



City of Grand Island

Tuesday, July 12, 2016

Council Session

Item G-12

#2016-170 - Approving Final Plat and Subdivision Agreement for Schimmer's Third Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: July 12, 2016

Subject: Schimmer's Third Subdivision –Final Plat

Presenter(s): Chad Nabity, Regional Planning Director

Background

This property is located east of Eddy Street and north of 13th Street, in the City of Grand Island, in Hall County, consisting of 2 lots and .160 acres.

Discussion

The final plat for Schimmer's Third Subdivision was considered by the Regional Planning Commission at the July 6, 2016 meeting.

Nabity informed the planning commission that Council will have to specifically waive the minimum lot size requirements with the approval of this subdivision. This is an old lot and 2 houses were built on it at a time when that was permissible. The owners are trying to sell the houses separately and that can only be done by waiving the lot size requirements. The owners have shown proof that each of the proposed lots has separate sewer, water and electrical services.

A motion was made by Hoggatt and seconded by Rainforth to **approve** and recommend that City Council **approve** the final plat of Schimmer's Third Subdivision.

A roll call vote was taken and the motion passed with 8 members present (Huisman, Sears, O'Neill, Maurer, Apfel, Rainforth, Hoggatt and Kjar) voting in favor and no members present abstaining.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date

4. Take no action on the issue

Recommendation

City Administration recommends that the Council approve the final plat as presented.

Sample Motion

Move to approve as recommended.



LOCATION MAP

Developers/Owners

Jeff Suck
114 Riverview Drive
Phillips NE 68865

To create 2 lots on a tract of land north of 13th Street and east of Eddy Street, in the City of Grand Island, in Hall County.

Size: .160 acres.

Zoning: B2 – General Business Zone.

Road Access: Public streets are available.

Water Public: Water is available.

Sewer Public: Sewer is available.





June 21, 2016

Dear Members of the Board:

RE: Final Plat – Schimmer’s Third Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Schimmer’s Third Subdivision, located in Grand Island, in Hall County, Nebraska.

This final plat proposes to create 2 lots, on a replat of all of Lot 6 Block 6, Schimmer’s Addition, in the City of Grand Island, Hall County, Nebraska said tract containing .160 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 July 6, 2016 in the Council Chambers located in Grand Island's City Hall.

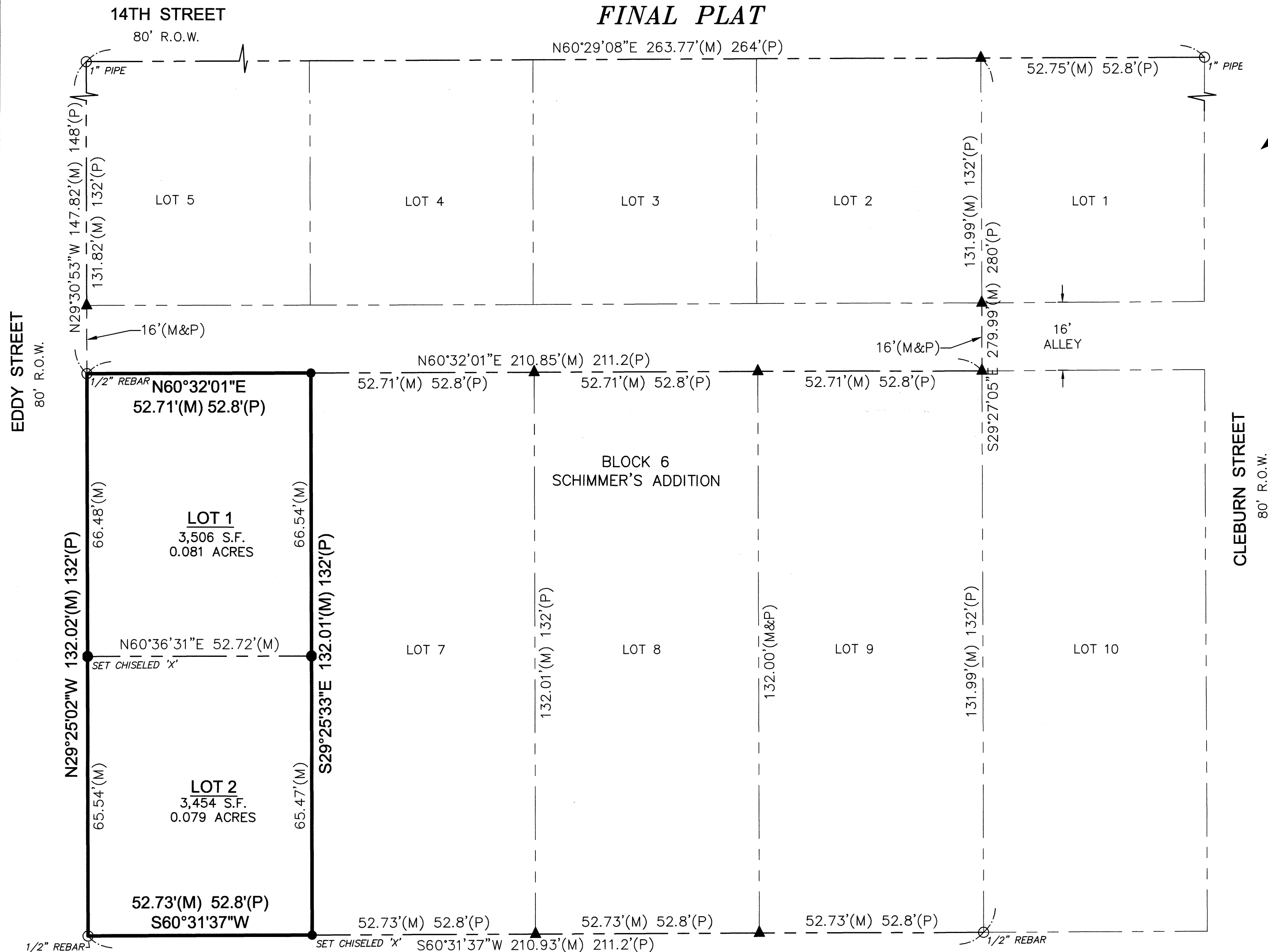
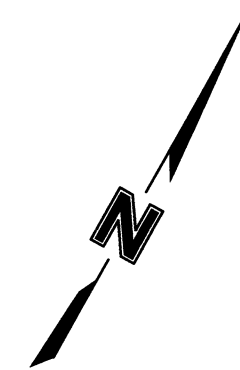
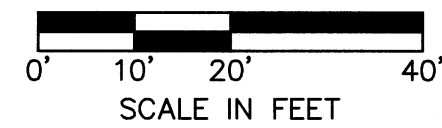
Sincerely,

Chad Nabity, AICP
Planning Director

Cc: City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
Manager of Postal Operations
Olsson Associates

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

SCHIMMER'S THIRD SUBDIVISION
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
FINAL PLAT



LEGAL DESCRIPTION

A REPLAT OF ALL OF LOT 6, BLOCK 6, SCHIMMER'S ADDITION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA.

SAID TRACT CONTAINS A CALCULATED AREA OF 6,960 SQUARE FEET OR 0.160 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2016, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND LOCATED IN ALL OF LOT 6, BLOCK 6, SCHIMMER'S ADDITION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JAI JASON ANDRIST, REGISTERED LAND SURVEYOR NUMBER, LS-630

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT JK INVESTMENTS, LLC AND ETHAN M. MAY, A SINGLE PERSON, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**SCHIMMER'S THIRD SUBDIVISION**" OF ALL OF LOT 6, BLOCK 6, SCHIMMER'S ADDITION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; AND THAT THE FOREGOING ADDITION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT _____, NEBRASKA, THIS ____ DAY OF _____, 2016.

JEFF SUCK - MEMBER, JK INVESTMENTS, LLC

ETHAN M. MAY

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL

ON THIS ____ DAY OF _____, 2016, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED JEFF SUCK, MEMBER, JK INVESTMENTS, LLC, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

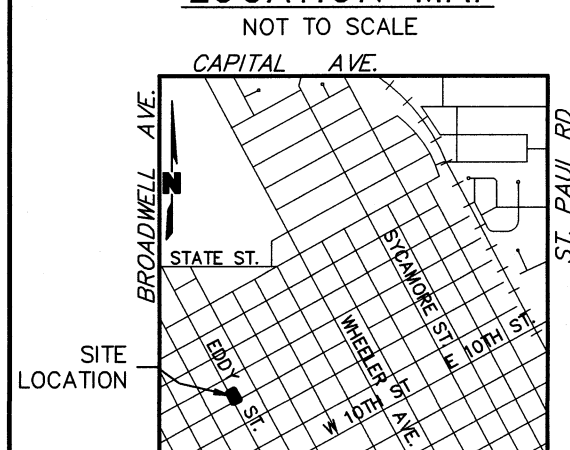
ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL

ON THIS ____ DAY OF _____, 2016, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED ETHAN M. MAY, A SINGLE PERSON, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

LOCATION MAP



LEGEND

- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (AS NOTED)
- ▲ CALCULATED CORNER
- PROPERTY LINE
- - - PROPOSED SUBDIVISION LINE
- M MEASURED DISTANCE
- P PLATTED DISTANCE SCHIMMER'S ADD.

APPROVAL

SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, CITIES OF GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA.

CHAIRPERSON _____ DATE _____

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS ____ DAY OF _____, 2016.

MAYOR _____

CITY CLERK _____

OWNERS: JK INVESTMENTS, LLC AND ETHAN M. MAY
SUBDIVIDER: JK INVESTMENTS, LLC AND ETHAN M. MAY
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 2



201 East 2nd Street
P.O. Box 1072
Grand Island, NE 68802-1072
TEL 308.384.8750
FAX 308.384.8752

PROJECT NO. 2016-1716
JEFF SUCK
REPLAT SURVEY
FB GI 2016-1

RESOLUTION 2016-170

WHEREAS, JK Investments, LLC, and Ethan M. May a single person, being the said owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "SCHIMMER'S THIRD SUBDIVISION", a replat of all of Lot 6, Block 6, Schimmer's Addition, in the City of Grand Island, Hall County, Nebraska, and has caused a plat thereof to be acknowledged by them; and

WHEREAS, a copy of the plat of such subdivision has been presented to the Boards of Education of the various school districts in Grand Island, Hall County, Nebraska, as required by Section 19-923, R.R.S. 1943; and

WHEREAS, two houses were constructed on this single lot in accordance with the laws in place at time of construction, and

WHEREAS, the subdivision plat, as presented will require a waiver to the lot area requirements for Lots 1 and 2, and

WHEREAS, the subdivider has given sufficient evidence to show prove that water, waste water and electrical services are provided separately to each house, and

WHEREAS, a form of subdivision agreement has been agreed to between the owner of the property and the City of Grand Island.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the form of subdivision agreement hereinbefore described is hereby approved, and the Mayor is hereby authorized to execute such agreement on behalf of the City of Grand Island.

BE IT FURTHER RESOLVED that the final plat of SCHIMMER'S THIRD SUBDIVISION, as made out, acknowledged, and certified, is hereby approved by the City Council of the City of Grand Island, Nebraska, and the Mayor is hereby authorized to execute the approval and acceptance of such plat by the City of Grand Island, Nebraska.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, July 12, 2016.

Jeremy L. Jensen, Mayor

Attest:

Nicki Stoltenberg, Assistant to the City Administrator

Approved as to Form	▣ _____
July 8, 2016	▣ City Attorney