



Hall County Regional Planning Commission

**Wednesday, December 7, 2016
Regular Meeting**

Item E1

Minutes 11-2-16

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
November 2, 2016

The meeting of the Regional Planning Commission was held Wednesday, November 2, 2016, in the Council Chambers - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" on October 22, 2016.

Present: Dean Sears	Pat O'Neill
Les Ruge	Derek Apfel
Greg Robb	Dean Kjar
John Hoggatt	Leonard Rainforth

Absent: Jerry Huismann, Terry Connick, Carla Maurer, Jaye Monter

Other: Councilman Mitch Nickerson

Staff: Chad Nabity, Tracy Overstreet Gartner

Press: None

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 Oct. 5, 2016 meeting.

A motion was made by Hoggatt and seconded by Apfel to approve the Minutes of the Oct. 5, 2016 meeting as presented.

The motion carried with 8 members in favor (Apfel, O'Neill, Ruge, Robb, Rainforth, Sears, Hoggatt and Kjar) and no members voting no or abstaining.

3. Request Time to Speak.

Russ Hilliard, USA Outdoor, Kearney, requested to speak on Item 4, the Zoning Text Amendment for billboards in Alda.

4. Public Hearing – Zoning Text Amendment

Nabity explained the request from USA Outdoor to increase the maximum allowable billboard size in Alda to 288 square feet from 200 square feet.

Hilliard said USA Outdoor has about 80 sign faces in the Grand Island area. Some will be lost to the relocation of Highway 30. Having all the billboard sizes in the area at a standard 288 square feet allows the vinyl faces to be interchanged.

A motion was made by Apfel and seconded by Rainforth to approve the Text Amendment change regarding billboard size for the Village of Alda.

The motion carried with six members voting in favor (Apfel, O'Neill, Robb, Rainforth, Hoggatt and Kjar) and two members voting no (Ruge and Sears.) No members abstained.

5. Final Plat – Summerfield Estates Tenth Subdivision – Located north of 13th Street and east of North Road, in the City of Grand Island, Hall County, Nebraska (17 Lots and 5.333 acres.)

6. Final Plat – Copper Creek Estates Ninth Subdivision – Located south of Old Potash Highway and east of Engleman Road, in the City of Grand Island, in Hall County, Nebraska (2 Lots and 5.555 acres.)

A motion was made by Ruge and seconded by Rainforth to approve the final plats for Summerfield Estates Tenth and Copper Creek Estates Ninth. The motion carried with 8 voting in favor (Apfel, O'Neill, Ruge, Robb, Rainforth, Sears, Hoggatt and Kjar) and no members voting no or abstaining.

7. Review and Discussion of Grand Island Zoning Map – Nabity displayed a paper copy of the City of Grand Island map and outlined a number of possible zoning changes to better align with the city's growth pattern. The commission discussed some of the

possible changes along Webb Road and Highway 30. Nabity said specific changes will be prepared by staff and brought forward to a public hearing and action at a later date.

- 8. Election of Officers** – The 2015-16 officers of Chairman O'Neill, Vice-Chairwoman Monter and Secretary Ruge were considered to serve for the 2016-17 fiscal year.

A motion was made by Sears and seconded by Hoggatt to retain the current officers for 2016-17. The motion carried 7 voting in favor (Apfel, O'Neill, Ruge, Robb, Rainforth, Hoggatt and Sears) and no members voting no or abstaining. Kjar had stepped out of the room and wasn't present for the vote.

- 9. Directors Report** – Nabity reviewed the 2016-17 meeting schedule. He also stated that Commissioner Connick is completing his term and a new representative for Hall County will be needed.

10. Next Meeting December 7, 2016.

11. Adjourn

O'Neill adjourned the meeting at 6:39 p.m.

Leslie Ruge, Secretary
By Tracy Overstreet Gartner