



# **Hall County Regional Planning Commission**

**Wednesday, April 5, 2017  
Regular Meeting**

## **Item E1**

**Minutes 3-1-17**

**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  
March 1, 2017

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The meeting of the Regional Planning Commission was held Wednesday, March 1, 2017, in the Council Chambers - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" on February 18, 2017.

Present: Dean Sears	Pat O'Neill
Les Ruge	Carla Maurer
Hector Rubio	Derek Apfel
Judd Allan	Leonard Rainforth
Greg Robb	

Absent: Jaye Monter, John Hoggatt, Dean Kjar

Other: Hall County Supervisor Karen Bredthauer, Merrick County Zoning Administrator Jennifer Myers.

Staff: Chad Nabity, Tracy Overstreet Gartner.

Press: Austin Koeller, Grand Island Independent.

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**1. Call to order.**

Chairman O'Neill called the meeting to order at 6:05 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 the February 1, 2017 meeting.**

A motion was made by Maurer and seconded by Apfel to approve the Minutes of the February 1, 2017 meeting as sent.

The motion carried with 9 members in favor (Apfel, Allan, O'Neill, Ruge, Maurer, Robb, Rainforth, Rubio and Sears), with no members abstaining or voting no.

**3. Request Time to Speak.**

None.

**4. Review – Landfill Siting** – located north of Old Potash Highway and west of Alda Road on nearly 57 acres at the former Cornhusker Army Ammunition Plant. (C-11-2017HC)

Chairman O'Neill, as owner of the siting applicant O'Neill Wood Resources, recused himself from the chambers and turned the meeting over to Secretary Ruge at 6:07 p.m. Nabity explained that the Nebraska Department of Environmental Quality had received an application from O'Neill Wood Resources for a construction and demolition landfill at the Cornhusker Army Ammunition Plant. Per the Nebraska Local Siting Act for landfills, planning commissions are to review the site and provide advice to the Hall County Board, which is holding a May 2 public hearing and will consider a conditional use permit request on the landfill.

Nabity said the proposed site is located in an AG-SI (Agriculture-Special Industrial) zone which allows recycling yards as a conditional use. Nabity said the former ammunition site has severe restrictions on no housing, so that lack of residential use makes it a good site for a landfill. The construction and demolition landfill would not have hazardous waste. It would be a site for waste materials such as wood, bricks, concrete and shingles.

Attorney Stephen Mossman from Mattson Ricketts Law Firm in Lincoln spoke on behalf of O'Neill Wood Resources. He said the Hall County board will consider six siting criteria, but the Planning Commission only needs to provide advice. The commission's advice, which focuses on whether the land use is consistent with the zoning regulations, will be part of the May 2 county board hearing, after which public comment time will remain open for 30 days. Following the county board hearing and decision on a local conditional use permit, the applicant advances to obtaining a Title 132 permit from Nebraska DEQ. Mossman answered questions about drainage, cell size, cell slope and permit processing.

A motion was made by Robb and seconded by Apfel to recommend approval of the local siting permit based on the zoning being consistent with the applied for use.

The motion carried with 8 members voting in favor (Apfel, Allan, Ruge, Maurer, Robb, Rainforth, Rubio and Sears) and no members voting no. O'Neill abstained and was not present for the vote.

#### **Consent Agenda**

- 5. Final Plat – Isley Acres Subdivision** – located south of One-R Road and east of Engleman Road, in Hall County, Nebraska (1 lot and 8.88 acres)
- 6. Final Plat – Sterling Estates Ninth Subdivision** – located south of Capital Avenue and east of North Road, in the City of Grand Island, Hall County, Nebraska (2 lots and 7.2 acres)

A motion was made by Ruge and seconded by Maurer to approve the final plats of Isley Acres Subdivision and Sterling Estates Ninth Subdivision.

The motion carried with 9 members voting in favor (Apfel, Allan, O'Neill, Ruge, Maurer, Robb, Rainforth, Rubio and Sears) and no members voting no or abstaining.

- 7. Hall County Zoning Review Subcommittee (C-06-2017HC)** – Nabity reported the Hall County Zoning Study Committee met on February 9 and March 1 and a small subcommittee met between those two meetings to begin reviewing a local version of a livestock siting matrix. The matrix would be used primarily in siting livestock feeding operations ranging from 1,001 to 5,000 animal units in size. The operations would be required to meet Nebraska Department of Environmental Quality regulations and certain setbacks, but would gain or lose points based on other factors of the operation, such as waste management. Merrick County Zoning Administrator Jennifer Myers also spoke briefly about the state version of the livestock siting matrix, which she helped develop. The county zoning review committee is also working on developing a waiver system so that a house or feeding operation could locate inside required setbacks provided the affected owners signed off. Nabity said ag definitions are also being updated, including the addition of a hoop house. He anticipates the proposed new regulations will come back to the Regional Planning Commission for a report around June. The commission can receive the report and forward any recommendations it has on to the Hall County Board. Nabity said he believes the committee will also recommend applying for Livestock Friendly status for the county at that same time. While there is no direct financial incentive for that status, Nabity said it means having Hall County included on a state list that is often reviewed by potential ag business owners when considering expansion or new start-ups
- 11. Director's Report** – Nabity said the Nebraska Planning and Zoning Association annual conference will be held in Kearney on March 8, 9 and 10. Commissioners are invited to attend and the department will pay their registration.
- 12. Next Meeting April 5, 2017.**
- 13. Adjourn**

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

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Leslie Ruge, Secretary  
By Tracy Overstreet Gartner