



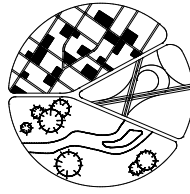
Hall County Regional Planning Commission

Wednesday, April 4, 2018
Regular Meeting

Item E1

Approval of Minutes from the March 14, 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
March 14, 2018

The meeting of the Regional Planning Commission was held Wednesday, March 14th, 2018, at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" on **March 2nd, 2018**.

Present: Jaye Monter Leonard Rainforth
 Les Ruge Dean Kjar
 Judd Allan Greg Robb
 Carla Maurer

Absent: Pat O'Neill, Robin Hendricksen, Derek Apfel, Hector Rubio,
 Tony Randone,

Other: Grand Island City Administrator Marlan Ferguson. Brent Lueke

Staff: Chad Nabity, Rashad Moxey.

Press: Austin Koeller, Grand Island Independent.

1. Call to order.

Vice Chairman Monter called the meeting to order at 6:04 p.m.

Monter stated that this was a public meeting subject to the open meetings laws of the State of Nebraska. She 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.

Monter 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 7th, 2018 meeting.

A motion was made Maurer and seconded by Allan to approve the minutes of the February 7th, 2018 meeting.

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

3. Request Time to Speak.

The following requested time to speak during discussion: Mayor *Greg Cramer*, 1008 Marshall Street, Item 5,6,7; *Curtis Rohrich*, 15025 West Old Military Road, Item 5,6; *Mark Wooldrik* 1952 Highway 32, Item 5,6; Trent Mettenbrink 4172 Michigan Ave, Item 5,6; *Sonja Weinrich*, 1522 South Gunbarrel Road, Item 7; *Arend Baack*, 2618 Chisholm Trail Circle, Item 8; *K. C. Hehnke*, 8406 North 110th Road, Item 8; Ken Kohlhoff 11225 West Loup River Road, Item 8.

4. Public Hearing- Annexation Wood River- Concerning annexation of land, located between Green Street and Wood River Road and Dodd Street and Walnut Street in Wood River. (C-12-2018WR)

Monter opened the public hearing.

Nabity introduced the proposed annexation area by location. He showed the commission the following maps from the Director's recommendation: A Location map and an Aerial map of the proposed annexation area. He also explained that the annexation was done voluntary by the land owners. Nabity continued to explain the proposed use is aligned with the existing Future Land Use plan for Wood River. Nabity recommended that Wood River also annex the county road adjacent to the property as per Nebraska State statutes Wood River would have to take care of the roadway adjacent to the annexed areas even if it was not a part of the annexation.

Mayor Greg Cramer spoke in favor of the annexation explaining that the proposed area has been in the works for years for development and believes that it is the right time to move forward.

Commissioner Ruge asked if Dodd Street will continue to the north and connect to Wood River Road. Mayor Cramer explained that Dodd Street will be extended, however will not connect to Wood River Road and is planned to go eastwardly towards Walnut Street.

Monter closed the public hearing.

A motion was made by Maurer and seconded by Allen to recommend approval of the Annexation for land, located between Green Street and Wood River Road and Dodd Street and Walnut Street in Wood River. (C-12-2018WR)

A roll call vote was taken and the motion passed with seven members in favor (Maurer, Allan, Robb, Monter, Rainforth, Ruge and Kjar) and no members voting no or abstaining.

Monter combined both agenda items # 5 & 6 for discussion and opened both hearings simultaneously. The public hearings and discussion on both items occurred at the same time.

5. **Public hearing – Re-adoption of and amendment to the Wood River Future Land Use Map** – Public hearing to consider readopting the Wood River Future Land Use Map as produced using the Hall County GIS with changes to designate property located north of U.S. Highway 30 and east of 150th Road for Industrial use and property north of U.S. Highway 30 and east of the intersection of U.S. Highway 30 and Schultz Road for Commercial Use. A copy of the proposed changes is available at the Hall County Regional Planning Department office (C-13-2018WR)
6. **Public hearing- Amendment to the Wood River Zoning Map** – Public hearing to consider changes to the Wood River Zoning Map to change the zoning on property located north of U.S. 30 and east of 150th Road for from AG-Agriculture to I2-Heavy Industry. A copy of the proposed changes is available at the Hall County Regional Planning Department office (C-13-2018WR)

Monter opened the public hearings.

Nabity introduced the Re-adoption and Amendment to Wood River's Future land Use (Agenda item #5), during this time he explained that the digital files needed to make adjustments to the said map were not provided to Wood River or the Regional Planning Commission by the consultant so have been created by planning department staff. He then showed the commission the Recreation of the Future Land Use map which was approved January, 2016 and explained that the map was done as accurately as possible but wanted to have on record what was done. Nabity then went on to show two locations on the map recommended for amendments on the Future Land Use map.

Nabity introduced the proposed location for amendment for the zoning map of Wood River (Agenda item #6). He showed the commission the current zoning map with an outline of the proposed area with a recommendation for zoning change of the from AG to I-2

Curtis Rohrich expressed concern about having an industrial tract located near his residence and spoke about the proposed project expected to be done at this location. He expressed concerns about what will happen 5-10 years from now if the proposed project was sold and the potential of a scrap yard or other heavy industrial use opening up on the property. Rohrich went on to express his concern about more traffic being introduced to the area and the welfare and safety of kids riding their bikes in the vicinity of 150th street or Schultz road.

Nabity explained to Rohrich that in order for a scrap yard to be placed at this particular

site, a conditional use permit would be needed which would require an additional public hearing and notifications. He ensured such permit cannot be given without a public hearing.

Mark Wooldrik explained the investors of the said project mentioned by Rohrich intend on developing a building that fits into the area and will upkeep the exterior of the building. He also explained that the project in mind will be completely enclosed and is built at a high standard comparing it to Minnesota standards. Wooldrik went on to explain that large freight trucks will not be an issue as freight trucks will only be used to bring products to the facility and that most of its products will be sold locally and to the surrounding areas. He explained that there might be a minimal increase in traffic of farmers and their pick-up trailers but no large freight vehicles.

Monter closed the public hearings.

A motion was made by Ruge and seconded by Robb to recommend approval readopting the Wood River Future Land Use Map as produced using the Hall County GIS with changes to designate property located north of U.S. Highway 30 and east of 150th Road for Industrial use and property north of U.S. Highway 30 and east of the intersection of U.S. Highway 30 and Schultz Road for Commercial Use. Along with an adjustment to be made to the commercial area proposed drawn on the map to make the line perpendicular to the ½ section line on the west side of the property.

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

Public hearing- Amendment to the Wood River Zoning Map

A motion was made by Robb and seconded by Rainforth to recommend approval of the Wood River Zoning Map to change the zoning on property located north of U.S. 30 and east of 150th Road from AG-Agriculture to I2-Heavy Industry.

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

- 7. Public Hearing- Redevelopment Plan – Weinrich Developments Inc.** – Concerning an amendment to the redevelopment plan for CRA Area 1 for a Site Specific Redevelopment Plan of 408 E. Second, Grand Island, Hall County, Nebraska (C-14-2018GI)

Monter opened the public hearing.

Nabity introduced this project. The Weinrich's have made an offer to purchase property at 408 E. 2nd Street, owned by the CRA. This property has been vacant for 12 years and the CRA has been taking proposals but had not received one that fit the area until now. The Weinrich's are proposing to build a 3 unit apartment building on the site. The apartments will be 2 stories with parking in the rear of the building. The area is planned for downtown commercial development that includes

multifamily housing. There are houses on both sides of this lot and the proposed development is consistent with both the comprehensive plan and the existing uses on the block.

Sonja Weinrich spoke on behalf of Weinrich Development Inc., She stated that the development proposed will fit into the existing environment and structures. She went on to explain that the triplex will be a two story style structure same as the neighboring structures. Weinrich went on to discuss parking explaining that there will be off street parking for residence.

Monter closed the public hearing

A motion was made by Kjar and seconded by Maurer to recommend approval of the redevelopment plan for CRA Area 1 for a Site Specific Redevelopment Plan of 408 E. Second, Grand Island, Hall County, Nebraska and approve resolution 2018-06.

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

8. Public Hearing - Text Amendment of Hall County Zoning Resolution - Concerning proposed amendments to various parts of Article 2 Section 2.03 Definition of Terms, and Article 4 Section 4.02 Agricultural – Primary District and Section 4.03 A-2 Secondary Agricultural District relative to livestock production. (C-06-2017HC)

Nabity went through the proposed changes to Article 2 section 2.03 and article 4 sections 4.02 and 4.03 on a page by page basis explaining in detail which changes were being made and why they were recommended to be change.

Monter opened the public hearing.

Arend Baack expressed, that the proposed changes addressed his concerns. He went on to explain that he believed the changes made addressed the need of the public and supported the recommendations.

Commissioner Robb expressed his concerns about the language in the proposed changes, particularly, among the amount of cattle considered an operation. He raised concerns about the individuals wanting to have a 4H project, explaining that the proposed changes would make it difficult due to the combination of animal unit numbers and setback distances. He would like more review of this issue.

K.C. Hehnke expressed concerns about the existing regulations, explaining that it is extremely difficult to enforce the current regulations. He expressed concerns about how exactly is one to know the amount of cattle being contained on a particular property. Hehnke went onto say that there should be a solution to regulating and controlling current codes before trying to change them.

Commissioner Robb, also expressed concerns the concerns and suggestions were

proposed by the special committee were not included in the way that they were last suggested.

Nabity explained that the modifications to the article being presented were based on the public comments from previous meetings. He explained that the current modifications were sent out to the committee and a meeting was in the works to go over the changes but due to conflicts in schedules, it never came to fruition. Nabity admitted that he did make changes to the suggested regulations that made them more similar to the existing regulation than some of the changes suggested by the committee.

Both Commissioners Ruge and Robb expressed interest with including more classes to the proposal to allow for smaller livestock businesses and 4H projects to be successful.

Commissioner Kjar asked Nabity who is responsible for regulating the current resolutions and the proposed changes.

Nabity explained that the County and the County Attorney are ultimately those responsible for controlling and regulation the resolution.

Monter closed the public hearing.

A motion was made by Ruge and seconded by Rainforth for continuation to the next meeting and to adjust the necessary text within the proposal.

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

Monter combined both agenda items # 9 & 10 for discussion and opened both hearings simultaneously. The public hearings and discussion on both items occurred at the same time.

9. Public Hearing - Text Amendment of Grand Island Zoning Ordinance

Proposed amendments for Section 36-22 Yard Requirements and Section 36-96 Off Street Parking Requirements relative to garages with doors facing the street. (C-15-18GI)

10. Public Hearing - Text Amendment of Grand Island Subdivision Ordinance

Proposed amendments to Section 33-12 Streets and Alleys relative to street design standards. (C-15-18GI)

Monter opened the public hearings.

Nabity introduce both ordinances with a digital copy of each chapter. Nabity explained that the proposed changes for section 36-22 and 36-96 for off street parking. Nabity went on to say that the proposed changes are not impacting the width of streets allowed but rather how to handle and regulate them. He stated that the current street standard was adopted in 2014 and has had time to be used practically and has shown difficulty in some areas. The propose changes are designed to help combat these issues. This will

be an iterative process and future changes are likely to be needed as well.

Nabity then went on to explain the changes made for section 33-12. He then recommended that a street matrix should be introduced to explain which design is best for and allowed in a particular zoning district

Nabity explained that the proposed changes are so a minimum 20 foot lane is maintained for fire and rescue vehicles.

Monter closed both public hearings.

A motion was made by Robb and seconded by Allan approval of the text amendment of Grand Island Zoning Ordinance (Section 36-22 & Section 36-96)

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

A motion was made by Allan and seconded by Ruge approval of text amendment of Grand Island Subdivision Ordinance (Section 33-12)

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

11. Director's Report.

Nabity explained that both he and Rashad Moxey (Planning Technician) were at the Nebraska Planning and Zoning Conference in Kearney, NE.

Nabity went on to say that he is expected to attend the National APA conference in the near future.

9. Next Regular Meeting April 4th, 2017.

10. Adjourn

Monter adjourned the meeting at 7:52 p.m.

Leslie Ruge, Secretary
By Chad Nabity, and Rashad Moxey