



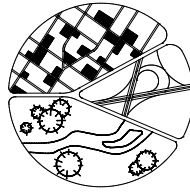
Hall County Regional Planning Commission

Wednesday, June 1, 2016
Regular Meeting

Item E1

Meeting Minutes

Staff Contact: Chad Nabity



THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, GRAND ISLAND,
WOOD RIVER AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN,
NEBRASKA

Minutes
for
May 4, 2016

The meeting of the Regional Planning Commission was held Wednesday, May 4, 2016 in the Council Chambers - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" April 23, 2016.

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|----------------------|-------------------|
| Present: Pat O'Neill | Carla Maurer |
| Dean Kjar | John Hoggatt |
| Les Ruge | Terry Connick |
| Jaye Monter | Leonard Rainforth |
| Greg Robb | |

Absent: Derek Apfel, Dean Sears, Jerry Huisman

Other: Jon Rosenlund

Staff: Chad Nabity, Rose Rhoads

Press:

1. Call to order.

Chairman O'Neill called the meeting to order at 6:00 p.m.

O'Neill 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 are posted on the wall in the room and easily accessible to anyone who may be interested in reading them.

O'Neill also noted the Planning Commission may vote to go into Closed Session on any Agenda Item as allowed by State Law.

The Commission will discuss and may take action on any item listed on this agenda.

The order of items on the agenda may be reorganized by the Chair to facilitate the flow of the meeting to better accommodate the public.

2. Minutes of March 2, 2016 meeting.

A motion was made by Maurer and seconded by Kjar to approve the Minutes of the March 2, 2016 meeting.

The motion carried with 9 members present and 8 voting in favor (O'Neill, Ruge, Maurer, Kjar, Rainforth, Connick, Hoggatt, and Monter) and one member abstaining (Robb).

3. Request Time to Speak.

Steve Mossman, 134 S 13th St Suite 1200, Lincoln Nebraska, item 6, Katie Kock, 233 S 13th St. Ste 1900, Lincoln Nebraska, item 6, Greg Baxter, 4444 W 13th St., Grand Island, Nebraska, item 6.

4. Public Hearing - Concerning the rezone of Lot Six (6), Grand Island Mall Eighteenth Subdivision, in the City of Grand Island, Hall County, Nebraska from CD Commercial Development to Amended Commercial Development Zone. This property is located east of US Hwy 281 and north of State Street. (C-15-2016GI)

O'Neill opened the Public Hearing.

Nabity explained an application has been made to change zoning for property described as Lot 6 of Grand Island Mall 18th Subdivision in Grand Island NE, from CD Commercial Development Zone to Amended CD Commercial Development Zone.

The Development Plan for Grand Island Mall 18th Subdivision was approved by the Grand Island City Council in September of 2015. The Developers are requesting changes to the plan as approved to accommodate marketing opportunities and building on Lot 6 of the subdivision along Webb Road.

The proposed change would allow a smaller building oriented east and west and provide additional parking on site and drive through lanes for the proposed business. This lot would not have access directly to Webb Road and the propose driveway would line up with the Burger King driveway as originally proposed. The CD Zone allows for up to 50% of the property to be covered with buildings. The proposed coverage within this development at full development as shown is well below the maximum coverage.

O'Neill closed the Public Hearing.

A motion was made by Ruge and seconded by Monter to approve the Rezone request as presented.

The motion carried with 9 members present and 8 voting in favor (O'Neill, Ruge, Maurer, Robb, Kjar, Connick, Rainforth, and Monter) and one member abstaining (Hoggatt).

- 5. Public Hearing** – Hazard Mitigation - The Emergency Management Department, working with the Regional Planning, has completed the updates for the Hall County Hazard Mitigation Plan. (C-06-2013ALL)

O'Neill opened the Public Hearing.

Jon Rosenlund spoke briefly regarding the Hazard Mitigation Plan. Hall County, Grand Island, Alda and Wood River have already adopted the plan. Doniphan and Cario will be reviewing and adopting within the next few weeks.

O'Neill closed the Public Hearing.

A motion was made by Maurer and seconded by Hoggatt to approve the Hazard Mitigation Plan as presented.

The motion carried with 9 members present and 9 voting in favor (O'Neill, Ruge, Maurer, Robb, Kjar, Connick, Hoggatt, Rainforth, and Monter) and no member abstaining.

- 6. Public Hearing** – Concerning an application for a text amendment to the Hall County Resolution Land Use Zoning Matrix to include a use category for Trailer Wash Services-Livestock. The proposed change would permit this use as a conditional or permitted use in various zoning districts. (C-16-2016HC)

O'Neill opened the Public Hearing.

Katie Kock, 233 S 13th St., Suite 1900, Lincoln, NE spoke to clarify her clients concern regarding the truck wash facilities. Kock clients are asking to amend the Land Use Zoning Matrix to include a use category for the trailer wash services – livestock. Kock asked that the board take careful consideration as to where livestock trailers are located.

Steve Mossman134, S 13th St Suite 1200, Lincoln, NE represented Doug Stange. Mossman asked that there be no change in conditions. He stated this was a transparent attempt to control the use of zoning, noting a truck-trailer wash should be allowed in the A3 zone with a conditional use permit.

Greg Baxter, 4444 W 13th St., commented there are currently 22 conditional use permits in Hall County for livestock operations. By allowing this change in zoning this is setting precedence as not being consistent.

O'Neill closed the Public Hearing.

A motion was made by Rainforth and seconded by Hoggatt to deny the proposal. And recommend allowing a committee to study the issue further, and appointed a study committee of four commission members to study the issue and possibly make recommendations.

The motion carried with 9 members present and 6 voting in favor (O'Neill, Maurer, Kjar, Connick, Hoggatt, Rainforth, and Monter) and three members saying no (Connick, Ruge, Robb).

A committee of four Planning members was selected; Pat O'Neill, Greg Robb, Jaye Monter and Leonard Rainforth will be on the committee to review this in more detail.

- 7. Public Hearing** – Concerning the rezone of 2530 & 2540 N Webb Rd., in the City of Grand Island, Hall County, Nebraska from R4 – High Density Residential Zone to B1 – Light Business Zone. This property is located north of Capital Ave., and west of Webb Road. (C-17-2016GI)

O'Neill opened the Public Hearing.

Nabity spoke regarding the request for the zoning change for tracts of land in the SE ¼ of section 01-11-10 from R4 – High Density Residential Zone to B1 - Light Business Zone. The subject property is located west of Webb Road and north of Capital Avenue.

The proposed rezoning is largely consistent with the comprehensive plan. It is consistent with the proposed new improvements on Capital Avenue and with the existing surrounding uses. The existing houses are permitted in this zoning district and can continue until they transition to commercial uses more appropriate at the intersection of two major roads like Webb and Capital.

O'Neill closed the Public Hearing.

A motion was made by Ruge and seconded by Robb to approve the rezone as request.

The motion carried with 9 members present and 9 voting in favor (O'Neill, Ruge, Maurer, Robb, Kjar, Connick, Hoggatt, Rainforth, and Monter) and no member abstaining.

Consent Agenda

- 8. Final Plat – Jack Voss Horse Country Club 4th Subdivision** – located east of Engleman Rd and north of Michigan Ave., in the City of Grand Island, in Hall County, Nebraska. (2 Lots and 7.036 acres).

- 9. Final Plat – North Doniphan Substation Subdivision** – located west of Nine Bridge Rd., and south of Lowry Rd., in Hall County, Nebraska. (1 Lot and 1.0 acres).

- 10. Final Plat - Park Island Square 7th Subdivision** – located south of 13th St and west of US Highway 281, in the City Of Grand Island, in Hall County, Nebraska. (2 Lots and 7.81 acres).

11. Final Plat - Commercial Industrial Park 6th Subdivision – located south of us Highway 30 and east of Webb Rd., in the City Of Grand Island, in Hall County, Nebraska. (3 Lots and 4.409 acres).

12. Vacate Denman Subdivision

13. Final Plat - Blauhorn Subdivision – located south of Alda Rd., and east of 80th Road, in Hall County, Nebraska. (1 Lot and 6.68 acres).

14. Hayman's 2nd Subdivision – located south of Stolley Park Rd and east of North Road, in the City Of Grand Island, in Hall County, Nebraska. (2 Lots and 4.75 acres).

A motion was made by Ruge and seconded by Connick to approve the Consent Agenda as presented.

The motion carried with 9 members present and 9 voting in favor (O'Neill, Ruge, Maurer, Robb, Kjar, Connick, Hoggatt, Rainforth, and Monter) and no member abstaining.

15. Directors Report.

TIF App for Talon Apartments coming in July, a possible rezone in Wood River.

16. Next Meeting June 1, 2016.

17. Adjourn

Chairman Pat O'Neill adjourned the meeting at 7:12 p.m.

Leslie Ruge, Secretary
By Rose Rhoads