



Hall County Regional Planning Commission

**Wednesday, September 6, 2017
Regular Meeting**

Item E1

Minutes 8-2-17

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
August 2, 2017

The meeting of the Regional Planning Commission was held Wednesday, August 2, 2017, in the Council Chambers - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" on July 22, 2017.

Present: Pat O'Neill Tony Randone
 Les Ruge Carla Maurer
 Greg Robb Judd Allan
 Leonard Rainforth

Absent: Dean Sears, Jaye Monter, Hector Rubio, Derek Apfel, Dean Kjar.

Other: Hall County Supervisor Karen Bredthauer.

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.

2. Minutes of the July 5, 2017 meeting.

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

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

3. Request Time to Speak.

Robert Horky, 3405 W. One-R Road, Items 6 & 7; Kim Bockmann, 5537 N. Webb Road, Items 6 & 7; Zach Butz, 308 N. Locust, Item 5; Bill Carey, 1120 E. Bismark, Item 5; Dick Baasch, 404 Ponderosa Drive, Items 6 & 7; Bruce Lux, 4209 Lariat Place, Items 6 & 7; Amos Anson, 4234 Arizona, Item 11; Dustin Cole, 106 Wetzel, Items 6 & 7; Brett Forsman, 4238 Vermont, Item 11; Jerry Wiese, 4711 N. Engleman Road, Items 6 & 7. The following registered to speak during discussion on Items 6 & 7: Dan Leiser, 5501 N. Engleman Road, Frostina Nelson, 3501 N. Webb Road, and Keith Ostermeier, 5701 N. Highway 281.

4. Public Hearing – Redevelopment Plan – Grand Island – This is a site specific redevelopment plan for all, or part of, the Husker Harvest Days show site located north of Husker Highway and east of Schauppsville Road in Hall County, Nebraska. (C-31-2017GI)

Nabity announced that the plan has not yet been submitted to the Community Redevelopment Authority and the developers are continuing to work on the proposal, so the public hearing before the Regional Planning Commission will be rescheduled at a later date.

No hearing was held and no action was taken.

5. Public Hearing – Rezoning – Grand Island – Request to rezone 1120 E. Bismark Road and 1104 E. Bismark Road from R-2 Low Density Residential to B-2 General Business use, for Lots One and Two (1 and 2), Bohnart Subdivision, located north of Bismark and west of Stuhr Road in the City of Grand Island, Hall County, Nebraska. (C-29-2017GI)

Nabity said Bill Carey had purchased the home and wants to use the back portion of the lot for his landscaping business, which is allowed in the B-2 General Business zone, but not in the R-2 Low Density Residential zone. Carey has worked with the adjacent property owner, who co-submitted the rezoning request. Both properties are next to the Super Bowl property, which has a commercial zoning. Nabity said the back portion of the lot has access onto Stuhr Road.

O'Neill opened the public hearing.

Zach Butz, 308 N. Locust, spoke in favor of the rezoning. Butz is an attorney representing Carey and Carey's business, Lawnscape. Butz said the business is a long-term business that Carey wants to pass on to his children. The business has 15 employees. There is very little foot traffic into the business site. Most client contact is held over the phone. There are no deliveries from semi trucks. No mulch will be stored on the site. Butz said a metal building and white rock parking is the primary change that will occur. There will be no noise issues and the business runs at normal daytime hours.

Bill Carey, 1120 E. Bismark, spoke in favor of the rezoning. Carey said no grass clippings and no wood chips will be stored on this site.

O'Neill closed the public hearing.

A motion was made by Robb and seconded by Randone to approve the rezoning based on the fact that it is in compliance with the comprehensive plan of the City of Grand Island.

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

6. **Public Hearing – Rezoning – Hall County** – Request to rezone 55.09 acres from A-1 Agricultural Primary to PUD Planned Unit Development located south of One-R Road and east of Webb Road in part of the Northwest Quarter (NW1/4) of Section Twenty (20), Township Twelve (12) north, Range Nine (9) west and all of the north half (N ½) of Fractional Section Nineteen (19), Township Twelve (12) north, Range Nine (9) west, of the Sixth (6th) P.M., all in Hall County, Nebraska. (C-30-2017HC)
7. **Preliminary Plat – Prairie Creek Meadows Subdivision** – Located south of One-R Road and east of Webb Road in Hall County, Nebraska. (9 lots and 55.09 acres)

Nabity said Hall County has allowed PUD Planned Unit Developments for 40 years. They are a way to create rural subdivisions such as Amick Acres, Wild Rose Ranch, Bellamy Subdivision, or even to create commercial subdivisions, such as the former Bosselville Subdivision. This project for Prairie Creek Meadows would create nine residential housing lots on 55 acres of ground. The development would clear up Fractional Sections 19 and 20, which were the result of long-ago surveyor errors when Nebraska and Hall County were mapped out. The development would also clear up and solidify the record of a sewer easement for One-R School located just to the west of the proposed development. Part of the development is in the floodway, but there is enough property to build out of the floodway. The surveyor has identified the buildable areas and the elevations needed to raise Lots 1 and 4 to be buildable. There will be four entrances, all on Webb Road, which is paved. One-R Road to the north is also paved and Highway 281 is one mile away, giving the development good access, Nabity said. The ground is not prime farm ground. The soil type isn't the best for septic tanks, but all the lots will be three acres or more giving space for proper placement of septic tanks, Nabity said. Wells and septic tanks will be allowed, he said.

O'Neill opened the public hearing.

Robert Horky, 3405 W. One-R Road, spoke against the rezoning. He expressed concern about the development causing a backup of natural drainage flows. He said a housing development isn't needed three miles outside of Grand Island. This area is farmground. He questioned whether homes could be built now and if other uses, such as commercial, could come in later. Nabity answered that the application is for single-family home use. That could only be changed through a public hearing process. Horky said Webb Road is now paved and carries quite a bit of farm equipment traffic, plus there is a school there and he is concerned about an increase in overall traffic levels. Horky said it's a rural setting and the neighbors don't want a housing development there.

Kim Bockmann, 5537 N. Webb Road, spoke against the rezoning. She was present with her husband and two daughters. Bockmann said they have lived there for 24 years and don't want houses around their home, their horse barn or their pasture. Bockmann said the noise and disruption from the new subdivision will spook their horses. She also expressed concerns over drainage, effects on habitat, more noise, more traffic, multiple septic tanks in the same area and overall safety. She presented a petition with the names of 51 opponents and submitted pictures of flooding in the area.

Bruce Lux, 4209 Lariat Place, spoke in favor of the rezoning. He said he understands the concerns of neighbors. He said the developer wants to be a good neighbor and so there will be covenants. Lux said there will only be single-family dwellings, no commercial. All access to the site will be from a black-topped road and the entrances have been consolidated to minimize access points. He said the road is built to handle school traffic and can accommodate the additional traffic from nine homes. Lux said there's a need for more housing in Hall County and this rural subdivision would give nine more families access to enjoy what the neighbors there already enjoy. He said he's not aware of any other rural sites right around Grand Island. Regarding drainage, Lux said all of the sites but two are not in the floodway. O'Neill asked if the developer would consent to a requirement for net zero fill – requiring that any raised elevations come from dirt on that site. Lux said net zero fill is acceptable.

Dick Baasch, 404 Ponderosa Drive, spoke in favor of the rezoning. He said any drainage culverts will be engineered out to enhance drainage. Covenants will be in place and will allow owners to have animals, such as horses. Baasch said it's a great piece of property to do a development close to town.

Dustin Cole, 106 Wetzel, spoke in favor of the rezoning. He said he has lived in Grand Island for 367 days and been looking for such an acreage. He said it's nice to have the quiet, be allowed to have horses and have elbow room. Cole said Hall County is blessed to have a lot of prime farm ground, which makes it a challenge to find a place for a rural residential development, but this is a perfect site. It is three miles from Grand Island, six miles from Wal-Mart and is unique. It's not another Indianhead, Summerfield or Amick Acres. The covenants will drive good neighbors to the area, he said.

Jerry Wiese, 4711 Engleman Road, spoke against the development. Wiese said the

development will be a negative for the Northwest School District. Based on his calculations, if \$400,000 homes are built on the site, it will generate about \$46,200 in property tax revenue for Northwest. But the development could also squeeze out option enrollment student, which he said make up 60 percent of the Northwest district. Option enrollment kids come with \$8,500 each in state aid, he said. Wiese said if 15 kids come from the new development and 15 option students are displaced, that's a loss of \$127,500 in state aid and thus an overall \$81,300 drop in revenue for Northwest. Wiese said he would prefer that the county stick with 20-acre parcels for homes, otherwise it is opening a can of worms.

The commission entered into discussion. In response to questions, the Bockmanns said their home is on a 1.98-acre parcel. They also own a 6-acre parcel to the south. Commissioners discussed the drainage through the proposed development and to the west. O'Neill noted that if the adjacent A-2 Secondary Agriculture district to the south were extended, the 55-acre tract could be used for 18 homes because 3-acre parcels are allowed in the A-2 zone.

Dan Leiser, 5501 N. Engleman, spoke against the rezoning. He said water from four miles west of the proposed development runs through the development area. In 2008, there was a 9-inch rain that also created a new flow of water to the northwest that also came through the area. He said he doesn't consider this area to be an ideal place to build a home. Lux responded that he didn't think One-R School had any damage during that 9-inch rain and the school is at a lower elevation than the proposed home sites. In response to questions, Lux said there are no plans to fill in any of the existing channels for water.

Discussion on whether changes could occur in the future with other uses for the land. Nabity said future owners could submit requested changes, which would be subject to public hearings and public votes.

Frostina Nelson, 3501 N. Webb Road, raised questions about the availability of emergency responders to the new subdivision. She said existing homeowners in the county's jurisdiction don't always receive emergency response now.

Keith Ostermeier, 5701 N. U.S. Highway 281, questioned whether Grand Island will want to annex the proposed development to get more city tax base. O'Neill said the development is three miles outside of Grand Island's jurisdiction. Cities can only annex contiguous land so that will take time to develop over that distance, O'Neill said. Ostermeier said he fears Grand Island will get aggressive and take more of the Northwest School tax base.

O'Neill closed the public hearing.

A motion was made by Randone and seconded by Robb to recommend approval of the rezoning and the preliminary plat to the Hall County Board.

The motion carried with four members in favor (O'Neill, Ruge, Robb, and Randone) and three members voting no (Allan, Maurer and Rainforth) and no members

abstaining.

Consent Agenda

8. **Final Plat – Brundage Subdivision** – Located south of Highway 2 and east of Bluff Center Road in Hall County, Nebraska. (1 lot and 3 acres)
9. **Final Plat – Martin Brothers Subdivision** – Located north of Platte River Drive and east of 70th Road in Hall County, Nebraska. (1 lot and 7.019 acres)
10. **Final Plat – Van Gordon Subdivision** – Located south of Guenther Road and east of 80th Road in Hall County, Nebraska. (1 lot and 3.409 acres)

Nabity presented the final plats for Brundage Subdivision, Martin Brothers Subdivision and Van Gordon Subdivision.

A motion was made by Rainforth and seconded by Maurer to approve the consent agenda.

The motion carried for the Brundage Subdivision and the Van Gordon Subdivision with seven members in favor (Allan, O'Neill, Ruge, Rainforth, Maurer, Robb and Randone) and no members voting no or abstaining. Six voted in favor (Allan, O'Neill, Ruge, Rainforth, Maurer and Randone) for the Martin Brothers Subdivision with Robb abstaining as he is the co-applicant.

11. **Discussion – Proposed New Zoning District for Grand Island – R-3-SL Medium Density Residential – Small Lot.**

Nabity presented a proposal to add a Small Lots category of the R-3 Medium Density Residential zoning. The R-3 SL would allow a 3,000-square foot minimum for a single-family home with a 40-foot frontage. That frontage could drop to 24 feet with a 3,000-square foot attached single-family home. Nabity said the side-yard setback could also be reduced if rear parking is provided. He said the smaller lots could make homes more affordable and could assist Habitat for Humanity for construction of additional affordable homes.

Amos Anson, 4234 Arizona, spoke in favor of the new zoning district. He said it could allow Habitat to build four to five more homes on land it purchased along Capital Avenue.

Brett Forsman, 4238 Vermont, spoke in favor of the new zoning district. He is a teacher at the Career Pathways Institute and said Grand Island has a shortage of lots. Creating this district would help Habitat, CPI, and young builders with having affordable lots to build on. He said it would also open the door for first-time homebuyers and would open a new future in the construction industry.

O'Neill said he would like to see a 35-foot frontage option for single-family homes.

Nabity said additional work will be done on the proposal for possible consideration at the commission's September meeting.

12. Director's Report.

Nabity said the 2017-2018 budget was presented to the Hall County board on July 31. That budget has not yet been finalized. He said the regular October 4 meeting will need to be moved to October 11 due to a travel conflict.

October will mark the 50th anniversary of the Regional Planning Commission.

13. Next Regular Meeting September 6, 2017.

14. Adjourn

O'Neill adjourned the meeting at 8:01 p.m.

Leslie Ruge, Secretary
By Tracy Overstreet Gartner

**Petition Against Prairie Creek Meadows Subdivision
and Rezoning of Agricultural Property to PUD**

We are opposed to the rezoning and development of 55.09 acres from A-1 Agriculture Primary to Planned Unit Development (PUD) for the Prairie Creek Meadows Subdivision located south of One-R Road and east of Webb Road in Hall County, Nebraska.

Our concerns include the drainage and flooding problems which occur along Prairie Creek and the connected slough south of One-R Road and east/west of Webb Road, loss of agricultural land and rural lifestyle, loss of privacy, loss of peace and quiet (increased noise level), landscape restructuring, septic and leach field problems during flooding, decrease of habitat and wildlife, increase in traffic, safety concerns for existing livestock and animals, safety concerns for equestrian riders when heavy construction equipment is present, road damage from construction equipment, and the various future usages of a planned unit development zone.

Printed Name	Address	Phone Number	Signature
Kim Bockmann	5537 N Webb Rd	308-390-5592	<i>Kim Bockmann</i>
David Bockmann	5537 N Webb Rd	308-379-0439	<i>David Bockmann</i>
Kathy Adams	5530 N. Webb Rd	308-383-2250	<i>Kathy Adams</i>
Steve Adams Don Kruse	5530 N. Webb Rd 2600 W ONE-R RD	308-383-3171 308-379-0037	Steve Adams <i>Don Kruse</i>
IMA JEAN KRUSE	1100 W ONE-R RD	308-382-9258	<i>Ima Jean Kruse</i>
James Valasek	6637 N Webb Rd	308-379-2583	<i>James R Valasek</i>
Marlene Mader	4124 N. Webb Rd	308-382-3838	<i>Marlene Mader</i>
Nikki Mader	3930 N. Webb Rd	308-379-2805	<i>Mader</i>
Ruth Gibbs	6775 N Webb Rd	308-380-1584	<i>Ruth Gibbs</i>
Russ Gibbs	6775 N Webb Rd	308-390-5313	<i>Russ Gibbs</i>
Tonya Shriner	3000 W ONE-R RD	308-379-6955	<i>Tonya Shriner</i>
Chad Shriner	3000 W ONE-R RD	308-380-5870	<i>Chad Shriner</i>
Hannah Schofield	3981 W ONE-R RD	308-293-1646	<i>Hannah Schofield</i>
Mike English	6543 N. North Rd	308-381-0579	<i>Mike English</i>
Barb English	6543 N North Rd	308-381-0579	<i>Barb English</i>
Phil Van B. B. B.	2910 W Chapman	308-381-3776	<i>Phil Van B. B. B.</i>
Rick Sniff	6450 N North Rd	308-390-9010	<i>Rick Sniff</i>
Steve Pirrebe	6238 N. North Rd	308-850-7421	<i>Steve Pirrebe</i>

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ENGLISH →

**Petition Against Prairie Creek Meadows Subdivision
and Rezoning of Agricultural Property to PUD**

Printed Name	Address	Phone Number	Signature
Tracie Pollock	6238 N North Rd	308-390-1646	Tracie Pollock
Robert Horby	3405 West I-R Rd	308-379-3143	Robert Horby
Christy Horby	3405 W I-RRd	308-380-3383	Christy Horby
Raymond Shriver	5450 N Webb Rd	308-850-8907	Raymond Shriver
Lynell Ostermeier	190 W White Cloud Rd	308-383-5853	Lynell Ostermeier
Phil Mader	3326 W Abbott Rd	308-379-7694	Phil Mader
Linda Mader	3326 W. Abbott Rd	308-379-7694	Linda Mader
Max Mader	3850 N. Webb Rd	308-380-4399	Max Mader
Laura Mader	3580 N Webb Rd	308-380-4252	Laura Mader
Frostina Nelson	3501 N. Webb Rd	308-340-8086	Frostina Nelson
Jerry Nelson	3501 N. Webb Rd	308-340-3247	Jerry Nelson
Beck Stark	3460 N. Webb	308-381-9879	Beck Stark
Dennis O Stark	3460 N Webb	308-381-9879	Dennis O Stark
Art Ostermeier	3600 W. White Cloud Rd	308-382-3588	Art Ostermeier
Diane Ostermeier	3600 W White Cloud Rd	308-382-3588	Diane L Ostermeier
Allison Mader	3951 N. Webb Rd	(916) 803-8705	Allison Mader
Jeremy Mader	3951 N Webb Rd	(308) 370-2309	Jeremy Mader
Kim Mettenbrink	2270 W Abbott Rd	308-379-4770	Kim Mettenbrink
Jana Mettenbrink	2115 7551 N Webb Rd	308-379-2385	Jana Mettenbrink
Christine Mendyk	5200 N. Webb Rd	308-382-8700	Christine Mendyk
David L. Schriener	1604 W White Cloud	308-850-3610	David L. Schriener
Melissa Strubben Schriener	1604 W White Cloud Rd	308-830-2531	Melissa Strubben Schriener
William G. Leiser	5515 N Engleman	308-390-3075	William G. Leiser
Sandra Leiser	5515 N Engleman	308-379-8344	Sandra Leiser
Steve Leiser	4895 N Engleman	579-6912	Steve Leiser
Cheryl Wiese	4711 N Engleman	382-2926	Cheryl Wiese
Tina Wiese	4711 N Engleman Rd	308-382-2926	Tina Wiese

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