



# Hall County Regional Planning Commission

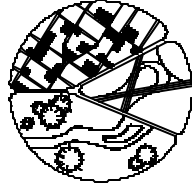
Wednesday, February 02, 2011  
Regular Session

## Item E2

### Jan 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 5, 2011

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The meeting of the Regional Planning Commission was held Wednesday, September 1, 2010, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" December, 24, 2010.

Present:      Karen Bredthauer              Leslie Ruge  
                  Don Snodgrass                      Pat O'Neill  
                  Deb Reynolds                         Mark Haskins  
                  Bill Hayes                                Ray Aguilar  
                  Jaye Monter

Absent:      Scott Eriksen, Julie Connelly, John Amick

Other:

Staff:        Chad Nabity, Rose Woods, Craig Lewis, Steve Riehle

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 December 1, 2010 meeting.**

A motion was made by Haskins and seconded by Bredthauer, to approve the Minutes of the December 1, 2010 meeting as presented.

The motion carried with 9 members present and 9 voting in favor (Aguilar, O'Neill, Ruge, Hayes, Monter, Haskins, Bredthauer, Snodgrass) and no member abstaining.

**3. Request time to speak.**

No one requested time to speak.

- 4. Final Plat – Cedar Pines Subdivision** – located east of Burwick Rd and south of Husker Hwy., in Hall County, Nebraska. Consisting of 4.85 acres and (1 Lot). This subdivision splits an existing farmstead from a tract of ground of 20 acres or more.

A motion was made by Ruge and seconded by Reynolds to approve the Final Plat of Cedar Pines Subdivision. The motion carried with 9 members present and all 9 voting in favor (Aguilar, O'Neill, Ruge, Hayes, Reynolds, Monter, Haskins, Bredthauer, Snodgrass).

- 5. Discussion** - Possible changes to Chapter 36 of the Grand Island City Code (Zoning) to §36-22 Yard Requirements, §36-71 ME Industrial Estates, §36-8, Definitions, §36-78 RD Residential Development, adding ATM & Drive up windows to the code. Attachment A (Matrix), and Article XI: Wireless Communications Facilities.

The commission discussed changes to reduce the front-yard setback on large lot residential properties (those 100 feet wide and greater) from 50 feet to 30 feet; to add bus, truck and trailer storage as an allowed use in industrial zones; to define a principal building as the one that has utility service as opposed to accessory buildings in commercial strips; and to leave the wireless tower regulations in Grand Island and Hall County unchanged.

Planning Commission Chairman Pat O'Neill, Ruge and Commissioner Karen Bredthauer were appointed to the committee Wednesday night. They will work with officials from Grand Island Public Works and the Grand Island Building Department to prepare draft regulations. Those regulations would be forwarded to the Grand Island City Council for adoption into the city code.

- 6. Planning Director's Report.**

- 7. Next Meeting February 2, 2011.**

- 8. Adjourn.**

Chairman O'Neill adjourned the meeting at 6:52 p.m.

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Leslie Ruge, Secretary

by Rose Woods