



# Hall County Regional Planning Commission

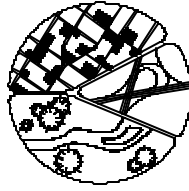
Wednesday, July 06, 2011  
Regular Session

## Item E2

### June 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  
June 1, 2011

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The meeting of the Regional Planning Commission was held Wednesday, June 1, 2011, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" May 21, 2011.

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

Absent: Jaye Monter, John Amick  
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 May 4, 2011 meeting.**

A motion was made by Reynolds to approve the meeting minutes and seconded by Ruge, to approve the Minutes of the May 4, 2011 meeting as presented.

The motion carried with 9 members present and 7 voting in favor (O'Neill, Ruge, Hayes, Reynolds, Bredthauer, Connelly and Snodgrass) and 2 members (Haskins, Eriksen) abstaining.

**3. Request time to speak.**

**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. (C-06-2011GI)

O'Neill opened the Public Hearing.

The changes proposed were requested by Charles 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**.

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.

O'Neill asked if any standards or conditions would need to be required. Mr. Staab responded there would be a chain link fence surrounding the property along with a remote gate. Those who would be renting the space would have certain criteria they would have to meet before they would be allowed use of the facility. City Code would still have to be followed as for landscaping etc. No other member of the public spoke in favor or against the proposed changes.

O'Neill closed the Public Hearing.

A motion was made by Ruge and seconded by Haskins to approve the amendments to Chapter 36-71 of the Grand Island City Code. The motion carried with 9 members present and all voting in favor (O'Neill, Ruge, Hayes, Reynolds, Haskins, Eriksen, Bredthauer, Connelly and Snodgrass) and no members abstaining.

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. (C-07-2011GI).

O'Neill opened the Public Hearing.

Nabity explained this request to rezone was 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.

Sandra Sims of 3620 E Seedling Mile Road questioned what types of manufacturing would be allowed in the area as she was a homeowner. Nabity explained it was a light manufacturing zone. There would be no ammunition plants or large manufacturing plants.

O'Neill closed the Public Hearing.

A motion was made by Bredthauer, seconded by Connelly to approve the rezone request of properties located east of Shady Bend Road and north of Fairacres Lane, from R1 Suburban Density Residential to M1 - Light Manufacturing, as presented. A roll call vote was taken and the motion passed with 9 members present voting in favor, (O'Neill, Ruge, Hayes, Reynolds, Eriksen, Haskins, Bredthauer, Connelly, Snodgrass) no member voting against.

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.

A motion was made by Ruge and seconded by Hayes to approve the plat as presented. A roll call vote was taken and the motion passed with 9 members present (O'Neill, Ruge, Hayes, Reynolds, Haskins, Eriksen, Bredthauer, Connelly, Snodgrass) voting in favor no member present abstaining.

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.

A motion was made by Eriksen and seconded by Connelly to approve the plat as presented. A roll call vote was taken and the motion passed with 9 members present (O'Neill, Ruge, Hayes, Reynolds, Haskins, Eriksen, Bredthauer, Connelly, Snodgrass) voting in favor no member present abstaining.

8. **Planning Director's Report**

Nabity stated the budgets will be presented in July.

9. **Next Meeting June 1, 2011.**

10. **Adjourn.**

Chairman O'Neill adjourned the meeting at 6:29 p.m.

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Leslie Ruge, Secretary

by Rose Woods