



# Hall County Regional Planning Commission

**Wednesday, October 05, 2011**

## **Regular Session Packet**

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### **Commission Members:**

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

**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, October 05, 2011  
Regular Session

## Item .A1

### October Summary

*Insert a narrative here*

Staff Contact:

**Staff Recommendation Summary  
For Regional Planning Commission Meeting  
October 5, 2011**

**5. Public Hearing – Rezone** - A request to rezone properties located west of Webb Road, north of west North Front Street and south of Faidley Ave. From Large Lot Residential to B2 – General Business Zone, in the City of Grand Island. (C-01-2012GI)

**6. Final Plat – Lautenschlager Second Subdivision** – located east of US Hwy 281 and south of Pine Street in the Village of Doniphan, in Hall County, Nebraska. Consisting of 3.869 acres and (4 Lots).



# Hall County Regional Planning Commission

Wednesday, October 05, 2011

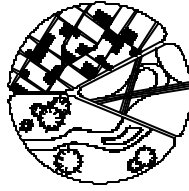
Regular Session

Item E2

**September 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  
September 7, 2011

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The meeting of the Regional Planning Commission was held Wednesday, September 7, 2011, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" August 27, 2011.

Present:	Bill Hayes	Leslie Ruge
	John Amick	Jaye Monter
	Deb Reynolds	Mark Haskins
	Don Snodgrass	Pat O'Neill

Absent: Karen Bredthauer, Scott Ericksen, Julie Connelly  
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 August 3, 2011 meeting.**

A motion was made by Haskins to approve the meeting minutes and seconded by Reynolds, to approve the Minutes of the August 3, 2011 meeting as mailed.

The motion carried with 7 members present and 5 voting in favor (O'Neill, Ruge, Hayes, Reynolds and Haskins) and 2 members present abstaining (Monter and Snodgrass).

**3. Request time to speak.**

No one requested time to speak.

- 4. Public Hearing – Rezone** – A request to rezone properties located north of US Hwy 281 and south of Airport Road from AG-2 – Secondary Agricultural Zone to B2 – General Business Zone, in the 2 mile extraterritorial jurisdiction of Grand Island. (C-11-2011GI)

O'Neill opened the Public Hearing.

Nabity briefly explained this was a request to rezone properties located north and west of U.S. Highway 281 and south of Airport Road from AG2 Secondary Agriculture to B2 General Business. This would allow for Mr. Olson to provide Ag Services from this location consisting of seed sales and insurance. This would not be a high traffic business and no fertilizer would be at this location.

There was no further discussion.

O'Neill closed the Public Hearing.

A motion was made by Snodgrass to approve the Rezone from AG2 Secondary Agriculture to B2 General Business Zone and was seconded by Ruge. The motion carried with 7 members present and 7 voting in favor (O'Neill, Ruge, Hayes, Reynolds, Monter, Haskins and Snodgrass) and no member abstaining.

Amick arrived at 6:06 p.m.

**Consent Agenda**

- 5. Final Plat – Olson Subdivision** – located north and west of US Hwy 281 and south of Airport Rd., in the two mile extraterritorial jurisdiction of Grand Island, in Hall County, Nebraska. Consisting of (1 Lot) and 1.879 acres.
- 6. Final Plat – Bosselville Subdivision** – located west of US Hwy 281 and north of Interstate 80, in the two mile extraterritorial jurisdiction of Grand Island, in Hall County, Nebraska. Consisting of (3 Lots) and 34.12 acres.
- 7. Final Plat – One Second Subdivision** – located west of 190<sup>th</sup> Rd., and south of Airport Rd., in Hall County, Nebraska. Consisting of (2 Lots) and 1.68 acres. This plat proposed to split an existing farmstead from a parcel of 20 acres or more.
- 8. Final Plat – Koepp Third Subdivision** – located north of Guenther Rd, and east of McGuire Rd., in Hall County, Nebraska. Consisting of (1 Lot) and 4.1214 acres. This plat proposed to split an existing farmstead from a parcel of 20 acres or more.

A motion was made by Ruge to approve the Consent Agenda as presented and seconded by Hayes. The motion carried with 8 members present and 8 voting in favor (Amick, O'Neill, Ruge, Hayes, Reynolds, Haskins, Monter and Snodgrass) and no member present abstaining.

**9. Planning Director's Report**

Nabity asked for volunteers for the Community Beautification Award committee. Ruge, O'Neill volunteered and Bredthauer who was absent was nominated to be on the committee.

**10. Next Meeting October 5, 2011**

**11. Adjourn**

Chairman O'Neill adjourned the meeting at 6:12 p.m.

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Leslie Ruge, Secretary

by Rose Woods





# Hall County Regional Planning Commission

Wednesday, October 05, 2011

Regular Session

Item F3

## Rezone

*Insert a narrative here*

Staff Contact:

## Agenda Item # 6

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

October 5, 2011

**SUBJECT:** *Zoning Change (C-01-2012GI)*

**PROPOSAL:** To rezone properties located north of North Front Street and west Webb Road from LLR Large Lot Residential to B2 General Business

#### OVERVIEW:

##### Site Analysis

<i>Current zoning designation:</i>	<b>LLR</b> – Large Lot Residential
<i>Permitted and conditional uses:</i>	<b>LLR</b> - Large Lot Residential, Residential uses at a density of 2 dwelling units per acre with 25% coverage, recreational uses and agricultural uses.
<i>Comprehensive Plan Designation:</i>	Highway Commercial. This area is planned for commercial development as it is in a main commercial corridor between the Moores Creek Drainway and Webb Road.
<i>Existing land uses.</i>	Single Family Residential and a state of Nebraska Communications Tower.
<i>Proposed Zoning Designation</i>	<b>B2</b> – General Business – 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>LLR</b> - Large Lot Residential.
<i>Permitted and conditional uses:</i>	<b>LLR</b> - Large Lot Residential, Residential uses at a density of 2 dwelling units per acre with 25% coverage, recreational uses and agricultural uses.
<i>Comprehensive Plan Designation:</i>	<b>North, South and West:</b> Designated for Commercial Uses. <b>East:</b> Designated for medium density residential to office uses.
<i>Existing land uses:</i>	<b>North and South:</b> Retail Commercial <b>East:</b> Office and Residential Uses, Webb Road <b>West:</b> Church

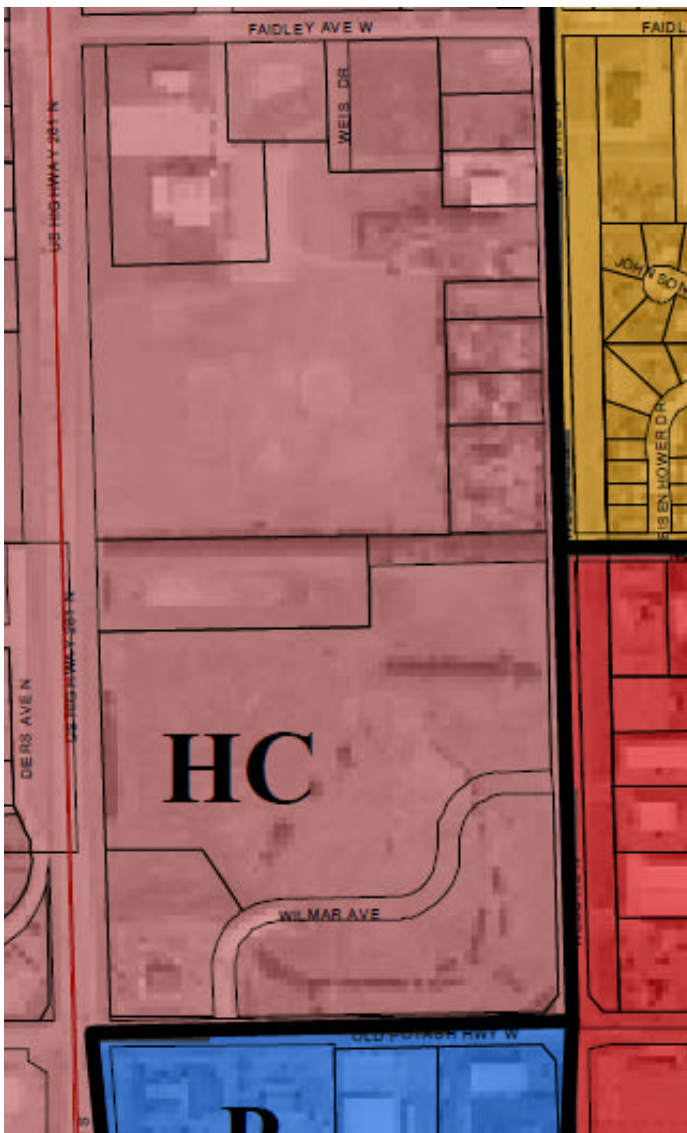
## EVALUATION:

### Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for mixed use commercial uses.
- *Good access to transportation systems:* Webb Road is designed to accommodate commercial traffic.
- *Will encourage redevelopment of the area in a manner consistent with the plan:* Rezoning this property will make it possible for the owners to market the property for uses that are consistent with the comprehensive plan. The residential uses that exist are also allowed in the B2 zone.

### Negative Implications:

- *No negative implications foreseen.*

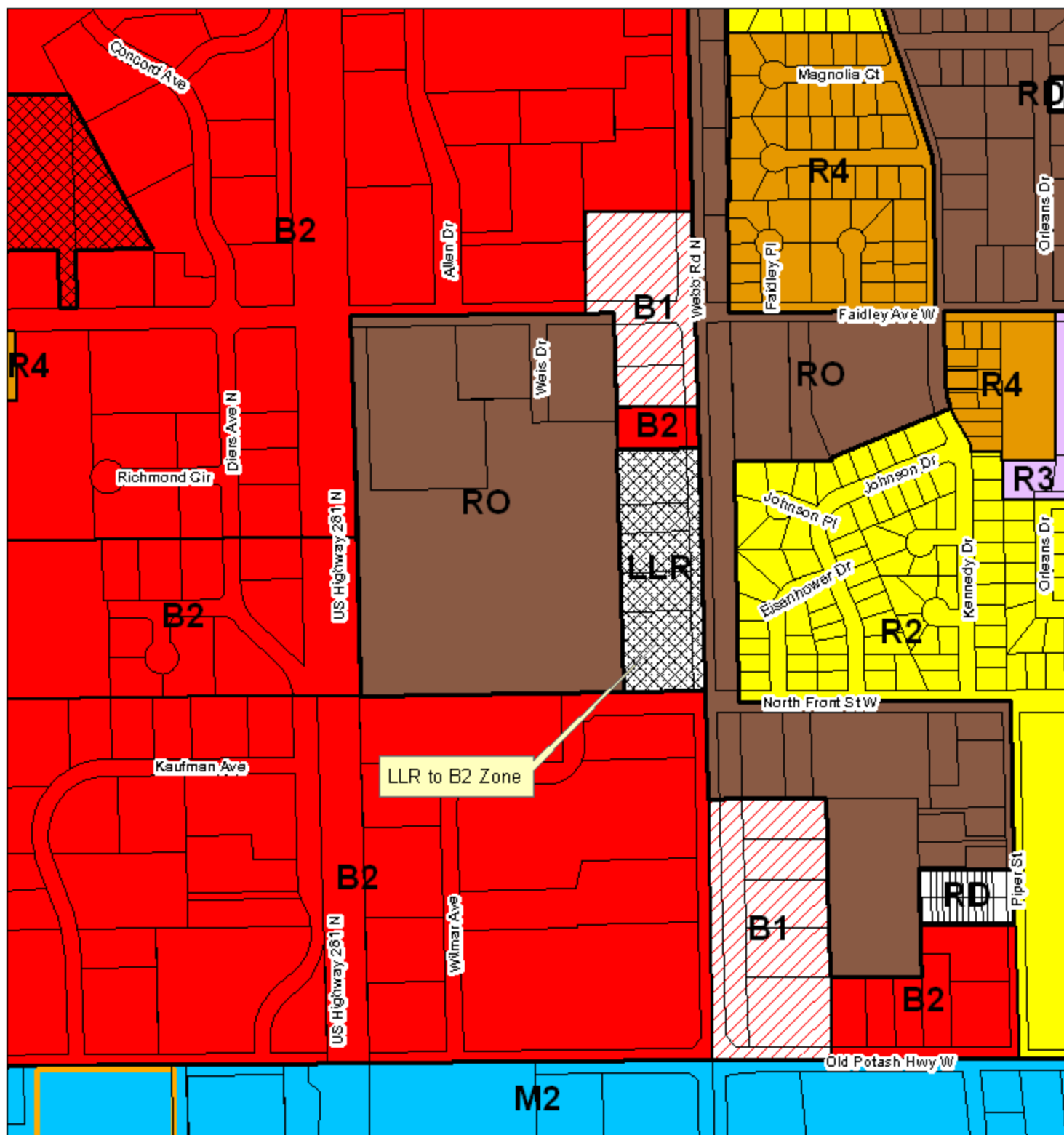


Future Land Use Map of the Area as approved in the Grand Island Comprehensive Plan

**RECOMMENDATION:**

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from LLR Large Lot Residential to B2 General Business Zone as requested and shown on the attached map.

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



# Requested Zoning



Scale : NONE

C-10-2012.G1



From LLR : Large Lot Residential Zone



to B2 : General Business Zone



CITY OF NEW ORLEANS  
PLANNING AND ZONING DEPARTMENT  
100 Poydras Street, Suite 2000  
New Orleans, LA 70112



# Hall County Regional Planning Commission

Wednesday, October 05, 2011  
Regular Session

## Item M4

### Lautenschlager Second Subdivision

*Insert a narrative here*

Staff Contact:

September 27, 2011

Dear Members of the Board:

**RE: Final Plat – Lautenschlager Second Subdivision.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Lautenschlager Second Subdivision, located east of US Hwy 281 and south of Pine St., in the Village of Doniphan, Hall County, Nebraska.

This final plat proposes to create 4 lots on a tract of land comprising all of Lot One (1), Lautenschlager Subdivision and a part of the Northeast Quarter of the Northwest Quarter (NE1/4NW1/4) all in Section Eight (8), Township Nine (9) North, Range Nine (9) West of the 6<sup>th</sup> P.M. This land consists of approximately 3.869 acres.

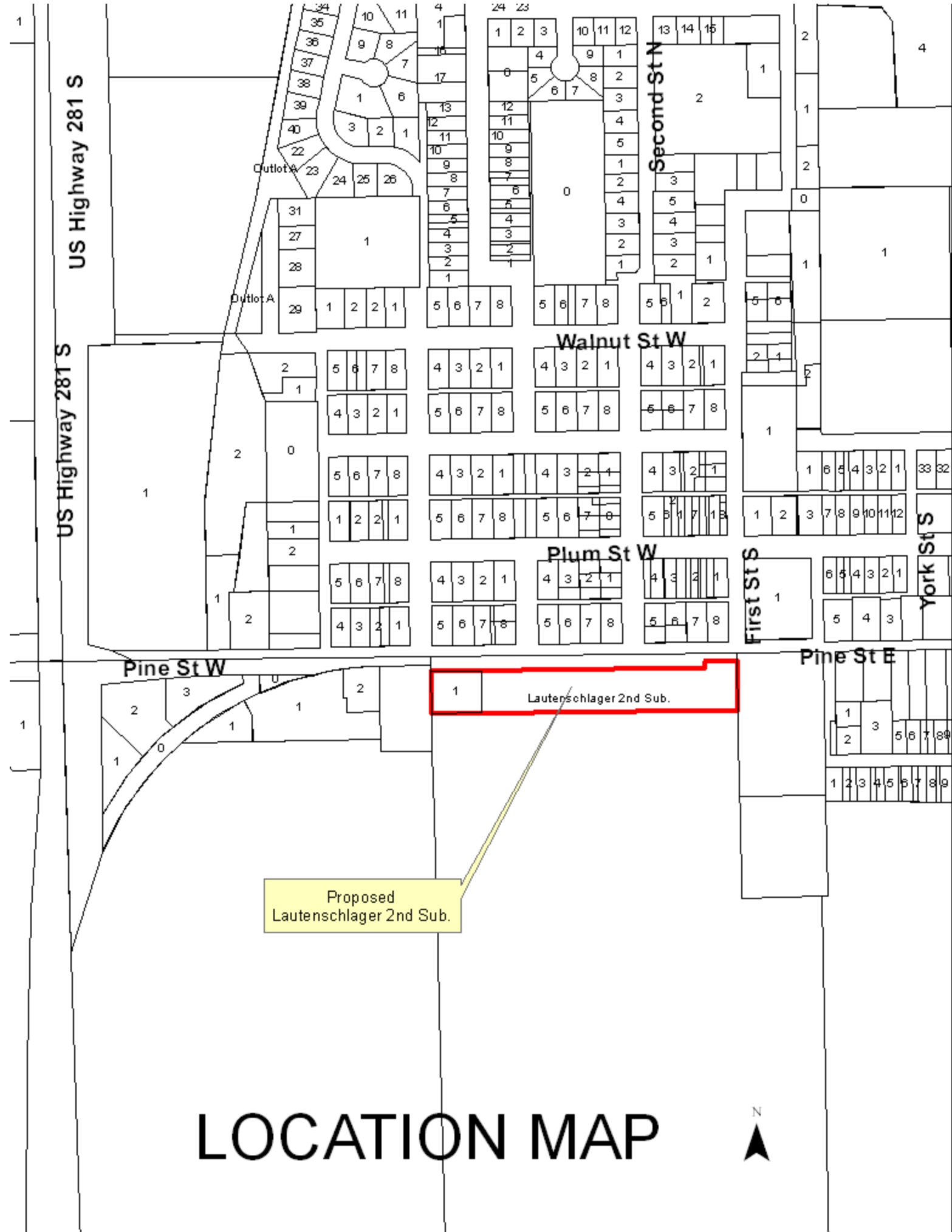
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on October 5, 2011 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

cc: Doniphan City Clerk  
Doniphan City Attorney  
Director of Public Works  
Hall County Zoning  
Manager of Postal Operations  
Rockwell & Associates

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



# LOCATION MAP

