 member (Amick) abstaining.

**3. Request time to speak.**

- 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)

Connelly recused herself from the meeting due to a conflict of interest.

A motion was made by Bredthauer and seconded by Reynolds to approve the Final Plat of American Independence 3<sup>rd</sup> Subdivision the motion carried with 7 members present and all voting in favor (Amick O'Neill, Hayes, Ruge, Bredthauer, Reynolds, and Snodgrass) and no members abstaining.

- 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.

A motion was made by Ruge and seconded by Amick to approve the Final Plat of A2 Subdivision the motion carried with 8 members present and all voting in favor (Amick O'Neill, Hayes, Ruge, Bredthauer, Reynolds, Connelly and Snodgrass) and no members abstaining.

**6. Planning Director's Report**

Nabity briefly discussed his conference in Boston.

**7. Next Meeting June 1, 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, June 01, 2011  
Regular Session

## Item F3

### Text Amendment

*Insert a narrative here*

Staff Contact:



## Agenda Item #4

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

June 1, 2011

### SUBJECT:

*Concerning amendments to the Zoning Ordinance for the City of Grand Island and its 2 mile extra-territorial jurisdiction. Amendments to be considered pertain to Section 36-71 (B) ME Manufacturing Estates Zone to allow Commercial RV Storage as a Conditional Use within the ME Zoning. (C-06-2011GI)*

### PROPOSAL:

The changes proposed were requested by Chuck Staab of Rich and Sons RV. Mr. Staab has requested that the city add Commercial RV Storage to the list of conditional uses shown in section 36-71 (B) of the Grand Island City Code as shown below:

#### **§36-71. (ME) Industrial Estates Zone**

*Intent:* The intent of this zoning district is to provide for a variety of manufacturing, truck, trailer, and truck/trailer parts retailing, truck, trailer, and truck/trailer parts wholesaling, warehousing, administrative and research uses within an area of comparatively high visibility and having quality standards to promote an industrial park atmosphere.

(A) Permitted Principal Uses: The following principal uses are permitted in the (ME) Industrial Estates Zoning District.

(1) Any industrial/manufacturing use found in the Zoning Matrix [Attachment A hereto] shall be permitted within this zoning district, provided, such use is in compliance with miscellaneous provisions and performance standards listed in this section, or unless specifically excluded, or a conditional use as listed below.

(2) Administrative offices for the wholesale distribution of propane when bottles are filled from bulk propane tanks not to exceed 70,000 gallons and when such tanks are installed to provide a source of heat for a building on the lot.

(B) Conditional Uses: The following uses are subject to any conditions listed in this chapter and are subject to other conditions relating to the placement of said use on a specific tract of ground in the (ME) Industrial Estates Zoning District as approved by the City Council.

- (1) Explosives manufacturing
- (2) Towers (radio, television, satellite, etc.)
- (3) Gravel, sand or dirt removal, stockpiling, processing or distribution and batching plant

(4) Trade and vocational schools

**(5) Commercial RV Storage**

**(6)** other uses found in the Zoning Matrix [Attachment A hereto]

All areas with changes are **highlighted**. Additions are ***Italicized and underlined*** and deletions are in **strike-out**.

## **OVERVIEW:**

The ME zone is already permits a variety of trailer storage, warehousing and construction uses. The storage of RV's at this location is already permitted based upon the existing language. Mr. Staab has requested the ability to rent space to people that wish to store their personal RV's at this site. The ability to rent space within a permitted storage lot is not specifically provided for and would require a change to city code to allow.

The proposed change as requested would not allow for the development of mini or self storage units at this site. It would not allow for commercial rental of storage space for cars or similar personal vehicles.

The change as proposed would not automatically permit the proposed use anywhere in the Platte Valley Industrial park. This use would be limited by the conditional use permit process. Standards for landscaping, fencing and access can all be controlled and enforced through the conditional use process.

## **RECOMMENDATION:**

That the Regional Planning Commission recommend that the Grand Island City Council **approve** the changes to the Grand Island Code as presented by staff.

\_\_\_\_\_ Chad Nabity AICP, Planning Director



# Hall County Regional Planning Commission

Wednesday, June 01, 2011  
Regular Session

## Item F4

### Zoning Change

*Insert a narrative here*

Staff Contact:

## Agenda Item # 5

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

June 1, 2011

**SUBJECT:** *Zoning Change (C-07-2011GI)*

**PROPOSAL:** To rezone properties located east of Shady Bend Road and north of Fairacres Lane from R1 Suburban Density Residential to M1 Light Manufacturing

#### OVERVIEW:

##### Site Analysis

<i>Current zoning designation:</i>	<b>R1</b> – Suburban Density Residential
<i>Permitted and conditional uses:</i>	Residential uses at a density of 4 dwelling units per acre with 35% coverage, recreational uses and agricultural uses.
<i>Comprehensive Plan Designation:</i>	Mixed Use Manufacturing. This area is planned to transition between residential uses to the south and commercial/manufacturing uses nearer to U.S. Highway 30.
<i>Existing land uses.</i>	Warehousing, Construction storage, Truck Transport.
<i>Proposed Zoning Designation</i>	<b>M1</b> – Light Manufacturing – A variety of warehousing, storage, light manufacturing and office uses and no residential uses. Minimum lot size of 20,000 square feet with 50% coverage.

##### Adjacent Properties Analysis

<i>Current zoning designations:</i>	<b>R1</b> -Suburban Density Residential and <b>TA</b> Transitional Agriculture.
<i>Permitted and conditional uses:</i>	<b>M1</b> – Light Manufacturing – A variety of warehousing, storage, light manufacturing and office uses and no residential uses. Minimum lot size of 20,000 square feet with 50% <b>R1</b> — Suburban Density Residential, Residential uses at a density of 4 dwelling units per acre with 35% coverage, recreational uses and agricultural uses. <b>TA</b> – Transitional Agriculture Residential uses are permitted as part of a farming operation. Minimum size for a farm is 20 acres. Green Houses, Nurseries, Veterinary Offices and other similar uses are also allowed in this zone.
<i>Comprehensive Plan Designation:</i>	<b>North:</b> Designated for mixed use manufacturing. <b>East:</b> Designated for low to medium density residential. <b>South:</b> Designated for low to medium density residential. <b>West:</b> Designated for low to medium density residential.
<i>Existing land uses:</i>	<b>North:</b> Farm Ground <b>South:</b> Residential <b>East:</b> Farm Ground <b>West:</b> Residential

## **EVALUATION:**

### **Positive Implications:**

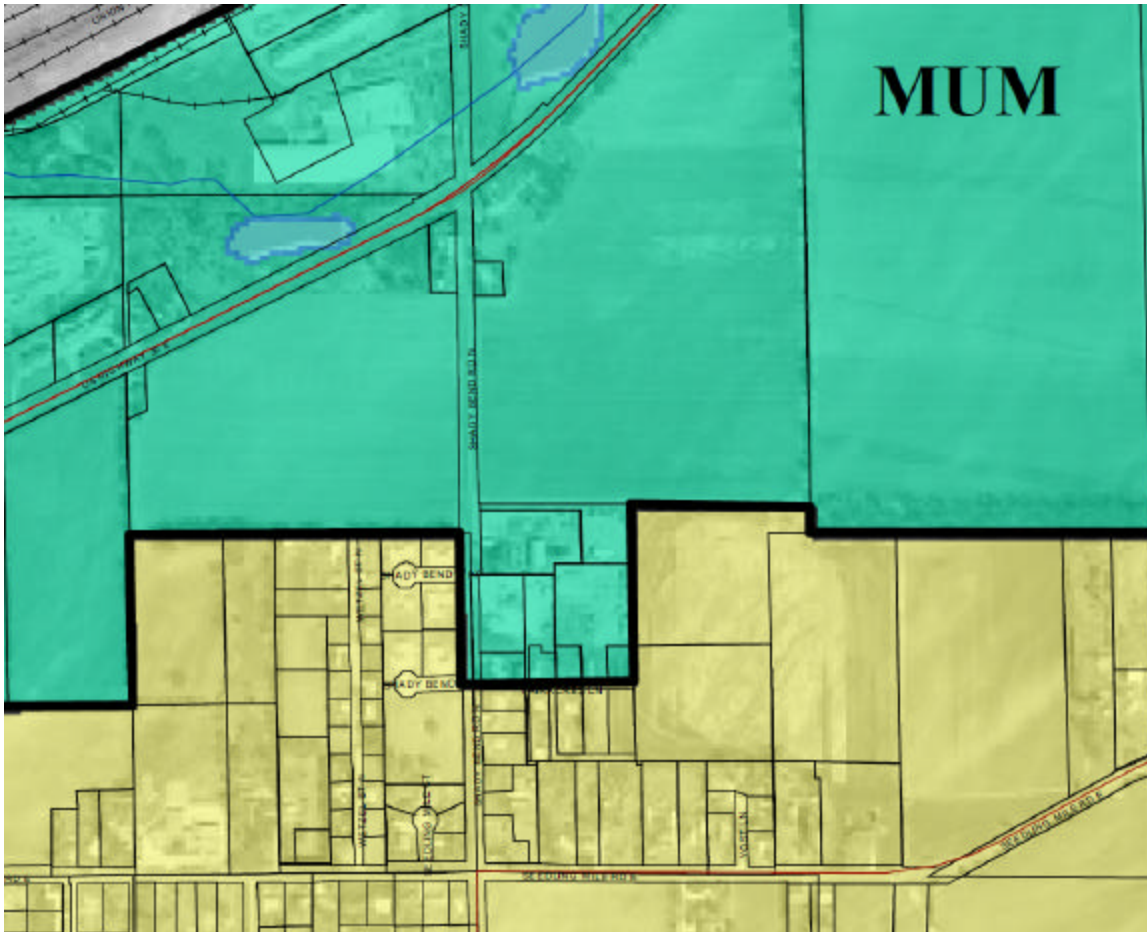
- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated mostly for mixed use manufacturing uses.
- *Accessible to Existing Municipal Infrastructure:* City water and sewer services are available and can be extended to serve all of the properties. The change to manufacturing may increase the value of these smaller properties enough to make those extensions affordable.
- *Has historically been used for manufacturing uses:* This property all part of and adjacent to the original Fairacres Dairy Subdivision has been used for warehousing, storage and transportation services for more than 40 years. The proposed change would support the existing manufacturing uses.
- *Good access to transportation systems:* Shady Bend Road is designated as a major arterial for both the City of Grand Island and Hall County and provides good access to both U.S Highways 30 and 34.
- *Significant portion of the property in this area that is used for industrial purpose is included in the application:* The Orphan Grain Train as the primary applicant has worked with the neighboring property owners to submit a request for rezoning that includes the majority of the property used for industrial/manufacturing purposes in this area.
- *Choice of the M1 Designation:* This request will allow the existing uses to continue and expand at this location but will not open the area up to heavier manufacturing uses.

### **Negative Implications:**

- *Approval will allow the existing uses to continue and to expand:* This property is in a transitional area that will be used for a variety of uses ranging from residential to industrial.

### **Other Considerations**

The current designation as residential was likely made to force a change in use. This property has been zoned residential since the early 1970's and the uses have not changed. It is possible that those uses will not change but that the buildings will continue to deteriorate. The transition between residential and other uses will occur somewhere between this property and U.S. Highway 30 to the north whether this change is made or not.

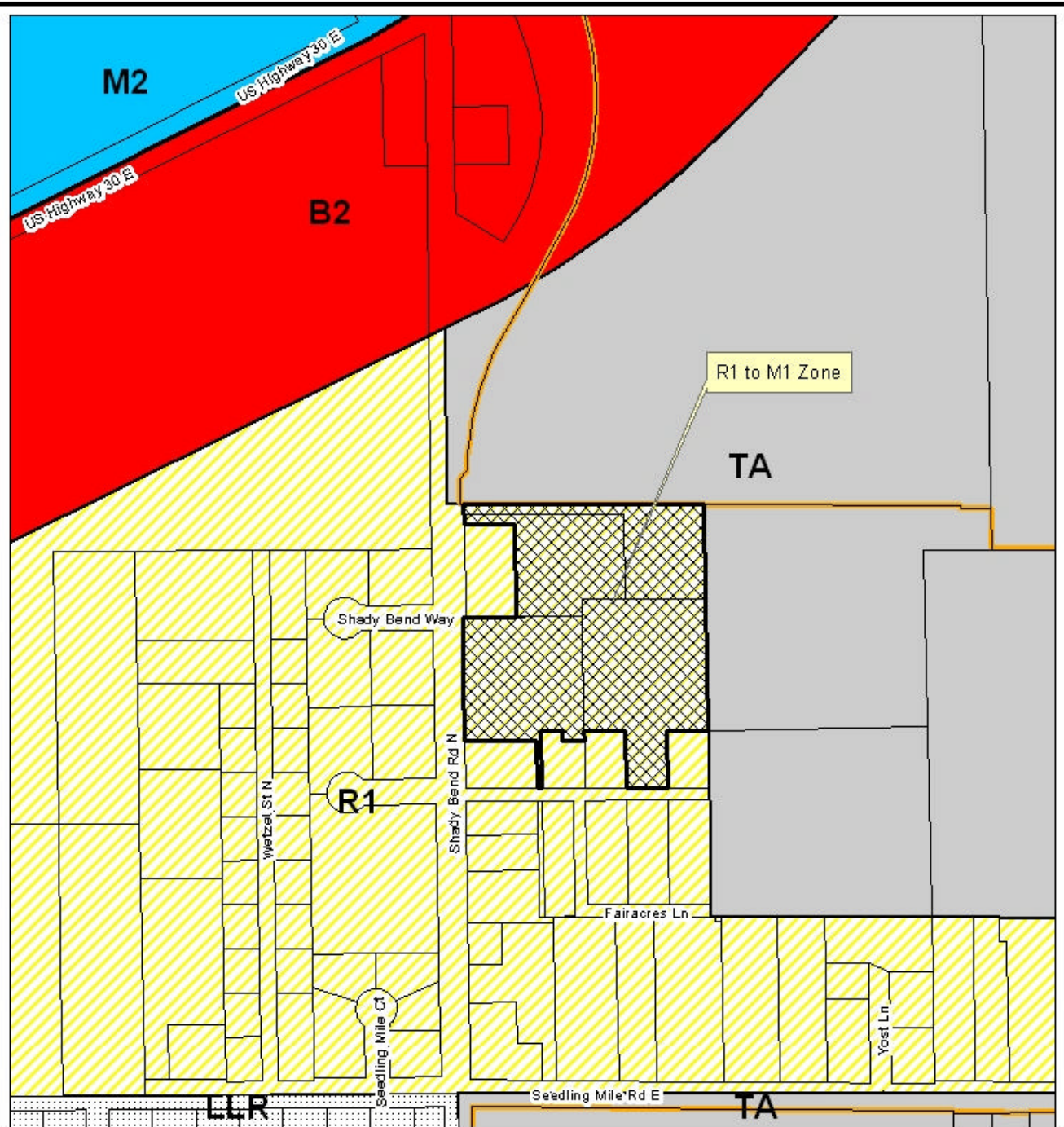


Future Land Use Map of the Area as approved in the Grand Island Comprehensive Plan

**RECOMMENDATION:**

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from R1 - Residential Zone to M1- Light Manufacturing as requested and shown on the attached map.

\_\_\_\_\_ Chad Nabity AICP, Planning Director





# Requested Zoning



Scale : NONE  
C-07-2011 GI



-  From R1 : Suburban Residential Zone
-  to M1 : Light Manufacturing Zone





# Hall County Regional Planning Commission

Wednesday, June 01, 2011  
Regular Session

## Item M5

### Platte Valley Industrial Park 7th Subdivision

*Insert a narrative here*

Staff Contact:



May 19, 2011

Dear Members of the Board:

**RE: Final Plat – Platte Valley Industrial Park 7<sup>th</sup> Subdivision**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Platte Valley Industrial Park 7<sup>th</sup> -, 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 Eleven (11), Platte Valley Industrial Park Third Subdivision, in the City of Grand Island, Nebraska, said tract containing 6.873 acres.

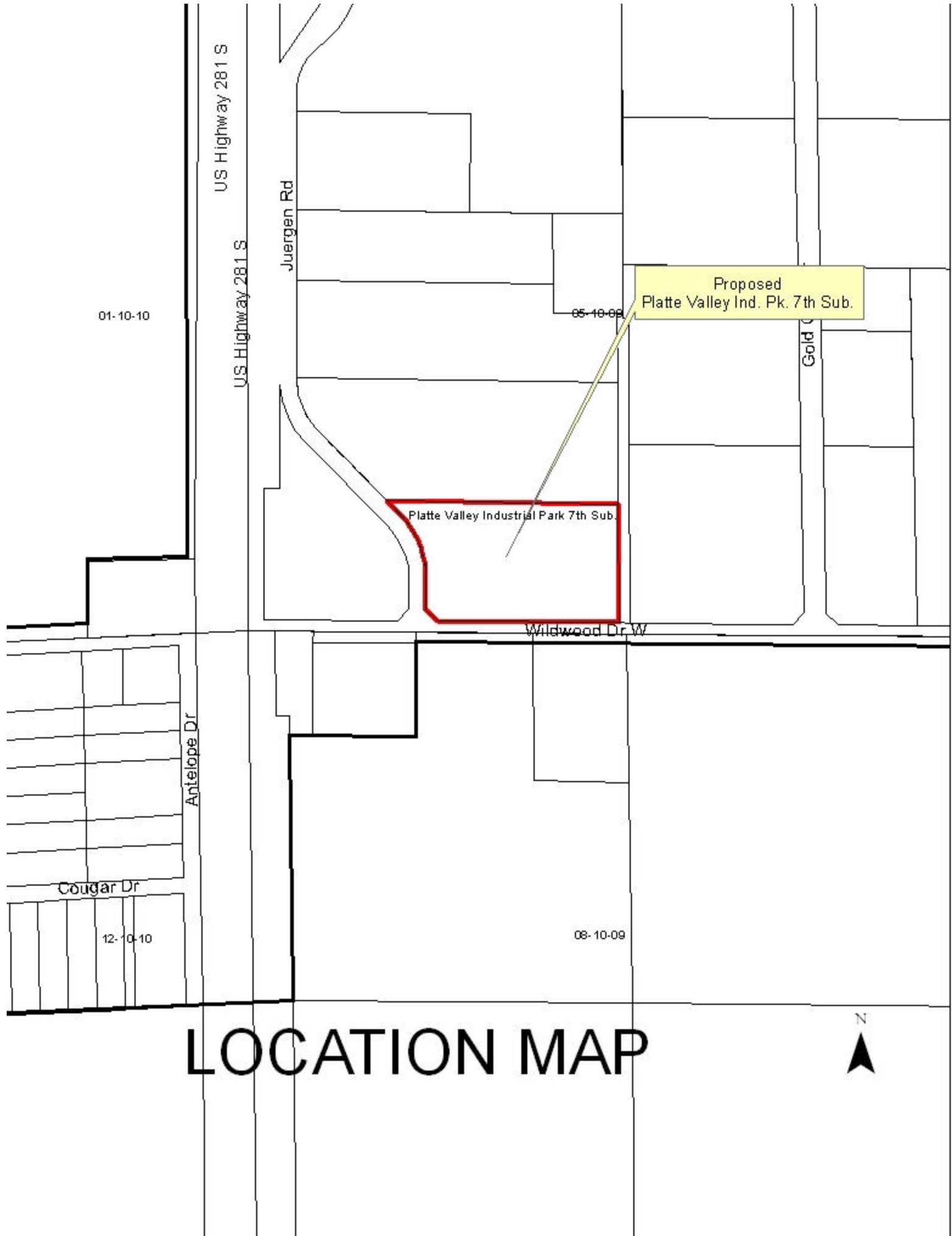
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on June 1, 2011 in the Council Chambers located in Grand Island's City Hall.

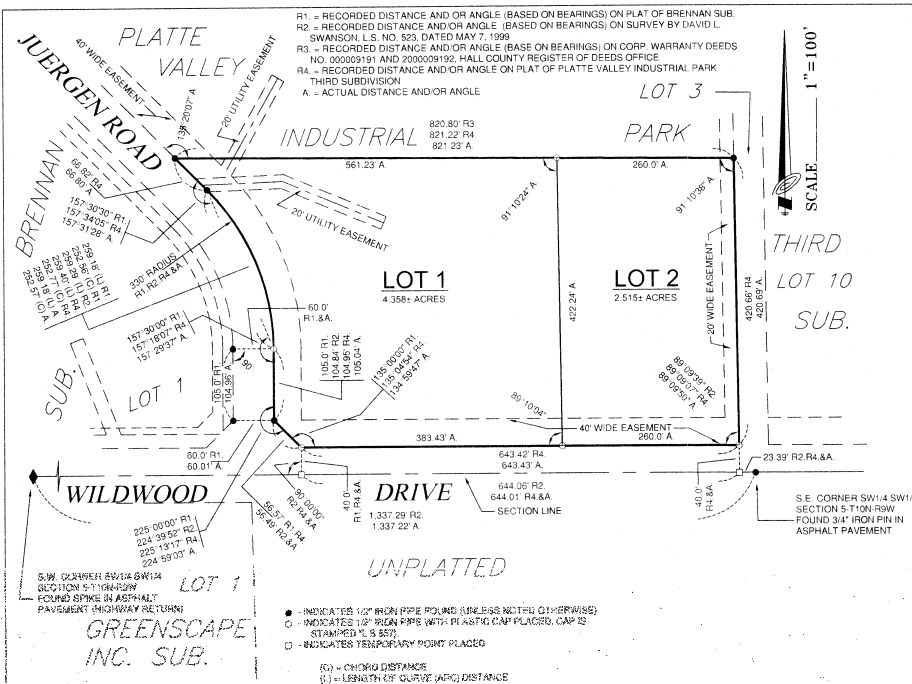
Sincerely,

Chad Nabity, AICP  
Planning Director

Cc: City Clerk  
City Attorney  
City Public Works  
City Building Department  
City Utilities  
Manager of Postal Operations  
Benjamin & Associates, INC

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





## DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that BM & M, L.L.C., a Limited Liability Company, being the owner of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as "PLATTE VALLEY INDUSTRIAL PARK SEVENTH SUBDIVISION" in the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate 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 owner and proprietor.

IN WITNESS WHEREOF, I have affixed my signature hereto at \_\_\_\_\_, this day of \_\_\_\_\_, 2011.

BM & M, L.L.C.  
a Limited Liability Company

Phil G. McCoy, Member

## ACKNOWLEDGEMENT

State of \_\_\_\_\_ ss  
County of \_\_\_\_\_

On the \_\_\_\_\_ day of \_\_\_\_\_, 2011, before me, a Notary Public within and for said County, personally appeared Phil G. McCoy, Member of BM & M, L.L.C., a Limited Liability Company, to me personally known to be the identical person whose signature is affixed hereto, and he did acknowledge the execution thereof to be his voluntary act and deed as such Member, and the voluntary act and deed of said Limited Liability Company, and that he was empowered to make the above dedication for and in behalf of said Limited Liability Company.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at \_\_\_\_\_, 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 Atka, Calro and Daniphan, Nebraska.

Chairman \_\_\_\_\_ Date \_\_\_\_\_

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

Mayor

City Clerk

(SEAL)

## LEGAL DESCRIPTION

A tract of land comprising all of Lot Eleven (11), Platte Valley Industrial Park Third Subdivision, an addition to the City of Grand Island, Nebraska, said tract containing 8.273 acres, more or less.

## SURVEYOR'S CERTIFICATE

I hereby certify that on \_\_\_\_\_, 2011, I completed an accurate survey (made under my supervision) of "PLATTE VALLEY INDUSTRIAL PARK SEVENTH SUBDIVISION". In the City of Grand Island, 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 monuments 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 monuments.

Lee O. Wagner, Registered Land Surveyor No. 357

(SEAL)

# PLATTE VALLEY INDUSTRIAL PARK SEVENTH SUBDIVISION

## IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

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

SHEET 1 OF 1



# Hall County Regional Planning Commission

Wednesday, June 01, 2011  
Regular Session

## Item M6

### Highway Motels Subdivision

*Insert a narrative here*

Staff Contact:

May 19, 2011

Dear Members of the Board:

**RE: Final Plat – Highway Motels Subdivision**

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

This final plat proposes to create 3 lots on a tract of land comprising a part of the Southeast Quarter of the Southeast Quarter (SE 1/4, SE 1/4) of Section Twenty-Four (24), Township Ten (10) North, Range Ten (10) 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 June 1, 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  
Olsson and Associates

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



HALL COUNTY, NEBRASKA  
FINAL PLAT

