



Hall County Regional Planning Commission

**Wednesday, June 7, 2017
Regular Meeting**

Item E1

Minutes 5-3-17

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
May 3, 2017

The meeting of the Regional Planning Commission was held Wednesday, May 3, 2017, in the Council Chambers - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" on April 22, 2017.

Present: Pat O'Neill Jaye Monter
 Les Ruge Carla Maurer
 Dean Kjar Greg Robb
 Leonard Rainforth

Absent: Dean Sears, Derek Apfel, Hector Rubio, John Hoggatt, Judd Allan

Other: Hall County Supervisors Karen Bredthauer, Grand Island City
 Councilman Mitch Nickerson.

Staff: Chad Nabity, Tracy Overstreet Gartner.

Press: Austin Koeller, Grand Island Independent.

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.

O'Neill announced that the agenda would be addressed in the following order of items: 5, 7, 4, 6, 8, 9, 10, 11, 12, 13.

2. Minutes of the April 5, 2017 meeting.

A motion was made by Rainforth and seconded by Ruge to approve the minutes of the April 5, 2017 meeting.

The motion carried with seven members in favor (O'Neill, Ruge, Maurer, Robb, Monter, Rainforth and Kjar) and no members voting no or abstaining.

3. Request Time to Speak.

Marty Schmidt, 4075 Lee St. Item 5; Joe J. Johnson, Olsson Associates, Item 6; Steve Riehle, Hall County Public Works, Item 8.

4. Public Hearing – Blight and Substandard Study – Grand Island – Concerning a blight and substandard study for Area 23 comprising 1.25 acres on Lots 1, 2 and 3 of Memorial Place Subdivision located south of Memorial Drive and east of Vine Street in the City of Grand Island, Nebraska. (C-14-2017GI)

O'Neill opened the public hearing.

Nabity said this area was subdivided into three lots in 2006. Two lots were already developed and the third has not been developed due to the high cost of extending sewer and water to the lot. Nabity said the owner, Tim Plate, will likely bring a request forward for tax-increment financing to extend water and sewer to this lot if the blight and substandard study is approved. Nabity said the area qualifies because of the age of the structures.

O'Neill closed the public hearing.

A motion was made by Ruge and seconded by Kjar to recommend approval of the blight and substandard study and Resolution No. 2017-07.

The motion carried with seven members in favor (O'Neill, Ruge, Maurer, Robb, Monter, Rainforth and Kjar) and no members voting no or abstaining.

5. Public Hearing – Rezone – Grand Island – A request to rezone all of Lot 10 in the Northview Ninth Subdivision, known as 4072 and 4074 North Point Circle, from RO Residential Office Zone to B-2 General Business Zone in the City of Grand Island, Hall County, Nebraska. (C-15-2017GI)

O'Neill opened the public hearing.

Nabity said owner Rob Riedy has constructed duplexes in this area and would like to build additional garages for the duplexes on this lot because there is a demand for garages and the lot is odd-shaped and not as conducive to construction of a duplex. The RO Residential Office zone does not allow for self-storage and garages, but B2 General Business does. The B2 General Business zone already exists immediately to the east of this lot. The request is to extend the B2 to include this lot.

Marty Schmidt, 4075 Lee St., told the commission that he objects to the rezoning because B2 now would allow for other uses in the future other than garages. Schmidt said he owns a self-storage unit and if the garages were used in that way they would likely attract trash. He doesn't think a lot full of garages, or a lot that was zoned to be used for a convenience store, outdoor vehicle storage or other business use in the future, matches the neighborhood and his \$500,000 home.

O'Neill closed the public hearing.

A motion was made by Ruge and seconded by Monter to recommend **denial** of the rezoning. Ruge said there appears to be adequate B2 zoned land already in the area, the rezoning of this lot is not necessary, and a neighbor who testified was against the rezoning. O'Neill added that the rezoning would change the character of the neighborhood.

The **motion to deny** carried with seven members in favor (O'Neill, Ruge, Maurer, Robb, Monter, Rainforth and Kjar) and no members voting no or abstaining.

6. Public Hearing – Blight and Substandard Study - Cairo – Concerning a blight and substandard study for the entire Village of Cairo, incorporating areas that have been previously declared blighted and substandard in the Village of Cairo, Hall County, Nebraska. (C-16-2017C)

O'Neill opened the public hearing.

Nabity and Consultant Joe Johnson from Olsson Associates presented the blight study. Johnson said this supplements the previous blight studies in Cairo. Nabity said if this final study is accepted, the entire Village of Cairo would be declared blighted and substandard. Nebraska state law allows villages to be 100 percent blighted and substandard for redevelopment purposes, Nabity said.

O'Neill closed the public hearing.

A motion was made by Robb and seconded by Maurer to approve the blight and substandard study for the Village of Cairo and Resolution No. 2017-08.

The motion carried with seven members in favor (O'Neill, Ruge, Maurer, Robb, Monter, Rainforth and Kjar) and no members voting no or abstaining.

7. Final Plat – Wilson's Second Subdivision– located south of Airport Road and east of

St. Paul Road and the Union Pacific Railroad tracks, in the City of Grand Island, Hall County, Nebraska. (2 lots and 11.98 acres)

A motion was made by Ruge and seconded by Kjar to approve the final plat of Wilson's Second Subdivision.

The motion carried with seven members in favor (O'Neill, Ruge, Maurer, Robb, Monter, Rainforth and Kjar) and no members voting no or abstaining.

Maurer left the meeting at 6:20 p.m. and the remaining items were presented as an informational study session as the commission no longer had a quorum.

8. Report on Grand Island Northwest Bridge Replacement Project (Project Number BRO-7040(25); Control Number 42322) – Hall County Engineer Steve Riehle. (C-17-2017HC)

Riehle said the 1935 pony truss bridge on Monitor Road just south of White Cloud Road will be replaced with a concrete-cast-in-place-slab bridge as part of a Federal Aid Project. He called the new 102-foot-long bridge a "Cadillac" with a price tag of about \$856,000. In response to questions, Riehle said the new bridge will be 30-feet wide to accommodate farm trucks. Riehle said the current bridge is deficient and is posted for 9 ton capacity only – meaning only empty trucks should be crossing it. Construction is planned for Fall 2018 with the new bridge being open to traffic in Summer 2019. Public comment is open through May 17, 2017.

9. R-5 Zoning District Presentation - Amos Anson – Developer Amos Anson gave a half-hour presentation on a proposed R-5 residential housing district to allow for homes to be built on smaller, more affordable lots. Current residential lots cost about \$35,000 each. Anson said by reducing lot width and some setbacks, that price could be reduced to \$22,000 to \$28,000 per lot. He presented a concept for R5 which would allow for a 24 foot wide residential lot, instead of the 50 foot wide lot now allowed as the minimum width under R2 and R3 regs. R2 requires a 25 foot front yard setback, a 20 foot back yard setback and a 5 feet side yard setback. It allows for 35 percent coverage, which equates to a 2,100 square foot house on the smallest possible lot. R3 requires 20 foot front yard setback, 15 feet back yard setback and 5 feet side yard setback. R3 allows for 50 percent coverage which equates to a 3,000 square foot house on the smallest possible lot. By going to R5 with the 24-foot wide minimum wide and keeping a 15 to 20 feet front yard setback, 15 feet back yard setback and a 5 feet side yard setback and 50 percent coverage, a 1,500 square feet house could be built on the smallest possible lot. Anson said everything basically stays the same except that the minimum lot square footage drops from 6,000 to 3,000 with the minimum width dropping from 50 feet to 24 feet. Anson showed a proposed Habitat housing project on land off of Capital Avenue near the Nebraska Central Railroad tracks. He showed how 17 homes could be built there under current regs, or 22 homes under 24-foot wide lots. By reducing street width from the standard 37 feet down to 26 feet with no parking on the street, a total of 28 lots could be built. Anson showed a design that had an interior community parking lot along with driveway parking for the homes. With 28 lots, Anson said the lot price would be \$22,024. Besides reducing the construction costs by

lowering the lot fee, Anson said the additional lots increasing the tax revenue by nearly \$10,000 more a year (from \$1,979 on 17 lots to \$1,979 on 22 lots). A brand new, smaller home could more energy efficient than an older home, Anson said. He also stated that Grand Island has 207 homes of 600 or less square feet already and 4,797 that total between 600 and 1,100 square feet. Many of those homes were World War II vintage. Anson said he would like to build three sizes of homes in the proposed Habitat development – a 24-by-24 home, a 24-by-32 home and a 24-by-40 home. Robb said he was concerned about the lack of parking. O'Neill said he likes the concept of more affordable, efficient housing, but thinks the parking issue will be a hard sell. Nabity said smaller lots are seen in Lincoln and Omaha. Grand Island also allows for residential housing on a 30 foot wide lot in the B2 district. Ruge wondered if the small homes would appraise out for loans. Anson said he's checked with underwriters and there doesn't appear to be a problem since the homes are single-family.

10. Hall County Zoning Review Committee Report - Nabity reported that the committee met just prior to the Regional Planning Commission meeting. Letters regarding the livestock regulation discussion have been received and more are expected. Comments will be accepted for another 30 days as the committee continues its review, Nabity said. Meantime, the Hall County Board of Supervisors is moving forward with a public hearing on the Livestock Friendly County designation. That hearing will be held at 9:30 a.m. Tuesday, May 16 at the supervisors' board room.

11. Director's Report – Nabity reported that he will be attending the American Planning Association Conference in New York City.

12. Next Meeting June 7, 2017.

13. Adjourn

O'Neill adjourned the meeting at 7:04 p.m.

Leslie Ruge, Secretary
By Tracy Overstreet Gartner