



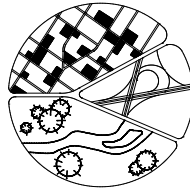
Hall County Regional Planning Commission

Wednesday, March 14, 2018
Regular Meeting

Item E1

Minutes of the February 7, 2018 Meeting

Staff Contact:



THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, GRAND ISLAND,
WOOD RIVER AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN,
NEBRASKA

Minutes
for
February 7, 2018

The meeting of the Regional Planning Commission was held Wednesday, February 7, 2018, in the Council Chambers - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" on January 26, 2018.

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

Absent: Robin Hendricksen, Dean Kjar, Derek Apfel, Jaye Monter, Greg Robb

Other: Grand Island City Councilman Mitch Nickerson, Hall County Engineer Steve Riehle, Assistant Grand Island Public Works Director Keith Kurz.

Staff: Chad Nabity, Krystal Eucker, Rashad Moxey.

Press: Austin Koeller, Grand Island Independent.

1. Call to order.

Chairman O'Neill called the meeting to order at 6:02 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 December 6, 2017 meeting.

A motion was made Maurer and seconded by Rubio to approve the minutes of the December 6th, 2017 meeting.

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

3. Request Time to Speak.

The following requested time to speak during discussion: Amos Anson, 4234 Arizona Ave, Item 7; Brian Schultz, 812 West 15th Street, Item 7; Leanne Doose, 4010 Norseman Ave, Item 7; Dana Jelinek (Habitat for Humanity), 502 West 2nd Street Item 7; Kristin Johnson, 2001 West 11th Street Item 7; Bruce Smith 2209 Arrowhead Road.

4. Request for Conservation Easement - Concerning a Conservation Easement – Sections 13 and 14 in Township 9 N, Range 11 W. of the 6th P.M. (C-09-2018HC)

Nabity introduced the conservation easement including the location and proposed restrictions. He showed the commission the following maps from the Directors recommendation: Future Land Use, Zoning Flood Plain and Location. He also explained the three reasons which the County Board can use to deny a conservation easement.

- (a) the easement is inconsistent with a comprehensive plan for the area which had been officially adopted and was in force at the time of the conveyance,
- (b) the easement is inconsistent with any national, state, regional, or local program furthering conservation or preservation, or
- (c) the easement is inconsistent with any known proposal by a governmental body for use of the land. NRSS 76-2,112(3)

Nabity stated that this property is in the flood plain, is zoned for agricultural uses in the river protection corridor and that it appears this easement is in conformance with the Hall County Comprehensive Plan.

Bruce Smith representing the William Vanarsdale Wolbach Trust, stated that Mr. Wolbach is the trustee, he lives out of state and is in full support of granting the easement. Mr. Wolbach has been a supporter of the Whooping Crane Trust for many years.

Commissioner Rainforth asked if this easement would have a negative impact on drainage across the property. Mr. Smith assured him that the existing drainage would not be impacted by the easement. The drainage that is in place today will have to be

maintained.

Commissioner Allan asked if the easement was a permanent easement and if it needed to be permanent. It is a permanent easement and because of IRS rules for the easements it does need to be permanent.

Following a review of the Hall County Comprehensive Plan General Land Use Policies, and a discussion of the proposed easement on the property, it was determined by the Regional Planning Commission that this easement would not be detrimental to the Comprehensive Plan.

A motion was made by Ruge and seconded by Maurer to approve the conservation easement and recommend that Hall County Board of Supervisors approve the conservation easement.

A roll call vote was taken and the motion passed with 4 members present (O'Neill, Ruge, Maurer, and Rubio) voting in favor of the motion and 3 members present (Allan, Rainforth, and Randone) and voting against the motion.

5. **Public hearing – Adoption of the Grand Island Zoning Map** – Public hearing to re-adopt the City of Grand Island Zoning Map, with proposed changes as produced using the Hall County Geographic Information System. This map will serve to give notice to all parties that the zoning districts, Grand Island City limits, and 2-mile extraterritorial zoning jurisdiction are as shown on the zoning map. A copy of the proposed changes is available at the Hall County Regional Planning Department office (C-11-2018GI)

O'Neill opened the public hearing.

Nabity explained that the map includes the five zoning changes that were approved in Grand Island in 2017 along with five additional changes proposed by City staff to clean up some boundaries and inconsistencies in the map. Several of the changes include designating property that is in the Grand Island City Limits but currently used for agricultural purposes as R2-Low Density Residential.

No members of the public spoke at the hearing.

O'Neill closed the public hearing.

A motion was made by Randone and seconded by Rainforth to recommend approval to re-adopt the City of Grand Island Zoning Map, with proposed changes as produced using the Hall County Geographic Information System.

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

6. **Final Plat – Gard Subdivision – Grand Island** – located south of U.S. Highway 34 and east of Blaine Street in the City of Grand Island, in Hall County, Nebraska (3 lots,

19.024 acres)

Nabity explained that some changes to the lot configuration had been done since the original submission including changes the access point for lots 2 and 3 so that it included the existing driveway into the property. This subdivision is adjacent to the City of Grand Island and is being platted as an addition to the City.

Ruge questioned whether there was adequate room on Lot 3 to build a new house and Nabity showed that there is at least 2.5 acres to the southwest of the house on lot 2 that can be built on.

A motion was made by Allen and seconded by Randone to recommend approval of the Final Plat for Gard Subdivision (3 lots, 19.024 acres).

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

7. **Preliminary Plat – Lassonde 3rd Subdivision – Grand Island** – located south of Capital Avenue and east of St. Paul Road in the City of Grand Island, in Hall County, Nebraska (23 lots, 3.593 acres)

Final Plat – Lassonde 3rd Subdivision – Grand Island – located south of Capital Avenue and east of St. Paul Road in the City of Grand Island, in Hall County, Nebraska (23 lots, 3.593 acres)

Nabity explained that this is the first subdivision using in the R3-SL zoning district. The subdivision will create 23 lots. The lots on in the south east corner of the subdivision have been designed to potentially provide access to the property to the south.

Commissioner O'Neill asked if the City should require lot 14 to be dedicated as street right of way at this point. O'Neill was concerned that the City has required dedication of streets in other subdivisions to provide access to adjoining properties. Nabity said that it had been discussed by City Staff but that the recommendation from staff was to design the lot so it could be dedicated as a street in the future but the that City Staff was concerned about the maintenance of the property if it were to be dedicated at this point.

Amos Anson, representing Habitat confirmed that Habitat is working with the property owner to the south regarding access.

Several members of the public, representing the Grand Island Area Habitat for Humanity spoke in favor of this subdivision including: Amos Anson, Brian Schultz, Leanne Doose, Dana Jelinek and Kristin Johnson.

A motion was made by Ruge and seconded by Rubio to recommend approval of the Preliminary Plat & Final Plat for Lassonde 3rd Subdivision consisting of 23 lots on 3.593 acres.

The motion carried with six members in favor (Allan, Ruge, Maurer, Rainforth, Rubio and Randone) and one member voting no (O'Neill).

8. Director's Report.

Nabity introduced Rashad Moxey, the new planning technician at the department and Brent Lucke, a senior at Northwest High School that is interning with the department for the semester.

Members were invited to attend the Nebraska Planning Conference in March.

Nabity then

9. Next Regular Meeting March 14th, 2017.

10. Adjourn

O'Neill adjourned the meeting at 7:16 p.m.

Leslie Ruge, Secretary
By Chad Nabity, and Rashad Moxey